

Minutes of Meeting of Monaghan County Council held in the Council Chamber, Mtek Building, Armagh Road, Monaghan on Tuesday 4th December, 2018 at 12.00 p.m.

Chair: Cllr D. Maxwell, Cathaoirleach

Present: Cllrs. Aughey, Bennett, Campbell, Carthy, Conlon, Connolly, Coyle, Crowe, Gilliland, Keelan, McElvaney, McKenna, McNally, O’Hanlon, P. Treanor and S. Treanor.

Mr. E. O’Sullivan, Chief Executive, Mr. A. King, Mr. P. Clifford, Ms. P. Monahan Directors of Service, Mr. J. Murray, Head of Finance, Mr. A. Hughes, Senior Planner, Mr. T. Gourley, Senior Executive Planner, Ms. D. Kierans, Executive Planner and Ms. C. Thornton, Meetings Administrator.

At the outset the Cathaoirleach stated that 12 information meetings had been held with Planning officials during the consultation process on the Draft County Development Plan. All documents had been uploaded to Minutepad – Cllr McElvaney had been issued with a hard copy of all documents. Cllr Maxwell stated that if amendments were being proposed on any submissions, the amendments should be submitted on the sheets provided, include the names of the proposer and seconder and that the reason for the amendment must also be stated on the sheet.

The Chief Executive referred to his report on the submissions received during the consultation process and stated that the elected members are obliged to consider the proper planning and sustainable development of the county.

Mr. A. Hughes, Senior Planner then gave a presentation to the members. He outlined the stages involved to date in the preparation of the draft Development Plan. He referred to the Code of Conduct for Councillors and the Code of Conduct for Employees prepared in accordance with the Local Government Act, 2001 which, he stated, must be observed by both the elected members and officials in the making of a County Development Plan.

Mr. Hughes also stated that where an individual has a conflict of interest in respect of a particular submission, portion of land, or a matter being discussed, that conflict should be declared and the individual should vacate the chamber for the period of the related discussion, and should abstain from any associated vote.

He explained that where, following the consideration of the draft plan and the Chief Executive’s Report, it appears to the members of the authority that the draft plan should be accepted or amended, subject to subsection (7), they may, by resolution, accept or amend the draft and make the development plan accordingly.

Mr Hughes then proceeded with the consideration of the Chief Executive’s Report on submissions.

The Chief Executive’s recommendations on the following submissions were unanimously agreed:

Submission Ref

13	Department of Housing Planning and Local Government
19	Northern and Western Regional Assembly
5	Meath County Council
7	Fermanagh & Omagh District Council
8	Local Link Cavan and Monaghan

9	John O'Rourke
12	Irish Heart Foundation
15	Environmental Protection Agency
16	Mid Ulster District Council
17	Transport Infrastructure Ireland
18	Sinead Loughran
24	Noel McGahon
28	Irish Water
29	C. Grimley
33	Louth County Council
38	Irish Concrete Federation
50	Inland Fisheries Ireland
51	Transition Monaghan
52	Keep Ireland Open

Submission No. 68 (Margo Smyth) – Policy RSP2

Cllr B. McKenna proposed, Cllr P. Treanor seconded (refer to Members Proposal 1 in Appendix)

It is proposed that the definition of landowner as detailed in footnote 1 of Policy RSP2 of the Draft Development be changed as specified in red below:

For the purposes of this section a landowner is defined as an individual with a minimum landholding in the local rural area of 2 hectares (5 acres) which he or she has owned for a minimum period of 5 years prior to the date of submission of a planning application.

Reason: To support sustainable rural communities.

Mr. A. Hughes stated that the Planning Authority had been attempting to build up the critical mass of towns in the county. In the National Planning Framework, Monaghan Town had been designated as a small town due to its low population, and the Council had argued for it to be designated as a large town.

A vote by show of hands on Cllr McKenna's proposal resulted in 16 for, nil against. The Cathaoirleach declared the proposal carried.

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

75	Department of Education & Skills
79	Cllr P.J. O'Hanlon
81	Faillte Ireland
83	Gaeltacht Energy Services
85	Waterways Ireland
87	Farney Community Development Group CLG

Submission No. 88 (Joe McMeel)

Cllr P. Connolly proposed, Cllr H. McElvaney seconded (refer to Members Proposal 2 in Appendix)

Remove need for legal agreement re vision splays and the need to have agreement legally placed on neighbour's deeds.

Reason: Cause of disagreement and makes it difficult to obtain planning permission in rural areas.

Mr. A. Hughes, Senior Planner stated that at the request of Cllr Gilliland, the Planning Authority had obtained legal opinion, which he circulated to the members at the meeting. The legal opinion stated that “ *...the requirement for applicants for planning permission to provide a legal agreement registered as a burned on the lands, in situations where the required sight visibility is over lands outside the applicant's control, is the most effective mechanism to ensure the permanent control of sight visibility splays for the applicant for permission/grantee of permission and his/her/its/their heirs and/or assigns, particularly in the context of the subsequent sale of the lands over which the sight line distance is to be achieved.*”

Mr. Hughes stated that the Council should continue to ask for legal splay agreements in cases where the sight visibility is over lands outside the applicant's control.

