

Agenda

Notice of Meeting

📄 *Meeting Notice.pdf*

Not included

1.0 Confirmation of Minutes

- (i) Minutes of Council meeting held on 12th April, 2021
- (ii) Minutes of Adjourned Council meeting held on 22nd April, 2021
- (iii) Minutes of Special meeting held on 19th April, 2021

📄 *Minutes 12 April 2021.pdf*

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📄 *Minutes Adjourned April meeting 22nd April 2021.pdf*

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📄 *Minutes Special meeting 19 April.pdf*

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2.0 Correspondence

📄 *Correspondence May 2021.pdf*

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3.0 To consider the following Section 183 Notices

- (i) Disposal of land/property at Nos 2 & 3 Thomas Street, Castleblayney
- (ii) Disposal of 0.01224 hectares at Knockroe, Monaghan - Michael Leonard
- (iii) Disposal of .0102 hectares at Latlorcan Glen, Monaghan (Access)
- (iv) Disposal of .022 hectares at Latlorcan Glen, Monaghan (Creche)

📄 *S183 PCEM Enterprises Thomas St Cby.pdf*

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📄 *S183 PCEM Map Thomas St. Cby.pdf*

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📄 *S183Notice_Leonard.pdf*

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📄 *M Leonard S183 Land Registry Map_190321RevA.pdf*

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📄 *M Leonard S183_Photos Re Land to be Retained by MCC.pdf*

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[S183Notice_Latlorcan_Access.pdf](#) Page 46

[S183Notice_Latlorcan_Creche.pdf](#) Page 47

[S183 - Latlorcan Creche map.pdf](#) Page 48

4.0 To consider the Chief Executive's Reports prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended) in respect of the following:

- (i) Construction of a pedestrian safety scheme at the Margaret Skinnider Roundabout, Monaghan Town 21/8001
- (ii) Redevelopment of the former cinema site for office use and associated facilities at Fermanagh Street, Clones 21/8002
- (iii) Infilling of lands and raising of ground levels on a site in the townlands of Monantin and Creevagh, Ballybay 21/8003
- (iv) Construction of a concrete hard-standing area, weighbridge and wheel wash facilities for the reception, storage and transfer of inert waste at Lislanly, Castleblayney 21/8004

[21.8001 Part 8 Report.pdf](#) Page 50

[21.8002 Part 8 Report.pdf](#) Page 58

[21.8003 Part 8 Report.pdf](#) Page 70

[21.8004 Part 8 Report.pdf](#) Page 78

5.0 To consider Proposed Deletion of No. 10 Dublin Street, Monaghan Town from the Record of Protected Structures for County Monaghan

[Final CGD Report.pdf](#) Page 86

[Appendix 1 CONSARC Conservation Report.pdf](#) Page 110

[Proposed Deletion of No10 Dublin Street.pdf](#) Page 143

6.0 To consider the Draft General Development Contribution Scheme 2021 – 2026

[Draft Dev Cont Scheme 2020-2026 April 2021.pdf](#) Page 153

7.0 Progress Review of County Development Plan

📄 *Final Two Year CDP Report 29.4.2021.pdf*

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📄 *Two Year Progress Report CM Presentation May 2021.pdf*

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8.0 To receive nominations for the Civic Offices Steering Group (2 members from each Political Grouping)

9.0 To consider recommendations and minutes from Corporate Policy Group held on 27th April, 2021

📄 *CPG 27 Apr 2021.pdf*

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10.0 To fix date for Annual Meeting of the Council

11.0 To receive Management Report - April 2021

📄 *April Management Report.pdf*

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12.0 Business submitted by Chief Executive

13.0 Matters arising out of the minutes of meetings held on 12th, 19th & 22nd April, 2021

refer to minutes attached to Item 1.0

14.0 To receive update on N2 National Primary Road Schemes

15.0 To receive update on North South Interconnector project

📄 *Correspondence NSI.pdf*

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16.0 To receive update on the Ulster Canal project

17.0 Questions

📄 *Questions May2021.pdf*

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18.0 Notices of Motion

📄 *Notices of Motion.pdf*

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19.0 Votes of sympathy/congratulations

Minutes of Meeting of Monaghan County Council held in the Garage Theatre, Armagh Road, Monaghan, on Monday 12th April, 2021 at 11.00 a.m.

Chair: Cllr C. Carthy, Cathaoirleach

Present: Cllrs. Aughey, Bennett, Campbell, Conlon, Connolly, Gilliland, Keelan, Maxwell, McCooey, McKenna, O'Hanlon, P. Treanor, S. Treanor, and Truell.

Mr. E. O'Sullivan, Chief Executive, Mr. J. Murray, Head of Finance, Mr. P. Clifford, A. King, Ms. P. Monahan, Directors of Services, Mr. Cathal Flynn, A/Director of Services, Ms. M. McGarvey, Senior Staff Officer and Ms. C. Thornton, Meetings Administrator.

Apology: Cllrs Coyle, Kerr-Conlon and McElvaney

At the outset, the Cathaoirleach expressed sympathy to the following:

- The family of the late Hugh McKenna R.I.P, recently retired outdoor staff member Municipal District of Monaghan
- Amanda Meehan, Council employee on the death of her aunt Bridie Keenan, RIP
- Michael McCarron, Mullinacask on the death of his brother Jim McCarron RIP a former member of the Council's outdoor staff in North Monaghan
- Caoimhghín Ó Caoláin on the death of his mother Genevieve Keelan RIP, a former employee of Monaghan County Council.

The Chief Executive associated himself and the staff with the expressions of sympathy. A period of silence was observed as a mark of respect.

1. Confirmation of Minutes

(i) Minutes of Council meeting held on 8th March, 2021

On the proposal of Cllr Maxwell, seconded by Cllr P. Treanor, it was agreed that the minutes of the Council meeting held on the 8th March 2021, be confirmed.

(ii) Minutes of adjourned Council meeting held on 22nd March, 2021

On the proposal of Cllr Maxwell, seconded by Cllr Keelan, it was agreed that the minutes of the adjourned Council meeting held on the 22nd March 2021, be confirmed.

2. Correspondence.

The following correspondence was circulated with the agenda for the meeting:

- Letter from the Office of the Minister for Housing, Local Government and Heritage, Mr. Darragh O'Brien, TD regarding the Housing Assistance Payment (HAP).
- Letter from the Office of the Taoiseach Mr. Micheál Martin, T.D. regarding the Good Friday Agreement and Irish Unity.

- Letter from the Office of the Taoiseach Mr. Micheál Martin, T.D. regarding the suspension of medical card reviews.
- Email from the Minister for Transport, Mr. Eamon Ryan, T.D. regarding salting of the L3403 road in Co. Monaghan.
- Letter from the Office of the Minister for Agriculture, food and the Marine, Mr. Charlie McConalogue, TD regarding to the appointment of an Independent Meat Regulator.
- Email from the Office of the Minister for Housing, Local Government and Heritage, Mr. Darragh O'Brien, TD regarding the LDA Billon behalf of MCC.
- Resolution from Ballybay-Clones Municipal District regarding payment rates to farmers.
- Resolution from Dún Laoghaire-Rathdown County Council regarding the Housing crisis.
- Resolution from Limerick City & County Council regarding the rollout of 5G fifth generation cellular technology.

The following additional correspondence was also circulated:

- Email from the Roscommon County Council regarding the establishment of a local caucus for women councillors.
- Email from the Office for Local Government Governance & Elected Members regarding provision of funding to local authorities for the establishment of a local caucus for women councillors.
- Email from the Office of the Minister for Finance, Mr. Pascal Donohoe, T.D regarding BOI Branch closures.
- Email from Deputy Brendan Smith regarding BOI Branch closures in Clones & Castleblayney.

Proposals arising out of correspondence:

On the proposal of Cllr Bennett, seconded by Councillor it was agreed that the Council nominate Cllrs Bennett, Kerr-Conlon and McCooey to the Women's Caucus proposed by Roscommon County Council to include Councillors in the NWRA region.