Mr. Hughes clarified that the submission of Joe McMeel related to the length of the sight distance and not in relation to the requirement to submit legal agreements

At this point Cllr Gilliland proposed a short adjournment for 5 minutes in order to clarify some matters. Cllr Campbell seconded the proposal which was agreed by the members.

On resumption Cllrs McKenna and Coyle stated that they would not be in favour of Cllr Connolly's proposal.

A vote by show of hands on Cllr Connolly's proposal resulted in 2 for, 14 against. The Cathaoirleach declared the motion defeated.

The Chief Executive's recommendation on Submission No 88 was agreed.

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref	
89	Armagh Banbridge and Craigavon Borough Council
90	Lough Bawn Trustees, C/o Tony Bamford Planning (TBP)
93	CS Pringle Consultants
94	National Transport Authority

Regarding Submission 93, Cllr Conlon stated that lands should be de-selected if they are not built on and that the two-year review process should be the mechanism for this. Mr. Hughes stated that the review process has been included as a recommendation in the Chief Executive's Report in Chapter 16.2

Monaghan Settlement Plan:

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

4	Residents of Killyconnigan
25	Gerard Clerkin
30	Vincent Mallon
32	Patrick Ruxton
39	Moffett Investment Holdings, C/o McGuigan Architects
40	Eamon Coyle, C/o McGuigan Architects
41	David Patton, C/o McGuigan Architects

Submission No 42 – Francis McGuigan, C/o McGuigan Architects

Cllr P. Connolly proposed, Cllr Aughey seconded (refer to Members Proposal 3 in Appendix)

Re-zone as "Industry/Enterprise/Employment"

Reason: Lands do not flood.

Cllr Connolly referred to an industrial development at Newgrove outside Monaghan town. Planning permission had been sought to build further units, however the CFRAMS report indicated that the proposed site was a flood plain. He stated that there must be an issue with the CFRAMS maps as there is no evidence of flooding at that location. He stated that the OPW should conduct a further study on this area. The existing report would have an impact on future development on this site and also on insurance costs for businesses there.

Cllr Conlon stated that the executive and planners need to take a more reflective/considered approach and should challenge the CFRAMS report. Entrepreneurs are being stymied because of CFRAMS report. He appealed to the planners to take a more relaxed approach.

Cllr McKenna stated that he was pro development but if so called experts tell us lands are at risk of flooding then how can we go against that. The county is not short of development lands. There is no logic to push lands through that are regarded as flood plains.

Cllr McNally stated the Council has to accept the CFRAMS report. He referred to a planning permission that was refused in Inniskeen because of the report. He concurred with Cllr McKenna's comment that the county is not short of development land. The Council can't impose the report in one area and not in another – it must be consistent.

Mr. Hughes stated that the CFRAMS report contains technical information prepared by the OPW which states that these lands are at flood risk, and if built on it may displace water elsewhere.

The Cathaoirleach put Cllr Connolly's proposal to the meeting. A vote by show of hands resulted in 5 for, 11 against. The Cathaoirleach declared the proposal defeated.

The Chief Executive's recommendation on submission No 42 was agreed.

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

43	Francis McGuigan, C/o McGuigan Architects
46	IJM Timber Engineering Ltd., C/o McGuigan Architects
47	Residents of Killyconnigan, C/o Brian Finnegan
54	Sean McKenna
55	Francis McGuigan, C/o McGuigan Architects
56	Killian Coyle, C/o Hughes Planning & Development Consultants
57	Tommy Martin, C/o McGuigan Architects.
63	Cumann Luthchleas Gael Mhuineachain, C/o Kenneth D. Lonergan & Associates Ltd*
69	Leslie Crawford and Mrs Kanokphorn Crawford

*Submission No 63 - Cllr McElvaney stated he was not in favour of this recommendation.

Cllr R. Aughey declared an interest in submissions 71, 72, 73 and 82 and withdrew from the meeting room.

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

71	Quest II Fund 900104 c/o FJ Coyle & Associates
72	Barry Aughey, C/o FJ Coyle & Associates

Submission 73 – Mon Commercial Holdings C/o FJ Coyle & Associates:

Submission No 82 – The Maxol Group C/o Tom Phillips and Associates

A Hughes advised that submissions 73 and 82 overlapped and could be considered together

Cllr P. Connolly proposed, Cllr S. Treanor seconded (refer to Members Proposal 4 in Appendix)

Leave as "Industry, Enterprise & Employment"

Reason: Proposed development not in flood risk area. Developer ready to go ahead with a development and create jobs.

Cllr Connolly stated he had met with the developer – this land (site of Old Customs Post) never floods. He recommended that zoning is left as is. There are plans to be offices there – this space will not be a flood risk. This decision will put the planning application at a huge risk.

Mr. Hughes stated that it was not the intention of the Planning Authority to stymie development. The CFRAMS Report identified these lands as being at flood risk. Mr Hughes stated that no technical assessment to counteract the CFRAMS Report had been submitted and that the Council relies on the guidance provided by the OPW in the CFRAMS Report. The recommendation of the Chief Executive on this submission was not to zone the subject lands as Industry, Enterprise and Employment.

A vote by show of hands on Cllr Connolly's proposal (Submission 73) resulted in 4 for, 12 against.

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

86	Marian Logue
91	The Real Meals Company Ltd and Arthur Mallon Foods
92	Arthur Mallon Foods

At this point (the time being 1.30 pm) it was noted that the December Council meeting was scheduled to commence at 2.00 p.m.

On the proposal of Cllr P. Treanor, seconded by Cllr Conlon, it was agreed to postpone the commencement time of the December Council meeting until 3.00 pm to facilitate the completion of the consideration of the Chief Executive's report on the submissions received on the draft Development Plan.

Carrickmacross Settlement Plan:

The Chief Executive's recommendation on the following submission was unanimously agreed:

Submission Ref

3	Patrician High School
----------	------------------------------

Cllr McNally indicated that he would be making a proposal on submissions Nos 31 (P. Rogers & Sons); No 34 John Paul Kiernan, No 60 – Michael Connolly and No 67 – Brian Ward and Breda Moroney Ward, and that he wished them to be considered collectively. It was agreed that these would be dealt with at the end of the Carrickmacross settlement plan submissions.

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

59	Gerry Eakin, C/o Kenneth D. Lonergan & Associates Ltd
61	Vanessa McMahon, Clive McMahon, Yolanda McMahon, Karl McMahon, C/o Kenneth D. Lonergan & Associates Ltd
62	Paddy and Eileen Lonergan, C/o Kenneth D. Lonergan & Associates Ltd.
64	Jim McBride and Colm McBride, C/o Kenneth D. Lonergan & Associates Ltd.
65	Jim McBride and Colm McBride, C/o Kenneth D. Lonergan & Associates Ltd.
66	Peter McMahon T/A McMahon and Eakin Ltd, C/o Kenneth D. Lonergan & Associates Ltd.

Submission 74 – Michael & Emer McKittrick, C/o EHP Services

Cllrs Carthy and McNally proposed, Cllr Keelan and O'Hanlon seconded (**refer to Members Proposal 6 in Appendix**)

To incorporate Site 1 as Strategic Residential Reserve

Reason:

Its close proximity to town centre and its access to both the R178 (Carrick – Shercock) Road and the Lurgans Road.

Mr Hughes stated that the lands were in the main physically detached from the development limit, and did not represent sequential development. He recommended that the lands should not be zoned as proposed.

A vote by show of hands resulted in 15 for, nil against. The Cathaoirleach declared the proposal carried.

The Chief Executive’s recommendation on the following submission was unanimously agreed:

Submission Ref

76 Dermot Conlon, C/o Finnegan & Jackson

Submissions Nos 31 (P. Rogers & Sons); No 34 John Paul Kiernan; No 60 – Michael Connolly and No 67 – Brian Ward and Breda Moroney Ward.

Cllrs McNally and Carthy proposed, Cllrs Keelan and O’Hanlon seconded (**refer to Members Proposal 5 in Appendix**)

It is proposed that lands identified in draft plan submission No 31 be zoned as Residential A

It is proposed that lands identified in draft plan submissions Nos 60 and 67 be zoned Residential B.

It is proposed that lands at Drummond Otra, identified in Map D and outlined in red, be zoned as Strategic Residential Reserve.

It is proposed that lands identified in draft plan submission No 34 and coloured dark blue on the attached Map E be zoned Strategic Residential Reserve

Submission No.	Area in hectares	Location
31	0.6	Derryolam
34	1.0	Lurgans
60	1.02*	Cloughvalley
67	0.42	Cloughvalley

**includes area of 67*

Reason: *to consolidate the existing settlement boundary and to utilise existing services.*

The proposals will not result in an increase in the amount of lands zoned for Residential A or B from that proposed in the draft Plan and are consistent with the Core Strategy.

Mr. Hughes stated that it was the Chief Executive’s recommendation not to zone the lands in question.

A vote by show of hands resulted in 15 for, nil against. The Cathaoirleach declared the proposal carried.

Castleblayney Settlement Plan:

Cllr Crowe indicated that he would be making a proposal on submissions No 2 (Patrick McBride, Peter Coleman & Macartan Lambe), No 14 (Janette Coogan) and No 26 (Paul McCormack). It was agreed that these would be dealt with at the end of the Castleblayney settlement plan submissions.