On the proposal of Cllr P. Treanor, seconded by Cllr Gilliland, it was agreed that the Council support the resolution from the Ballybay-Clones MD calling on the Minister for Agriculture and the Government to ensure that the Agri Environmental REPS Scheme will deliver the maximum base payment to farmers over its pilot period as its trial results will dictate payment rates to farmers. The members also requested that the new CAP in 2023 must acknowledge the farmers and agricultural community as the greatest protectors of the environment in rural Ireland. These farmers are constantly enduring cuts in their income margins. This has a particular impact for the farmers in County Monaghan with small average size farms.

3. To note the Draft Annual Financial Statement and approve over expenditures and transfers to Capital Account for the financial year 2020

The members noted the Annual Financial Statement for 2020 which had been circulated with the agenda for the meeting. Mr. J. Murray, Head of Finance responded to queries from the members.

On the proposal of Cllr Aughey, seconded by Cllr Conlon, it was agreed to note the Draft Annual Financial Statement (AFS 2020) and to approve over-expenditures and transfers to Capital Account, as per schedules submitted to the Members, as follows:

Over Expenditure

Division		Expenditure	Income	Net Position
		(Over)/Under	Over/(Under)	
		Estimates	Estimates	
		2020	2020	2020
		€	€	€
A	Housing and Building	-856,449	1,067,490	211,041
B	Roads Transportation & Safety	-4,998,388	4,535,883	-462,505
D	Development Management	-10,328,928	10,650,963	322,035
F	Recreation & Amenity	-65,615	40,984	-24,631
H	Miscellaneous Services	-7,317,026	7,196,702	-120,324
		-23,566,406	23,492,022	-74,384

Transfer to Capital

	Transfer	Budget	Difference
	Amount	Provision	
Monaghan Town Improvement	167,689	0	-167,689
Direct Admin and Overheads Roads	571	0	-571
Interreg VA Cann 5A Project Administration	44	0	-44
Library Headquarters	40,000	0	-40,000
Machinery Account Surplus	258,513	0	-258,513
Pension Gratuity Provision	225,693	0	-225,693
Regional Lighting Running costs	54,535	54,535	0
Local Lighting Running cost	108,993	108,993	0
Municipal District Allocations (unspent)	999,000	999,000	0
Rates Limitation order	538,000	538,000	0
Loan Repayment Reserve	233,787	233,787	0
Disability Initiatives	10,000	10,000	0
Gortakeegan Halt Maintenance	3,164	3,164	0
Promotion of Local Community	90,000	90,000	0
Local Elections	20,000	20,000	0
Members Gratuity Scheme	100,000	100,000	0
Fire Station Officers and General	40,000	40,000	0
General Maintenance - Fire station	14,053	14,053	0
Fire Service Gratuities	50,000	50,000	0
Library Headquarters	19,835	21,683	1,848
Clones Sports Project	30,000	30,000	0
Computing - Provision for Capital			
Balance	100,000	100,000	0

New Offices Provision	300,000	300,000	0
Transfer to Capital	100,000	100,000	0
Industrial and Economic Development	150,000	150,000	0
Loan Charges Swimming Pool	107,000	107,135	135
Swimming pool non capital charges	11,502	11,502	0
Monaghan Branch Library	10,754	10,754	0
Ballybay Branch Library	1,847	1,847	0
Monaghan Museum	6,550	6,550	0
Ballybay Clones MD Office	1,847	1,847	0
Carrickmacross/ Castleblayney MD office	4,173	4,173	0
Offices Building Maintenance	18,877	14,065	-4,812
Landfill Scotch Corner Operation	19,218	7,720	-11,498
Peace Campus loan charges	33,333	44,489	11,156
	3,868,978	3,173,297	-695,681

Mr. Murray responded to queries from the members in relation to the AFS 2020.

On the proposal of Cllr Gilliland, seconded by Cllr Maxwell, it was agreed that Monaghan County Council calls on the Taoiseach, the Department of Finance and the Tanaiste and Minister for Business to make available a government grant/loan to enable them access from 5,000 to €20,000 @ nil % interest rate repayable over a 2 to 5 year period to help business get started with a cash flow and retain jobs and livelihoods.

4. To approve the Draft Monaghan County Council Annual Report for 2020

The members considered the Draft Monaghan County Council Annual Report for 2020 which had been circulated with the agenda for the meeting.

Mr. C. Flynn, A/Director of Corporate outlined the main highlights of the report undertaken during what he described as a very difficult year due to restrictions placed on the Council as a result of the Covid 19 pandemic.

A number of members commended staff on the volume of work undertaken during the year and the significant progress being made in the delivery of services across all sections of the organisation.

On the proposal of Cllr Carthy, seconded by Cllr Conlon, it was agreed that the Council adopt the Draft Monaghan County Council Annual Report 2020 as presented.

5. To note the Draft Review of NOAC Performance Indicators 2019

Mr C. Flynn, A/Director of Corporate Services, gave a brief overview of the Report which had been circulated. He explained that the report prepared by Monaghan County Council sets out to compare the Council's performance in 2019 with the highest and lowest performers nationally; against similar size counties (Level 5 counties); against similar indicators in

previous years (where applicable) and on the basis of these to establish targets for the following year.

It was agreed that the Council's review of the NOAC Service Indicators for 2019 be noted.

On the proposal of Cllr Conlon, seconded by Cllr Carthy it was agreed that this Council seek from the Department of Transport an increase in road repair funding to address the bad state of repair of local tertiary and secondary roads as identified in the 2019 NOAC report.

6. To note the Annual Report of the County Monaghan Joint Policing Committee for 2020

Cllr B. McKenna as Chair of the County Monaghan Joint Policing Committee referred to the Annual Report of the Committee which had been circulated. He highlighted the main elements of the report and recommended that it be noted by the Council.

Cllr McKenna thanked the Council staff who service the Joint Policing Committee and the local media who attend the meetings and report the proceedings to the public. He also thanked former Chief Superintendent John O'Reilly and former Superintendent Fergus Treanor for their contribution to the Joint Policing Committee and wished them both well in their retirement.

On the proposal of Cllr O'Hanlon, seconded by Cllr McKenna, it was agreed that the Annual Report on the activities of the County Monaghan Joint Policing Committee 2020 be noted.

7. To consider adopting Part IV of the Public Health Amendment Acts 1890

The members noted the correspondence circulated with the agenda in relation to this item.

On the proposal of Cllr Campbell, seconded by Cllrs McCooey and McKenna it was agreed that the Council adopts Part IV of the Public Health Acts Amendment Act 1890 (as amended) and that the said Part IV of the Act shall come into effect in all of the County of Monaghan on the expiry of one calendar month from the publication, pursuant to Section 4 of the Act, of the adoption by Monaghan County Council of this Resolution.

8. To approve nominations to the Transport and Community SPC

The members noted the nominations received from One Movement (Trade Union seat) and the Public Participation Network (Environment and Community & Voluntary seat) in relation to filling the three vacant positions on the Transport and Community SPC

On the proposal of Cllr Bennett, seconded by Cllr Aughey, it was agreed that the vacant positions on the SPC for Transport and Community be filled as follows:

- (i) Trade Union seat - Teresa Thompson, SIPTU
- (ii) Environmental seat - Terence Buckley, Annyalla Tidy Towns.
- (iii) Community & Voluntary seat - Fergal McMahon, Monaghan Volunteer Centre.

Minutes of Meeting of Monaghan County Council held via Microsoft Teams on Thursday 22nd April, 2021 at 12 noon

Chair: Cllr C. Carthy, Cathaoirleach

Present: Cllrs. Aughey, Bennett, Campbell, Conlon, Coyle, Connolly, Gilliland, Keelan, Maxwell, McCooney, McElvaney, McKenna, O'Hanlon, P. Treanor, S. Treanor, and Truell.

Mr. E. O'Sullivan, Chief Executive, Mr. J. Murray, Head of Finance, Mr. P. Clifford and Ms. P. Monahan, Directors of Services, Mr. Cathal Flynn, A/Director of Services, Mr. K. Duffy, A/ Senior Executive Engineer, Mr. N. Finnegan, Executive Engineer, Ms. M. McGarvey, Senior Staff Officer and Ms. C. Thornton, Meetings Administrator.