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

10	Fiona & Brian McGuinness
22	JC Developments Ltd, C/o PDES Consultants
35	Berwat Construction Ltd., C/o Fenton & Associates
36	Berwat Construction Ltd., C/o Fenton & Associates
44	Francis McGuigan, C/o McGuigan Architects
45	Joe Brennan & Pierse Hughes, C/o McGuigan Architects
48	Jason Hughes, C/o CS Pringle
49	Harry Hughes, C/o CS Pringle
58	Francis Carragher, C/o CS Pringle
75	Department of Education
84	Castleblayney Hurling Club, C/o CS Pringle

Submissions 2, 14 and 26

Cllr J. Crowe proposed, Cllr A. Campbell seconded (**refer to Members Proposal 7 in Appendix**)

It is proposed that lands identified in draft plan submissions No.s 2, 14 and 26 be zoned as 'Residential B' (See Maps A-C)

It is proposed that lands at Moraghy be zoned as 'Strategic Residential Reserve' and not Residential B as recommended in the CE Report (See Map D)

It is proposed that lands at Connabury be zoned as 'Strategic Residential Reserve' and not Residential B as recommended in the CE Report (See Map E outlined in red)

Reasons:

To consolidate existing residential lands

The proposal will not result in an increase in the amount of lands zoned for Residential A or B from that proposed in the Draft Plan and is consistent with the Core Strategy.

Mr Hughes stated that the recommendations as outlined in the Chief Executive's Report in respect of these submissions stood.

A vote by show of hands on Cllr Crowe's proposal resulted in 14 for, nil against. The Cathaoirleach declared the proposal carried.

Clones Settlement Plan:

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

1	Peadar Mackle, C/o Noel Murphy
70	Danhall Ltd., c/o F. J. Coyle & Associates

Ballybay Settlement Plan:

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

6	Carolin & Harry Dooney
11	David & Mairead Caraher
53	Cathal Friel, C/o Kieran O'Reilly Design & Building Consultancy
77	Propatunity Ltd., C/o The Planning Partnership

Tier 4 & 5 Settlements:

Emyvale

The Chief Executive's recommendations on the following submissions were unanimously agreed:

Submission Ref

20	Mairead Loughran
27	Steve Lavery, C/o Finnegan & Jackson
37	Pat McKenna, C/o Patrick Ruxton
78	Martin Conroy, C/o Stephen Ward Town Planning & Development Consultants Ltd.

Smithborough

Submission 80 (H. Boylan & Sons Ltd. C/o CS Pringle)

Cllr P. Treanor proposed, Cllr Bennett seconded (**refer to Members Proposal 8 in Appendix**)

It is proposed that the lands identified in submission No. 80 be included within the settlement envelope for Smithborough. (Ref 80 – 2.07 hectares)

Reasons:

Inclusion of the site utilises existing services. The site is adjacent to recreational facilities, places of employment and is connected to village by a public footpath.

Public transport available.

Development currently taking place in the village.

To support rural sustainable development.

Mr Hughes stated that the recommendation as outlined in the Chief Executive's Report in respect of these submissions stood.

A vote by show of hands on Cllr P. Treanor's proposal resulted in 15 for nil against.

Tydavnet:

The Chief Executive's recommendation on Submission 23 (Bride Square Properties Ltd., C/o PDES Consultants) was agreed unanimously.

Supplementary Amendments

Mr Hughes advised that the Chief Executive's Report detailed a number supplementary amendments to the Draft Development Plan which were recommended.

Having considered the draft Development Plan and the Chief Executive's Report, on the proposal of Cllr S. Coyle, seconded by Cllr N. Keelan, it was unanimously agreed to amend the draft and make the Development Plan.

Mr. Hughes informed the members that within the next two weeks the amendments to the draft plan will be put out to public consultation for a period of 4 weeks and 9 days (to take account of Christmas closing dates). Following that period a further report will be prepared on the submissions received for consideration at the March 2019 Council meeting.

Mr. Hughes thanked all members and staff involved in the Draft Development Plan process.

The Cathaoirleach thanked all involved in the process.

The Chief Executive also thanked the Council members for their co-operation during the process and also to A. Hughes, P. Clifford and the Planning team for all their input.

A. Hughes, on behalf of the Planning Section, thanked the Cathaoirleach and Chief Executive for their comments.

The meeting then concluded

Appendix

Members Proposal 1

P:

①

Monaghan County Development Plan 2019 - 2025

Consideration of Chief Executives Report prepared in accordance with Section 12(4) of the Planning and Development Act 2000 (as amended)

Proposed amendment to the draft Monaghan County Development Plan 2019-2025.

Proposed Amendment

Submission No 68 - Policy RSP2

It is proposed that the definition of landowner as detailed in footnote 1 of Policy RSP2 of the Draft Development Plan be changed as specified in red below;

For the purposes of this section a landowner is defined as an individual with a minimum landholding in the local rural area of **2 hectares (5 acres)**, which he or she has owned for a minimum period of 5 years prior to the date of submission of a planning application

Reason

To support sustainable rural communities

Proposed

Brian M. Kenna

Seconded

Sei Gahlot

Date: 04/12/2018

agreed
16 present

No 2

Monaghan County Development Plan 2019 - 2025

Consideration of Chief Executives Report prepared in accordance with Section 12(4) of the Planning and Development Act 2000 (as amended)

Proposed amendment to the draft Monaghan County Development Plan 2019-2025.