Apology: Cllr Kerr-Conlon, Mr. A. King, Director of Service

11. Business submitted by the Chief Executive.

Presentation on Capital Programme 2021 – 2023

Mr. Noel Finnegan, Executive Engineer attended the meeting and gave a comprehensive presentation to the members on the Capital Programme. He stated that the Programme includes a total of over 100 projects, which will require funding of some €265 million over the three year period. He further stated that it was important to note that consideration of the Capital Programme by the Members does not confer Council approval on any individual project. This can only be achieved through the normal statutory processes and compliance with the Public Spending Code. Funding arrangements also need to be clearly identified and secured in advance of committing to any particular project.

A discussion followed to which a number of members contributed and complimented Noel, Cathal and all staff associated with the various projects. Members also acknowledged the significant funding provided by Minister Humphreys and her Department.

Cllr Gilliland proposed, Cllr Maxwell seconded - That Monaghan County Council research the area of Tenders and Procurement and see where it is possible to add requirements /clauses in the tender process for company's from an out of state or non EU country who could potentially win a tender. That all materials that are needed for the works are purchased from the EU and where possible close to where the project is in order to support local suppliers and business.

And also under social clauses that a percentage of the workforce or sub contractors are employed from the local workforce EU based to the project in order to create jobs local and support the local workforce

The Chief Executive cautioned members against adopting the motion. He explained that Procurement is a very complex area. Procurement Law must be followed to the letter otherwise there will be legal challenges which will be at significant cost to the Council. The Council must abide by the law – Brexit hasn't changed EU Procurement rules. The Trade Agreement is still there. He commended all of the Council staff involved in developing and delivering projects.

Cllr Carthy put Cllr Gilliland's proposal to the meeting and it was agreed.

Presentation on Decarbonising Zone for County Monaghan.

Mr. Kieran Duffy, A/Senior Executive Engineer gave a presentation to the members on the selection of a Decarbonising Zone for County Monaghan. He explained that a Decarbonising Zones (DZ) is a spatial area identified by the local authority, in which a range of climate mitigation, adaptation and biodiversity measures and action owners are identified to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action targets. Each LA must identify a potential area suitable for a decarbonising zone by 30 April 2021. Having examined the criteria attaching to the selection of such a zone, Mr. Duffy informed the members that Monaghan Town was being recommended for the following reasons:

- It is the only town in the County that has a population significantly greater than 5,000 persons.
- It is a geographical area that has potentially the highest carbon footprint in the county.
- Will provide capacity to identify carbon saving initiatives across a wide spectrum of activity including industry, retail, leisure, residential, education and health.
- A significant number of key stakeholders, including government agencies are in the "zone" all of whom are also responsible for achieving the National climate change targets.
- The Monaghan Town Project 2040 under Pillar 2 has the ambition of the town as "Ireland's First Carbon Negative Town".
- The indications are that most other rural counties are selecting their County Town as the Decarbonising Zone.
- The recent funding of over €13 million for the regeneration of Dublin Street offers significant opportunities for decarbonizing initiatives.
- The zone contains many buildings, properties and infrastructure which are under the ownership/control of the LA and other government Departments and agencies and which provide substantial opportunities for decarbonizing projects.
- The area provides a range of opportunities for Active Travel initiatives-, greenways, urban cycleways and footpaths.
- Decarbonising Zones are likely to benefit from preferential funding in order to deliver on their plan and which would be of major benefit to the Counties primary town.

Following his presentation Mr. Duffy responded to queries from the elected members.

On the proposal of Cllr Carthy, seconded by Cllr Aughey, it was agreed that Monaghan Town be put forward as the Decarbonizing Zone for County Monaghan.

On the proposal of Cllr Connolly, seconded by Cllr Treanor, it was agreed that the Council writes to the SEAI requesting that body to continue to allocate funding for solar grants.

12. Matters arising out of the minutes of Council meeting held on 8th March & 22nd March, 2021

Matters arising out of the minutes of the Council meeting held on 8th March and 22nd March 2021 were responded to by the relevant officials.

Cllr Conlon requested that the following question would be forwarded to Irish Water for an update – this was agreed.

That we ask of Irish Water that in consideration of Waste Water Treatment Plants at Clontibret, Knockatallon, Newbliss and Oram operating with effluent discharge levels in violation of required health and environmental standards, when will urgently required works commence to upgrade this community infrastructure. Also, to ask what is the operational

status of the irrigation systems piped from the Clontibret and Knockatallon WWTP to the adjoining Willow Crop plantations.

13. Update on N2 National Primary Road Schemes

An update on this matter had already been provided in the Management Report.

14. To receive update on North South Interconnector project

The members noted the following correspondence:

- Letter from the Office of the Taoiseach Mr. Micheál Martin, T.D. regarding Eirgrid.
- Email from Senator Robbie Gallagher regarding the North/South Interconnector.
- Email from Deputy Niamh Smyth, T.D regarding the North/South Interconnector.
- Email from Deputy Brendan Smyth, T.D regarding the North/South Interconnector.

On the proposal of Cllr Keelan, seconded by Cllr P. Treanor, it was agreed that this Council notes with great concern Eirgrid's plans to push ahead with a pylon supported 400kv overground line, given technology is evolving at a rapid pace in how electric transmission lines/ interconnections are being built, including the recently announced Kildare to Meath line (400KV circa 50 Km underground line). That we write to all Oireachtas members for this constituency requesting that they will take whatever action necessary to ensure the people of County Monaghan and other impacted counties are treated equally by ensuring the North South Interconnector is placed underground, as this is the only method that is acceptable to the people if this project is ever to be delivered.

On the proposal of Cllr Keelan, seconded by Cllr P. Treanor, it was agreed that this Council writes to An Taoiseach Michéal Martin TD seeking clarification as to when a review of the North South Interconnector will commence and what will be the terms of reference of this review. That the campaigning groups MAPC, NEPP be involved in and consulted on this review process.

That we write to all Oireachtas members for this constituency requesting they take whatever action necessary to ensure this will happen.

15. To receive update on the Ulster Canal project.

The members noted the following correspondence:

- Letter from the Chief Executive of Waterways Ireland regarding the development of the Ulster Canal from Clones to Middletown, Co. Armagh.

On the proposal of Cllr Connolly, seconded by Cllr S. Treanor, it was agreed that the Council writes to An Taoiseach Michéal Martin, TD, Minister Catherine Martin, TD, Minister Darragh O'Brien TD and Nichola Mallon MLA seeking an update on the progression of the Ulster Canal Project from Clones, Co. Monaghan to Middletown, Co. Armagh.

On the proposal of Cllr Coyle, seconded by Cllr P. Treanor it was agreed that the Council writes again to the Ulster Canal Advisory Forum enquiring when the next meeting of the Forum will take place.

16. Questions:

Cllr C. Carthy asked:

1. In relation to the Conabury Hill Housing Estate, Castleblayney, will the Council:
 - (a) commit to engaging with private landowners adjacent to this estate to establish a downhill sewerage connection to the public waste system (rather than the current system of pumping waste uphill to public system)?

Reply: Irish Water, in conjunction with Monaghan County Council will review the infrastructure that is in place at present. Irish Water again in conjunction with Monaghan County Council will request a HSQE inspection to be carried out on this Asset.

- (b) consider replacing the damaged timber fence surrounding the estates waste treatment plant with a proper, heavy-duty, steel fence to ensure access is completely restricted to unauthorised individuals?

Reply: Conabury Housing Estate had not been Taken In Charge by Monaghan County Council.

2. Has Monaghan County Council been given any update on the Carrickmacross Group Home by the HSE or Respond and have they confirmed when:
 - (a) The final snag works will be concluded?
 - (b) It is envisaged the operators will be starting on site?
 - (c) It is expected that residents will be moving in?

Reply: The HSE has provided the following response: -

"HSE CHO Area 1 is progressing with the necessary requirements to have the Carrickmacross Group Home for people with physical and sensory disabilities operational by Quarter 4, 2021, further to funding received in the CHO1 Disability Services 2021 budget allocation in support of its Operational Plan. HSE Estates is progressing engagements with the housing association to progress the minor works identified as a requirement in February, 2020, which included:

- Preliminaries
- Remedial Works to Access Areas
- Planters
- Proximity Reader and Fob to automatic door
- Remedial works to thresholds
- Window Restrictors
- Remedial works to WC
- Nurse Call point to each room linked to nurse station
- Non recording cameras
- Privacy Screen

A time frame for completion of said minor works is not yet finalised. The HSE has commenced a process to update the service requirements based on residents' needs and will be engaging with potential service providers on this basis".

3. What works are planned to further deal with urban dereliction in Co. Monaghan in 2021 and are there any plans in place to bring unused housing units in town centres back into use?

Reply: Monaghan County Council is dealing with urban dereliction throughout County Monaghan. The Clones Renewal Scheme is at an advanced stage, providing 24 social houses and apartments on previously derelict sites. The Lui na Greine housing development in Scotstown village is under construction, restoring 4 derelict houses and providing 28 additional social houses on a derelict site. Contracts will shortly be awarded for two houses to be constructed in place of a derelict building at 12 Church Street, Ballybay and to bring a derelict house at McCurtain Street, Clones back into use. Works will soon commence on six single-storey properties at Folly Court, Ballybay to bring them into use as social houses. Tenders have been received for the proposed conversion of a property at Church Hill in Clones to renew and convert a single dwelling into two 2-bedroom town houses, to be submitted to the Department for Housing, Local Government and Heritage for final approval shortly.

Consultants have also been appointed and are working on a funding application submission to deal with derelict buildings and unfinished housing site to the rear of Ballybay Main Street, it is proposed that the derelict buildings will be demolished and a small social housing development will be constructed to accommodate small families and older persons.

Monaghan County Council has a significant programme underway for addressing dereliction and continues to identify opportunities to help resolve derelict properties in town and village centres and to seek further funding under the national social housing programmes.

Cllr N. Keelan asked:

4. (a) How many families/individuals are availing of the housing assistance payment (HAP) at present across the county?

Reply: There are currently 610 families/individuals availing of HAP support from Monaghan County Council.

(b) what is the breakdown per municipal district, given that this payment is made directly to private landlords

Reply: Ballybay Clones MD 114;

Monaghan MD 282;

Carrickmacross Castleblayney MD 177

The remaining (37) are HAP supported tenancies for families/individuals residing outside of County Monaghan and availing of support under the terms of Inter-Authority movement within HAP. These families/individuals have sourced accommodation outside of County Monaghan for family/ personal/ employment reasons.

(c) how much is this scheme costing to run per month/annum?

Reply: The monthly cost, assuming all tenants pay their weekly rent contribution, is €184,590.88/ with an annual cost of €2,215,090.60

5. In relation to septic tank inspections and the protection of our water quality and environment,
- how many septic tanks were inspected since the introduction of the grant aid scheme back in 2013?
 - what was the outcome of these inspections?
 - how many grants were paid out to date for the upgrading of septic tanks that have failed inspection since 2013?

Reply:

Actions	Outcomes
Number of Inspections by Monaghan County Council Since 2013	205
Outcome	128 Compliance Notices Issued 70 Advisory Notices
Grants Issued	16

6. In relation to the Sliabh Dubh estate at Corduff and acknowledging the remedial works carried out by this council regarding the wastewater treatment plant and other associated works, when is it hoped to progress and complete the taken in charge process?

Reply: The development at Sliabh Dubh, Corduff has significant defects, some of which are currently being remedied. On foot of the completion of these works it is intended that the taking in charge process can be progressed.

7. What is the up to date position in relation to the upgrading of the Dundalk to Cavan regional road (R178) in particular the section from Carrickmacross to Sherlock town?

Reply: A steering committee has been established between the three relevant authorities (Monaghan, Louth and Cavan), led by Cavan Co. Council. The steering committee met with the DTTaS regional inspector on 23rd March to discuss progress. DTTaS has provided funding via Cavan Co. Council to complete a risk-based analysis of the route. This analysis is being carried out by consultants to identify the most dangerous sections of the route for future improvement. When the analysis has been completed MCC Roads section will be in a better position to advise what sections of the route are to be prioritised. As of now, DTTaS has not committed to funding the future improvement works but have advised that funding may be possible under the Specific Improvement Grant scheme.

8. What is the up to date position in relation to the Local Lane Improvement Scheme (LIS) number of lanes on the list, funding available, when the scheme will be open to new applicants etc?

Reply: There are 42 applicants on the current list and 118 applicants awaiting to be assessed for the new scheme. We are currently awaiting on the allocation of funding for 2021. The Roads Department are continually monitoring waiting lists and assessing what can be done with available funding, and we propose to reopen the scheme when a significant portion of the current applicants have been cleared. Given the current rate of funding this may take several years.

Cllr S. Treanor asked

9. What was the final cost of the last phase of the N2 road from Corracrin to Emyvale?

Reply: The Total Expenditure to date on the N2 Phase 3 Scheme is €12.8Million. This includes Planning & Design costs, Land & Property fees, Archaeology, Main Construction costs, Repairs to Residual network and Supervision costs.

There are outstanding payments for utility service diversions and Landowner Agreements which will bring the final cost to circa €13.3m.

Cllr S. Conlon asked:

10. Further to my proposal at the February 8th meeting to write to Minister Darragh O'Brien TD and Minister Heather Humphries TD highlighting the inadequate level of Housing Assistance Payments (HAP) to recipients dealing with increased rents, what number of households have applied and received a discretionary top up to their HAP payment and of these, how many received the full entitlement of the 20% top-up?

Reply: There is a total of 610 active HAP supported tenancies as at 1st April 2021, 384 have received 20% discretionary top up.

A further 72 HAP supported tenants have qualified for an increase of less than 20% which has meant in some cases they had no top up to their landlord, e.g. – capping limit for single person is €500 – monthly landlord rent is €550.00 – top up required is 10%.

11. In ensuring a multi-agency stakeholder approach in developing and promoting safe cycling and walking routes especially for children, will the relevant Council Sections engage with local schools in assisting with advice and support in applications made under the recently announced Safe Routes to School Programme?

Reply: The new Safe Routes to School (SRTS) programme was launched by the Department of Transport and supported by the Department of Education on March 20th 2021. It will be operated by An Taisce's Green-Schools Programme in partnership with the National Transport Authority (NTA) and the local authorities.

There are three elements which schools may apply for:

1. To accelerate the delivery of walking/scooting and cycling infrastructure on key access routes to schools.
2. To provide "front of school" treatments which will enhance access to school grounds.
3. To expand the amount of bike parking available at schools.

The Departments of Transport and Education will invite every school principal to submit an online 'Expression of Interest' (EOI) form. The EOIs will be reviewed by SRTS team which will then select schools for participation in the programme for 2021. Once applications have been assessed based on a number of agreed criteria, SRTS will then liaise with selected schools and the relevant local authorities on infrastructural interventions for their schools.

SRTS will produce an outline delivery plan for each school showing interventions at concept design stage, and submit the delivery plan to local authorities to take forward for further design and implementation. Local authorities can then access dedicated funding from the NTA for the projects. The school involved will act as a local champion of the proposed measures to ensure community buy-in for the proposals. Support will be provided by SRTS and the NTA. Local authorities will undertake proposed interventions in relation to the front of school environs and walking and cycling infrastructure around schools to be funded by the NTA. SRTS will deliver cycle parking.

Monaghan County Council is committed to participating fully in the programme. The Road Safety Officer is currently liaising with the Municipal Districts in order to progress suitable projects within the county.

12. For the purpose of maximising opportunities for local business and service providers to tender for Council contracts, particularly for contracts that fall below the EU tender threshold of €50,000 for the provision of works and works related services, and €25,000 for provision of supplies and services contracts, I ask the Council's Procurement Section to increase their level of advertising in this regard across all media formats.