Proposed Amendment

88. REMOVES NEED FOR LEGAL AGREEMENT RE VISION & PLAYS A NEED TO HAVE AGREEMENT LEGALLY PLACED ON NEIGHBOURS DEEDS

Continue over if necessary

Reason

CAUSE OF MISAGREEMENT & MAKES IT DIFFICULT TO OBTAIN P.P. IN RURAL AREA

Continue over if necessary

Proposed

Pamela Connolly

Seconded

10/12

Date: 04/12/2018

2 for 14 against
motion defeated

No 3

Monaghan County Development Plan 2019 - 2025

Consideration of Chief Executives Report prepared in accordance with Section 12(4) of the Planning and Development Act 2000 (as amended)

Proposed amendment to the draft Monaghan County Development Plan 2019-2025.

Proposed Amendment

SUBMISSION 42 MS GUGAN / C/O MR GUGAN ARCHITECTS
RE ZONE AS "INDUSTRY/ENTERPRISE/EMPLOYMENT"
Continue over if necessary

Reason

LANDS DO NOT FLOOD
Continue over if necessary

Proposed

Parish Council

Seconded

(RAY AUGHEY)

Date: 04/12/2018

5 for 11 against defeated.

4

Monaghan County Development Plan 2019 - 2025
 Consideration of Chief Executives Report prepared in accordance with
 Section 12(4) of the Planning and Development Act 2000 (as amended)

**Proposed amendment to the draft Monaghan County Development
 Plan 2019-2025.**

Proposed Amendment

SUBMISSION 73.
 LEAVE AS "INDUSTRY, ENTERPRISE
 & EMPLOYMENT"
 Continue over if necessary

Reason

PROPOSED DEVELOPMENT NOT IN
 FLOOD RISK AREA
 DEVELOPER READY TO GO AHEAD
 WITH A DEVELOPMENT & CREATE JOBS
 Continue over if necessary

Proposed

FAVORS CONNOLLY

Seconded

Seamus Brennan

Date: 04/12/2018

5

Monaghan County Development Plan 2019 - 2025

Consideration of Chief Executives Report prepared in accordance with Section 12(4) of the Planning and Development Act 2000 (as amended)

Proposed amendment to the draft Monaghan County Development Plan 2019-2025.

Proposed Amendment - Carrickmacross

It is proposed that lands identified in draft plan submission No 31 be zoned as Residential A.

It is proposed that lands identified in draft plan submissions No.'s 60 & 67 be zoned Residential B.

It is proposed that lands at Drummond Otra, identified in Map D and outlined in red, be zoned as Strategic Residential Reserve.

It is proposed that lands identified in draft plan submission No 34 and coloured dark blue on the attached Map E be zoned Strategic Residential Reserve

Submission No.	Area in Hectares	Location
31	0.6	Derryolam
34	1.0	Lurgans
60	1.02*	Cloghvally
67	0.42	Cloghvally

*includes area of 67

Reason

To consolidate the existing settlement boundary and to utilise existing services

The proposals will not result in an increase in the amount of lands zoned for Residential A or B from that proposed in the Draft Plan, and are consistent with the Core Strategy

Submission No 31- Derryvolam

Lands recommended as Existing Residential in CE Report



Turquoise lands identified as being at flood risk

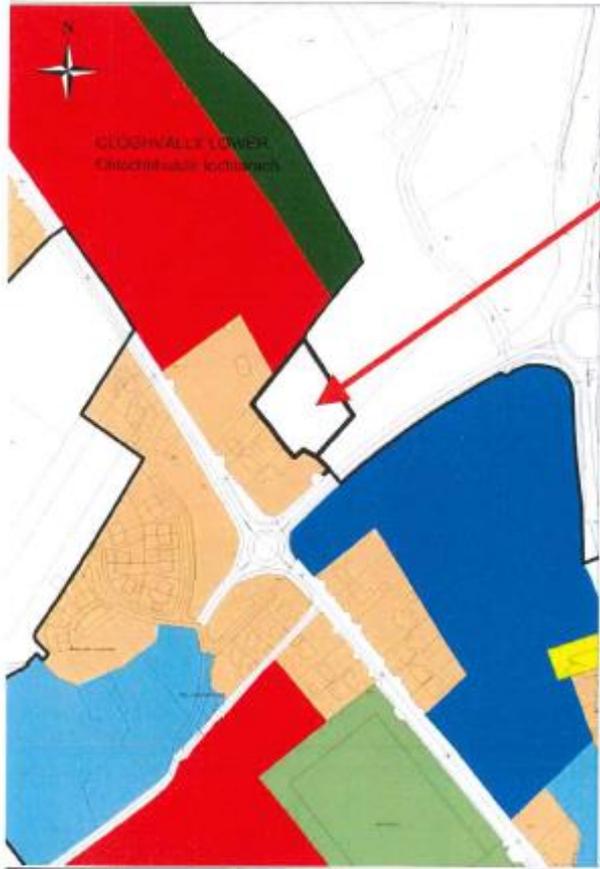
Proposal to zone lands as Residential A (mid blue)