Reply: MCC frequently seeks quotes for lower value contracts through the national public procurement websites www.etenders.gov.ie and www.supplygov.ie. These sites are designed to streamline the procurement process of contracting authorities. The Supplygov site is focused in particular on the categories of Plant Hire and Minor Building & Civil Works. Both sites allow local authorities to procure goods, works and services through Requests for Tenders (RFTs) and Requests for Quotations (RFQs). Suppliers can also become registered for Frameworks or Dynamic Purchasing Systems (DPS), which are similar to frameworks.

We encourage suppliers to register with these sites and specify all types of goods, services and works that they supply. This allows MCC to be aware of them and to request quotes from them when competitions arise. Registration on both sites is free of charge, and there is also helpful information on these sites in relation to public procurement guidelines and procedures.

17. Notices of Motion:

Cllr McCooey requested that the following motion be withdrawn from the agenda. This was agreed.

1. *That Monaghan County Council commits to self-funding The Flood Mitigation Scheme for the L3720 at Annadrummond, Castleblayney, County Monaghan on the condition that the next application for funding to the OPW (Office of Public Works) is unsuccessful.*

Cllrs McKenna, Cllr Bennett seconded

2. *In view of the importance of the poultry sector to this country and particularly to this region, that this Council calls on the Minister and the Department of Agriculture, to set up a permanent compensation fund in order to protect the poultry sector from the ongoing disease outbreaks that have intensified in the last few years.*

Following a short debate on the motion, the Cathaoirleach put it to the members and it was agreed. Cllr McKenna requested that the resolution be circulated to the Oireachtas members. This was agreed.

Cllr Coyle proposed, Cllr O'Hanlon seconded:

3. *That Monaghan County Council demands from the Minister for Health and the Government, the immediate implementation of the changes to the Nursing Homes Support Scheme commonly referred to as the Fair Deal Scheme, as committed to by the previous Government, to place caps of three years on family owned farms and businesses, when accessing/calculating the means to pay/charges for Nursing Home Care, as the current system is potentially disastrous for family successors viability.*

Following a short debate on the motion, the Cathaoirleach put it to the members and it was agreed. It was agreed that the motion would be circulated to all local authorities.

Cllr Maxwell stated he was opposed to the motion being circulated to the Minister or local authorities as the matter had been finalised the previous day.

Cllrs Bennett proposed, Cllr Carthy seconded:

4. *In solidarity with community groups and clubs that will be relied upon to provide community socialising and public events following the lifting of Covid restrictions, and that over the past year have experienced a decimation of finances, that Monaghan County Council write to the relevant Government Departments seeking the introduction of a funding stream aimed at Communities Resourced to Rejuvenate And Inspire Connections (CRRIC) that will encourage voluntary led groups to organise neighbourhood / community celebration events similar to previous Council supported initiatives 'Street Feast' and the 'Big Hello' where neighbours and friends meet to celebrate a family fun day aimed boosting community spirit.*

Following a short debate on the motion, the Cathaoirleach put it to the members and it was agreed.

Cllr Conlon proposed, Cllr Carthy seconded:

5. *That this Council seeks clarification from the Office of Data Commissioner, Minister for Justice Helen McEntee T.D. and Minister for Environment, Eamon Ryan T.D. regarding lack of provisions contained in both the Waste Management Act and the Litter Pollution Act for the use of CCTV acquired evidence by local authorities in legal proceedings.*

Following a short debate on the motion, the Cathaoirleach put it to the members and it was agreed.

18. Votes of Sympathy/Congratulations.

Vote of sympathy:

It was agreed that the sympathy of the Council be extended to former Chief Superintendent John O'Reilly on the sad passing of his wife Lorraine, RIP

Vote of congratulations:

It was agreed that a vote of congratulations would be extended to James Maloney MP who represents Etobicoke-Lakeshore in the Canadian House of Commons, in successfully passing a resolution that declares that, on an annual basis, the month of March is Irish Heritage Month throughout Canada.

The meeting then concluded.

Signed: _____
Cathaoirleach

Meetings Administrator

Date: _____

Minutes of Special Meeting of Monaghan County Council held in the Garage Theatre, Knockaconny, Monaghan, on Monday 19th April, 2021 at 11.00 a.m.

Chair: Cllr C. Carthy, Cathaoirleach

Present: Cllrs. Aughey, Bennett, Campbell, Conlon, Coyle, Connolly, Gilliland, Keelan, Maxwell, McCooey, McElvaney, McKenna, O'Hanlon, P. Treanor, S. Treanor, and Truell.

Mr. E. O'Sullivan, Chief Executive, Mr. J. Murray, Head of Finance, Mr. P. Clifford (remotely) and Ms. P. Monahan, Directors of Services, Mr. Cathal Flynn, A/Director of Services, Ms. D. McConnon, Financial Management Assistant, Mr. A. Hughes, Senior Planner, Mr. A. Hall, Sen. Executive Engineer, Mr. N. Finnegan, Ms. C. O' Hare, Head of I.S., Ms. N. Woods SEO Housing (remotely), Ms. M. McGarvey, Senior Staff Officer and Ms. C. Thornton, Meetings Administrator.

Apology: Cllr. Kerr-Conlon and A. King, Director of Services

1. To receive presentation on new Civic Offices project

Cathal Flynn and Olga McConnon, on behalf of the Office Accommodation Working Group, gave a detailed presentation to the members during which they outlined the following:

- Terms of Reference
- Office Accommodation Working Group membership and tasks
- Public Spending Code roadmap
- Monaghan Office Facilities Timeline of changes
- Misalignment with Current office facilities and our Corporate Plan
- Current issues and Project Rationale
- Current staff locations and BER information
- Comparative Images
- Economic and Financial Appraisal
- Why now?
- Monaghan County Development Plan relevance
- Sustaining the Future of Monaghan Town Centre - Post Covid 19
- Key Deliverables – Urban Regeneration
- Timeline of next steps
- Key Messages

The Cathaoirleach thanked members of the Office Accommodation Working Group, made up of staff and councillors, for the work that has been done over the last few years in getting to this stage. He stated that as a member of that group, and as the current Cathaoirleach, he would like to propose the following:

'That Monaghan County Council develop new Civic Offices at Rooskey, Monaghan.'

In making the proposal, the Cathaoirleach stated that the Group have looked at the options available, had broken down the pros and cons, and this proposal sets out, definitively, that we proceed. This is a major decision and, if supported, will see us all work together to bring about a future-proofed development that will benefit the county for decades to come.

He further stated that as with all major decisions, there are risks but, as someone who has been involved in this process over the last few years he categorically believed that the risks in proceeding are far less than the risks associated with continuing to use the current buildings and renting private units. The biggest selling point here though is the cost savings that will be achieved within a few short years, and at the end of the loan term we will own the asset outright - saving the Council a fortune in future rent costs. As a proud Carrickmacross person he was proposing that this development proceeds in Monaghan because he knew it would benefit the entire county. He put the proposal before the members and asked for their support.

Cllr Aughey seconded Cllr Carthy's proposal. In seconding the proposal Cllr Aughey stated that the project would offer hope to his fellow ratepayers in the town whose trade had been decimated during the Covid 19 lockdown. He said it was time to take a bold decision after so much uncertainty in the last year.

The majority of members contributed to the debate confirming their support for the project, outlining the economic benefits that would arise as a result of such a development and also confirming their agreement to it progressing.

Cllrs Connolly and S. Treanor stated that they were opposed to the project progressing on the grounds that it would put additional pressure on an already hard hit business community suffering from the Covid 19 pandemic and the impact of Brexit.

Cllr Connolly proposed, Cllr S. Treanor seconded

That in view of the current economic climate, Brexit and Covid 19 related, and the negative both Brexit and Covid 19 may have on our ratepayers in Co. Monaghan, that Monaghan County Council desist from planning for a new Civic HQ and that Monaghan County Council examine other ways of delivering their services from properties in their ownership.

Mr. E. O'Sullivan, Chief Executive stated that the people of the county deserve better facilities so as to be able to do business with the Council. The Council needs a 21st century facility that is accessible and with sufficient meeting rooms to allow the public conduct their affairs in privacy. The members and staff deserve better facilities. The Council needs a civic presence in a civic facility that could be used to host business groups, a building that can be opened up to the community to be part of.

Cllr Carthy's proposal was put to the meeting. A recorded vote was taken which resulted as follows:

For: Cllrs. Aughey, Bennett, Campbell, Carthy, Conlon, Coyle, Gilliland, Keelan, Maxwell, McCooey, McElvaney, McKenna, O'Hanlon, P. Treanor and Truell. Total 15

Against: Cllrs Connolly and S. Treanor. Total 2

Abstentions: Nil

The Cathaoirleach declared the proposal to develop new Council offices carried. He stated that as Cllr Connolly's motion was a direct negative it was not necessary to put it to the meeting and therefore it had fallen.

Oifig an Tánaiste agus an tAire,
Fiontar, Trádála agus Fostaíochta
Office of the Tánaiste and Minister
for Enterprise, Trade and Employment



Our Ref: 210829/TAN

19th April 2021

Carmel Thornton
Meetings Administrator
Monaghan County Council
Council Offices,
The Glen,
Monaghan

Dear Ms. Thornton,

I have been asked by the Tánaiste and Minister for Enterprise, Trade and Employment, Mr. Leo Varadkar T.D., to reply to your recent correspondence in relation to the resolution agreed by Monaghan County Council pertaining to the Comprehensive Economic and Trade Agreement between the EU and Canada, commonly referred to as CETA.

CETA is one of the EU's new generation of progressive free trade agreements and is designed to benefit EU and Canadian companies through improved trade flows in support of increased employment for our citizens. The elimination of tariffs, reduced trade barriers and simplified customs procedures that flow from CETA all make it easier and cheaper for Irish companies of all sizes to export to Canada and vice versa. Outside of Europe, the US and China, Canada is our largest indigenous export market with more than 400 Enterprise Ireland clients doing business in the Canadian market employing over 6,000 people.

Diversifying trade is an important part of the Government's Brexit response and it will be an important factor in our recovery post-pandemic. To this end, the best way to achieve export growth and market diversification is by improving market access and reducing costs of entering those markets which is what CETA is designed to achieve. Given our historic ties with Canada, Ireland's enterprises are particularly well placed to benefit from CETA. Indeed, as CETA has provisionally applied since 21st September 2017, we have already seen many of its benefits take effect resulting in increased exports of Irish goods and services, in support of quality, well-paid, jobs.

The benefits and opportunities to business in the agreement will be especially valuable for SMEs, given that trade barriers tend to disproportionately burden smaller firms, which have fewer resources to overcome them than larger firms. Indeed, CETA contains an entire chapter exclusively dedicated to SMEs aimed at addressing those specific constraints that might otherwise limit SMEs taking full advantage of the improved EU-Canada trade agreement market access.

Among the main benefits for Ireland in this Agreement include:

- the opening up of public procurement markets in the Canadian provinces giving Irish firms increased access to Canadian public sector purchasing;
- unlimited tariff-free access for most of our important food exports;
- the recognition of product standards and certification, saving on 'double testing' on both sides of the Atlantic – a particular benefit for SMEs;
- trade facilitation provisions that reduce processing times at the border;
- a framework for the EU and Canada to recognise each other's qualifications in regulated professions;
- agreement that products are only able to be imported to, and sold in the EU, if they fully respect EU regulations; and
- consumers potentially enjoying lower prices and a wider choice of products and services once the Canadian import satisfies all EU product rules including social and environmental standards, as well as people's health and safety and consumer rights.

Furthermore, exports of Irish goods and services to Canada totalled approximately €3.9 billion in 2019, a 35% increase compared to 2016, the last full year, prior to the provisional application of CETA. So, CETA is delivering “on the ground” for Irish citizens and the Department of Enterprise, Trade and Employment and the enterprise agencies will continue to promote the benefits of CETA for Irish-based enterprise. This increased trade along with our wider strong trade performance helps underpin the creation of quality, well-paid, jobs.

Importantly, CETA contains a dedicated chapter on Trade and the Environment, recognising both Parties' commitment to co-operate on trade-related environmental issues of common

interest including trade-related aspects of domestic climate-change policies and programmes, with both parties being signatories to the Paris Agreement. It includes commitments to promote the sustainable use and trade of natural resources and promotes practices supporting sustainable development objectives as well as substantive commitments to the International Labour Organisation core labour standards and the ratification and implementation of the fundamental ILO conventions.

The full coming into force of the Agreement once ratified across all Member States, will see the implementation of the Investment Chapter of the Agreement including the resolution of disputes between investors and states – the Investment Court System (ICS) – should they arise. The EU's new approach to investment protection is contained in CETA and replaces the old Investor-State Dispute Settlement or ISDS mechanism. ISDS has been included in more than 2,000 international investment treaties but is now regarded as outdated by the European Commission. In this regard, the Irish Government believes that the European Commission was right to seek to address legitimate concerns raised by non-governmental organisations and civil society regarding ISDS. The Tánaiste firmly believes that the European Commission's response – the Investment Court System (ICS) – addresses earlier concerns on transparency, legitimacy and public interest.

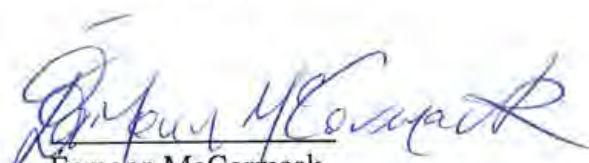
Significantly, CETA introduces a precise and specific standard of "fair and equitable treatment" of investors and investment. Therefore, an investor may only have recourse to the ICS in very specific limited grounds such as in the case of the denial of justice, or a fundamental breach of due process, or through targeted discrimination. None of these measures give the Government any concern that Ireland would be subject to ICS proceedings. An investor cannot be given compensation just because they have lost profits or suffered economic loss or costs. CETA also reaffirms the EU and Canada's right to regulate to achieve legitimate policy objectives, such as the protection of public health, the environment or consumer protection meaning measures relating to plain packaging on cigarettes, or minimum alcohol pricing can continue to be introduced. Under CETA Canadian service suppliers and firms are placed on an equal footing with their EU competitors. This means that Canadian companies must comply with all EU and national legislation in the countries where they operate, including Ireland, in the same way that EU companies must. Moreover, it is important to note that under the ICS a State can never be forced to change its legislation, only to pay fair compensation in cases where the investor is deemed to have been treated unfairly under the specific grounds detailed.

The global economy is changing in ways that are making trade more important than ever before. As a small, open economy, Ireland has benefitted immensely from our export orientated enterprises trading across the globe and, therefore, the Government is fully supportive of balanced international trade and the suite of EU Free Trade Agreements that seek to underpin this. Equally, Ireland has been an attractive destination for Foreign Direct Investment (FDI) for many decades and participating in EU-Third Country Agreements that address Investment Protection continues to assist marketing Ireland as a competitive FDI-friendly jurisdiction for multinational enterprises to make their investments with the attendant jobs and prosperity that that entails.

The Tánaiste looks forward to further discussing and debating this important Agreement and having the opportunity, to highlight in detail the benefits that CETA provides for businesses and citizens alike, including at Oireachtas Committee level, such as the Committee on European Union Affairs. Following this, the Tánaiste looks forward to the opportunity to bring the relevant motion forward to Dáil Éireann seeking the approval of the terms of CETA and to have a full, comprehensive and informed debate on this important free trade agreement.

I trust this is of assistance to you.

Yours sincerely,



Eamonn McCormack
Private Secretary



Ms Carmel Thornton
Meetings Administrator
Monaghan County Council
Council Offices
The Glen
Monaghan

16 April, 2021

Dear Ms Thornton

Very many thanks for your recent letter to our Chief Executive, Niall Gibbons, who has asked me to respond on his behalf.