Map B - Submission No 60 – Cloghally



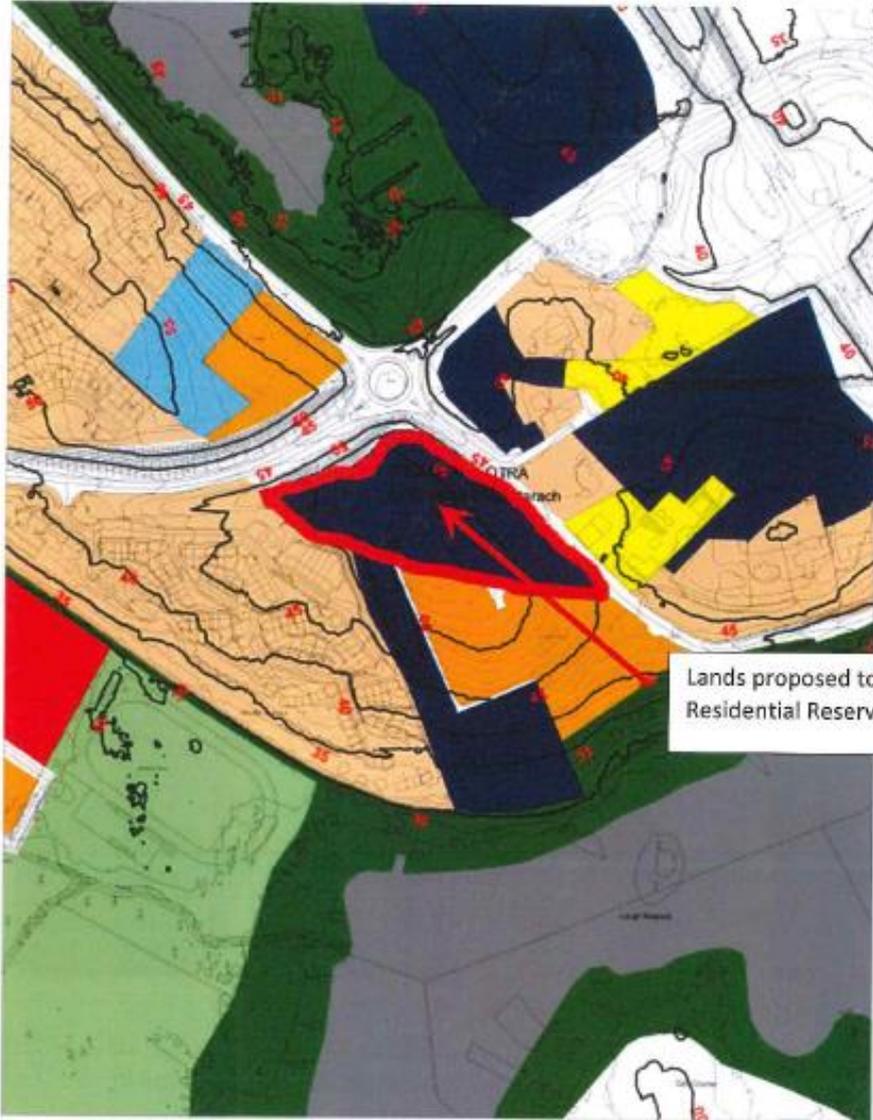
Lands proposed to be zoned
Residential B

Map C - Submission No 67 -Cloghvalley



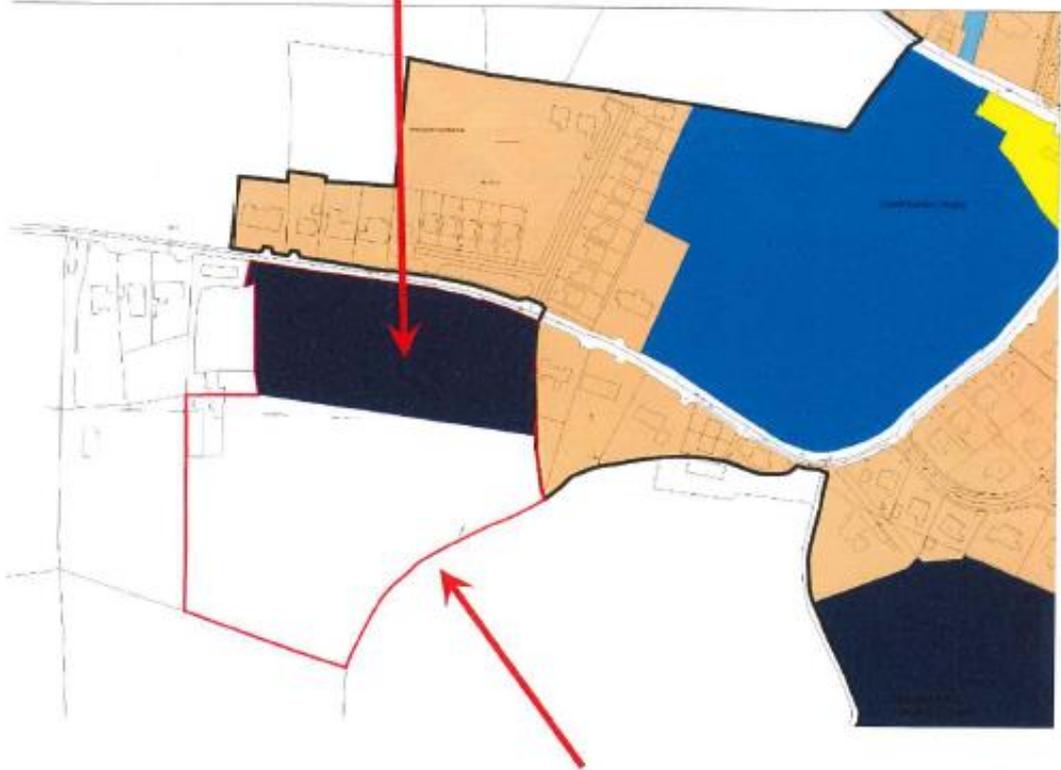
Lands proposed to be zoned Residential B