As you know, Tourism Ireland is the organisation responsible for promoting the island of Ireland overseas as a compelling holiday destination. Unfortunately, given the ongoing devastating impact of COVID-19 on international travel, most of Tourism Ireland's traditional promotional activity (such as TV advertising, co-operative promotions with carriers, sales missions, etc) remains on hold for now. However, despite this, it is vital for Tourism Ireland to keep the island of Ireland 'top of mind' with prospective international visitors – until the time is right for them to visit. This will ensure that we are in the best possible place to immediately start converting business for Irish tourism operators, including tourism operators in Co Monaghan, when the time is right.

A key element of our activity right now, to keep Ireland 'top of mind', is our global social campaign, #FillYourHeartWithIreland, which has been running since April 2020. The aim of the initiative is to bring the best of the island of Ireland onto people's screens and to help ensure that Ireland stays 'front-of-mind' with prospective visitors for future holidays. It involves the sharing of inspirational content that speaks to the world at this difficult time and connects people with Ireland.

We would be delighted for tourism companies in Co Monaghan to get involved in our campaign, by sharing their inspirational content with us. We encourage them to get involved in the first instance by emailing FillYourHeartWithIreland@tourismireland.com. Then, we can, in turn, share that content with our international fanbase on social media – to remind future international holidaymakers about the many great things to see and do in this part of Ireland. For example, a short video post about Castle Leslie at Christmas was shared in various countries on Facebook and Twitter (here is what the post looked like on our German Facebook page: <https://www.facebook.com/watch/?v=397133334700593>); in all, the post reached 69,000 people, had 13,095 video views and 1,183 engagements.

For your information, pre-COVID, here are some examples of how tourism operators from Monaghan joined us to promote their business overseas:

- in April 2019, Castle Leslie Estate joined our 'Fill Your Heart With Ireland' sales blitz to the US – meeting hundreds of travel agents in the cities of Chicago, Dallas and Boston.
- in July 2019, we invited seven American golf journalists – representing media outlets like CBS Radio, Yahoo Sports, *Met Golfer* magazine and *Golf Vacations* magazine – to visit Co Monaghan. Their itinerary included a round of golf at Concra Wood Golf and Country Club and a stay in the Hillgrove Hotel.

- in July 2019, Castle Leslie Estate joined us at Global Travel Marketplace (GTM) in Florida.
- in October 2019, we invited a German journalist, writing for *Spotlight* magazine (40,000 readers) to stay in Castle Leslie. He enjoyed horse-riding and a fishing lesson on the estate during his visit, as well as a tour of the castle and the walled garden, with Antonia Leslie.

Thank you for your interest in the work of Tourism Ireland.

Sincerely



Sinéad Grace
Head of Corporate & Industry Communications

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



12 April 2021.

Ms. Carmel Thornton,
Monaghan County Council,
Council Offices,
The Glen,
Monaghan.

Email: info@monaghancoco.ie

RE: HPLG-MOBO-00744-2021

Dear Ms. Thornton,

I refer to your correspondence of 25 March in relation to the Land Development Agency Bill, which will place the Land Development Agency (LDA) on a statutory basis as a State agency, and the query you have raised.

The purpose of the LDA is to increase the supply of housing in the State, and in particular affordable housing, by developing and regenerating relevant public lands for the development of housing. It has two central goals to build affordable homes on state lands and strategic land management. It is being set up to make the most of all relevant public lands in order to tackle the housing crisis. Relevant public lands are lands in a census town with a population of over 10,000 that is owned by a relevant public body listed in Schedule 1 or 2 of the LDA Bill, or a local authority.

The LDA has a core remit of providing affordable homes at scale in sustainable communities based on best environmental practise across under used or unused relevant public lands. Every tool needs to be used in addressing the housing crisis and relevant public land can play an important role in providing homes for cost rental or affordable purchase in our towns and cities. In the long run the LDA will also help to strategically manage land by assembling sites in key areas.

In relation to your query concerning reserved functions under Section 183 of the Local Government Act, the matters contained in Section 56 of the Bill would only arise where the local authority has decided to put lands up for sale and must give the LDA 'first refusal' to purchase the lands under Section 51(1). This is consistent with the



arrangements under Part 7 of the LDA Bill requiring all public bodies, who have decided to dispose of lands, to offer them first for sale to the LDA. In this situation, Section 183 of the Local Government Act will not apply to avoid duplicator decision making processes arising which could delay the delivery of homes on these lands. It should be emphasised that the LDA legislation has no provisions compelling local authorities to sell their land to the LDA or any other third party. The initial decision to sell land remains with the local authority. Furthermore under Section 55 of the LDA Bill, the LDA requires the consent of the Minister for Housing for any proposed land sales by the agency itself. Section 183 of the Local Government Act will remain in force for local authority land disposals to all other parties.

Under Section 14 of the LDA Bill a local authority can direct the LDA to provide services to it in relation to the development of large scale sites for housing and urban development in population centres of 30,000 or more. These sites will predominantly remain in local authority ownership post development. It is envisaged that the majority of the LDA's work on local authority lands will be in such co-operative arrangements with the LDA as an additional resource to assist local authorities in housing delivery. The primary responsibility of local authorities as housing authorities to deliver housing will not be impacted by the LDA Bill.

I trust the above clarifies matters.

Yours sincerely,

Niamh Redmond,
Private Secretary.

Carmel Thornton

From: eCorrespondence (Dfat) <Dfat-Correspondence@cloud.gov.ie>
Sent: 29 April 2021 14:21
To: Carmel Thornton
Subject: Response to your correspondence - DFA-MCO-01603-2021

Reference No: DFA-MCO-01603-2021

Your Refence No: Feb2021/09

Dear Ms. Thornton,

On behalf of the Minister for Foreign Affairs and Minister for Defence, Mr. Simon Coveney T.D., I wish to thank you for your letter detailing the resolutions considered by Monaghan County Council at its meeting in February 2021.

The approach of any Irish Government in relation to Irish unity is guided by Article 3 of the Constitution, as amended by the people in 1998.

The principle of consent and the possibility of change in the constitutional status of Northern Ireland are fundamental elements of the Good Friday Agreement, endorsed by the people of this island North and South. As part of the Good Friday Agreement, the Secretary of State for Northern Ireland is required to call a poll when it seems likely that a majority of people in Northern Ireland would vote for constitutional change.

In the event of a future referendum within the consent provisions of the Good Friday Agreement, the Government would make all necessary preparations in accordance with the terms of the Constitution and the principles and procedures of the Agreement.

The Government respects and affirms everyone's right on the island to make the case for the constitutional future they wish to see, whether nationalist, unionist or neither. The Good Friday Agreement - and the two sovereign Governments - explicitly recognise and validate the legitimacy of these constitutional positions, which are deeply held.

The full implementation and effective operation of the Good Friday Agreement is a priority for this Government and we are committed to working with all communities and traditions on the island to build consensus around a shared future. This is the ambition which is at the heart of the the Government's Shared Island initiative.

We recognise too that the course of Brexit has led to more civic discussion and engagement, North and South, about constitutional change as provided for under the Good Friday Agreement. These are extremely important issues, which naturally require very careful and serious consideration.

The Government will continue to listen to and engage with the views of everyone on this island, both on rights issues and on the constitutional future that they wish to see for Northern Ireland.

Yours sincerely,

Nora Delaney
Private Secretary to the Minister for Foreign Affairs



Group Chief Executive Officer
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www.bankofireland.com

Ms Carmel Thornton
Meetings Administrator
Monaghan County Council
Council Offices, The Glen
Monaghan

23 April 2021

Dear Ms Thornton

Thank you for your recent letter on behalf of Monaghan County Council in relation to our service changes in County Monaghan.

While I understand the disappointment at these changes, it is important to say that we didn't take this decision lightly. We carried out a very thorough analysis and review of our services which included branch usage, the growth in online banking, and the range of services we can offer through the post office network.

The trend towards digital banking has been evident for more than a decade, and this trend has been accelerating since 2017. Given the clear changes that we are seeing in customer behaviour we are not in a position to change our approach in relation to these branch closures. However, our partnership with An Post will ensure access to a broad range of local banking services for our customers, both in locations where a branch is closing and also in a large number of communities where there is no Bank of Ireland branch currently.