Map D – Lands at Drummond Otra



Map E - Submission No 34 – Lurgans

Proposal that lands coloured dark blue be zoned as Strategic Residential Reserve



Red line indicates lands outlined in submission

Proposed

Padiang M. Salla
Hoffman

Seconded

Ch. [unclear] Mr. Noek Keelan

Date: 04 Dec 2018

Members Proposal 6

6

Monaghan County Development Plan 2019 - 2025

Consideration of Chief Executives Report prepared in accordance with Section 12(4) of the Planning and Development Act 2000 (as amended)

Proposed amendment to the draft Monaghan County Development Plan 2019-2025.

Proposed Amendment

REF: SUBMISSION REF 74
TO INCORPORATE SITE I AS STRATEGIC RESIDENTIAL RESERVE.

Continue over if necessary

Reason

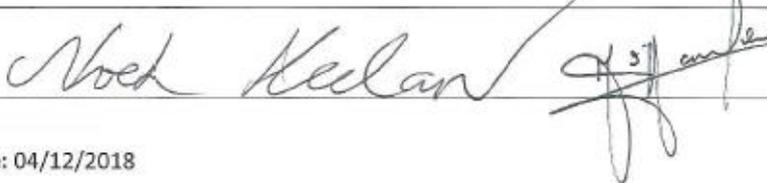
ITS CLOSE PROXIMITY TO TOWN CENTRE + ITS ACCESS TO BOTH THE R178 (CARRICK - SUGROCK) ROAD + THE LURGAN'S ROAD. ALSO, ~~OWNERS HAVE GRANTED THEIR READINESS TO DEVELOP.~~

Continue over if necessary

Proposed



Seconded



Date: 04/12/2018

② 7

Monaghan County Development Plan 2019 - 2025
Consideration of Chief Executives Report prepared in accordance with Section 12(4) of the Planning and Development Act 2000 (as amended)

Proposed amendment to the draft Monaghan County Development Plan 2019-2025.

Proposed Amendment - Castleblaney

- It is proposed that lands identified in draft plan submissions No.'s 2, 14 and 26 be zoned as 'Residential B'. (See Maps A- C below).
- It is proposed that lands at Moraghy be zoned as 'Strategic Residential Reserve, and not Residential B as recommended in the CE Report (See Map D below).
- It is proposed that lands at Conabury be zoned as 'Strategic Residential Reserve, and not Residential B as recommended in the CE Report (See Map E below, outlined in red).

Submission No.	Area in Hectares	Location
2	0.89	Annahale, Castleblaney
14	1.58	Annahale, Castleblaney
26	0.49	Corraclaghan, Castleblaney

Reason

To consolidate existing residential lands.

The proposal will not result in an increase in the amount of lands zoned for Residential A or B from that proposed in the Draft Plan and is consistent with the Core Strategy

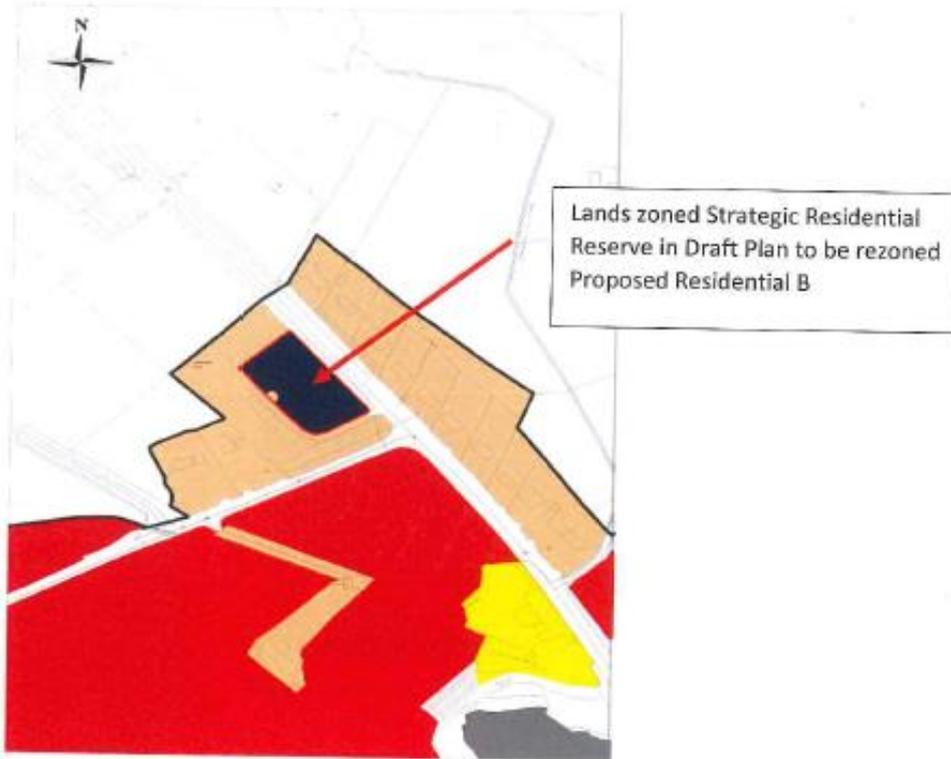
Map A - Submission No.2- Annahale



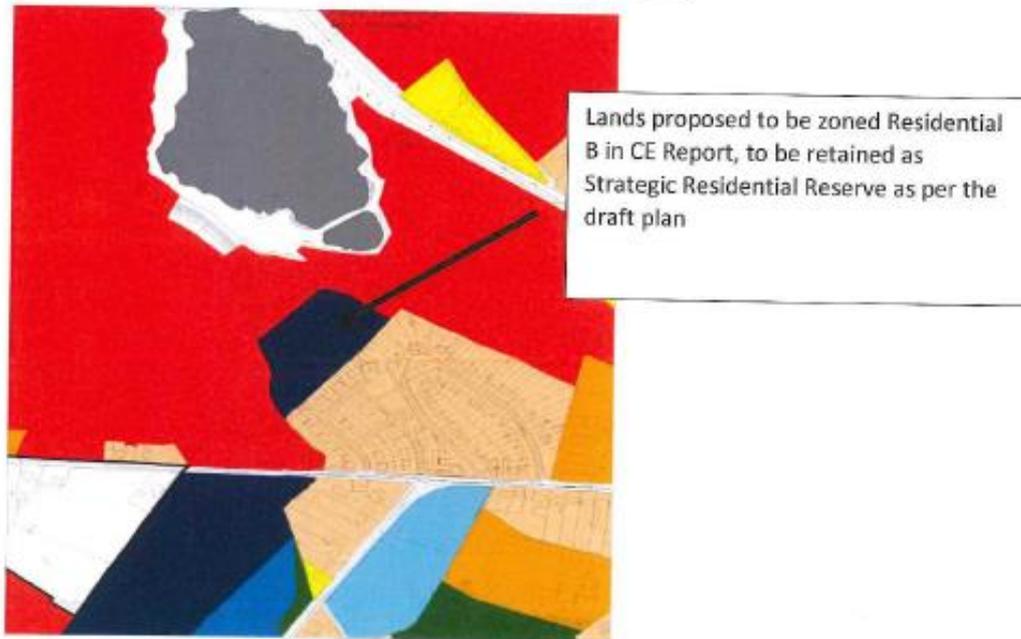
Map B - Submission No. 14, Annahale



Map C - Submission No. 26



Map D – Lands to be retained as Strategic Residential Reserve.



Map No.E - Lands to be zoned Strategic Residential Reserve- Conabury 1.7ha



Proposed

ENTR. JERIKO BOWEN

Seconded

Aidan Campbell

Date: 04/12/2018

8

Monaghan County Development Plan 2019 - 2025

Consideration of Chief Executives Report prepared in accordance with Section 12(4) of the Planning and Development Act 2000 (as amended)

Proposed amendment to the draft Monaghan County Development Plan 2019-2025.

Proposed Amendment

It is proposed that the lands identified in submission No 80 be included within the settlement envelope for Smithborough

Submission No.	Area in Hectares	Location
80	2.07	Smithborough

Reason

Inclusion of the site utilises existing services. The site is adjacent to recreational facilities, places of employment and is connected to village by a public footpath.

- PUBLIC TRANSPORT AVAILABLE.
- DEVELOPMENT CURRENTLY TAKING PLACE IN THE VILLAGE.
- TO SUPPORT RURAL SUSTAINABLE DEVELOPMENT.

PROPOSED BY: Pat Treanor

SECONDED BY: Cathy Bennett

4/12/2018