Bank of Ireland will continue to operate 169 branches nationwide, and combined with the post office network our customers will be able to bank at more than 1,000 locations across the country. Our experience is that our customers value the proximity of the local post office. We have a similar arrangement in Northern Ireland where 52% of counter services provided to Bank of Ireland customers are now done at a local post office.

We have ongoing contact with a range of stakeholders including customers, colleagues, and staff representative bodies in relation to these changes. We will be writing to all of our customers over the coming period – and well in advance of these closures – to give them all of the information they need including details on the services which will be available at their local post office. We are also planning to engage directly with vulnerable customers. They will receive a call from their new branch to welcome them and to talk through any challenges they may face. Bank of Ireland also has a dedicated Freephone number (1800 946 146) open to vulnerable customers and carers to assist them with their banking needs.

MONAGHAN CO. COUNCIL

27 APR 2021

CORPORATE AFFAIRS

Legal Information Bank of Ireland – The Governor and Company of the Bank of Ireland, incorporated by charter in Ireland with limited liability. A fixed agent of New Ireland Assurance Company plc, trading as Bank of Ireland Life for life assurance and pensions business.

Bank of Ireland is regulated by the Central Bank of Ireland.

Directors A list of names and personal details of every director of the company is available for inspection to the public at the company's registered office for a nominal fee and on the Bank of Ireland Group website.

Registered Information Registered No. C-1

Registered Office and Head Office 40 Vespa Road, Dublin 4, Ireland

A member of

Bank of Ireland Group

Bank of Ireland is committed to Monaghan. These changes will allow us to invest in our other branches in the county as well as constantly improving our digital services. We will also continue to work with community groups through initiatives such as Begin Together, our three-year €4 million investment programme providing funding for community-focused initiatives across the island of Ireland.

Best Regards,



Francesca McDonagh

CC: Kevin McNally, Coordinator Ballybay Clones Municipal District



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

27 April 2021

Our ref: C085/21

By Email: eolas@monaghancoco.ie

Ms Carmel Thornton
Meetings Administrator
Monaghan County Council
Council Offices
The Glen
MONAGHAN
Ireland

Dear Ms Thornton

I refer to your letter of 6 April 2021 confirming that a motion was passed at Monaghan County Council in relation to the World Health Organisation's plea for an equitable distribution of all vaccines, treatments and therapies developed to combat the Coronavirus scourge.

The letter was presented to Council at its meeting of 22 April 2021 at which time Members agreed to support and adopt the motion.

Yours sincerely

Philip Moffett
Head of Democratic Services

Cookstown Office
Burn Road
Cookstown
BT80 8DT

Dungannon Office
Circular Road
Dungannon
BT71 8DT

Magherafelt Office
Ballyronan Road
Magherafelt
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Telephone 03000 132 132
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COMHAIRLE CONTAE SHLIGIGH
ÁRAS AN CONTAE COIS ABHAINN SLIGEACH

SLIGO COUNTY COUNCIL
COUNTY HALL RIVERSIDE SLIGO

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15th April 2021


To/ **Each Local Authority**

At the Ordinary Meeting of Sligo County Council held on 12th April 2021, the following resolution was agreed:

"For this Council to write to the Minister for Finance Paschal Donohue following his recent remarks stating that taxes will rise after Covid and ask him not to increase taxes but instead borrow money to stimulate the economy over the next decade.

History shows that we cannot tax our way out of recession. The ECB are prepared to lend billions to allow the country to get back on track. An infrastructure plan including a massive house building programme should be included. In a decade, taxes will increase incrementally due to job creation therefore strengthening the economy and increasing our ability to repay the ECB".

It was further agreed that a copy of this resolution would also be circulated to other Local Authorities.


Kevin Colreavy
Meetings Administrator

Corporate Services Section
Sligo County Council
County Hall
Riverside
Sligo
F91 Y763

Tel: 071-9111216
e-mail: meetings@sligococo.ie



COMHAIRLE CONTAE SHLIGIGH
ÁRAS AN CONTAE COIS ABHAINN SLIGEACH

SLIGO COUNTY COUNCIL
COUNTY HALL RIVERSIDE SLIGO

T +353 71 911 1111
F +353 71 914 1119

E info@sligococo.ie
W www.sligococo.ie

15th April 2021

To/ **Each Local Authority**

At the Ordinary Meeting of Sligo County Council held on 12th April 2021, the following resolution was agreed:

"I propose that Sligo County Council write to An Tánaiste and ask him to intervene on the crisis facing our community sector in relation to insurance.

The community sector is facing so many challenges in re-opening vital programmes and services, and may not be in a position to recover from the impact of Covid-19 unless the cost of insurance is sorted. A review of the Judicial Guidelines has taken place recently. These guidelines control the amount of damages awarded for personal injury claims and hence the cost of insurance. These guidelines only brought damages for minor, fully-recovered injuries down by 52% in Ireland which means that we are still an outlier in Europe. An 80% reduction is required to bring us in line with England and Wales and get insurance costs down to affordable levels, especially for the community sector.

I also ask for this motion to be shared with all other local authorities".

Kevin Colreavy
Meetings Administrator

Corporate Services Section
Sligo County Council
County Hall
Riverside
Sligo
F91 Y763

Tel: 071-9111216
e-mail: meetings@sligococo.ie



**Comhairle Contae
Dhún na nGall**
Donegal County Council

www.ccdhunnangall.ie www.donegalcoco.ie

15th April, 2021

TO: ALL LOCAL AUTHORITIES

A Chairde,

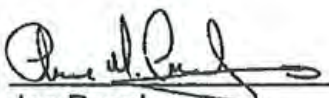
I write to inform you that the members of Donegal County Council at their recent meeting resolved to adopt the following resolution:-

"Iarraim ar Chomhairle Contae Dhún na nGall tacú le hiarrachtaí Phobalscoil na Rosann ina bhfeachtas chun dul i ngleic leis an anás míosta i gContae Dhún na nGall. Chuige seo, ba chóir dúinn a chinntiú go bhfuil teacht, saor in aisce, ar earraí sláintíochta in achan fhoirgneamh de chuid Chomhairle Contae Dhún na nGall, ionaid phobail, linnte snámha agus leabharlanna, fá choinne oibrithe agus bail den phobal. Tá an rún seo ag moladh go mbunófaí grúpa oibre traspholaitiúil leis an taighde riachtanach uilig, agus leis an éascaíocht uilig, a bheadh de dhíth a dhéanamh leis an rún seo a chur i bhfeidhm gan mhoill".

"I call on Donegal County Council to support the endeavours of Rosses Community School in their campaign to address period poverty, in County Donegal. In doing so we should make available access to sanitary items free of charge in all Donegal County Council buildings, community centres, swimming pools and libraries, for both workers and members of the public. This motion calls for a cross political working group to be set up to carry out all necessary research and facilitation for this motion to become a reality in a timely manner".

It was agreed to circulate same to all other local authorities.

Yours sincerely,

p:p 
Joe Peoples
Meetings Administrator



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

26th April, 2021.

Our Ref: April 21-25

Dear Meetings Administrator,

At the April meeting of Clare County Council the members passed the following resolution:

“I am asking Clare County Council to write to the Taoiseach, Minister for Finance and the Minister for Social Protection, to prioritise that the carers allowance is no longer means tested after the 2021 budget. Given that the majority of carers are female and the fact that carer’s allowance is means tested a huge amount of women don’t receive any money due to their partners earnings.

This means that women carers are reliant on their husband or partner for financial support with no support from the state. This is a throw back to the 1800’s when women were not recognised by society for their contributions or value to the state. Carers are saving the state millions for this service with no recognition. The carers allowance should be provided to the carer regardless of their partners income, as that is their only means of income.

Why is it that the carers allowance is means tested but the children’s allowance is universal? Is one not as important as the other? I would like the Ministers and the Taoiseach to answer these questions.

I would also like that this motion is circulated to all councils across Ireland to show solidarity and support for all carers.”

It was agreed that this resolution would be circulated to other local authorities.

Yours sincerely,

***Ann Reynolds,
Senior Executive Officer,
Corporate Services Department,
Finance and Support Services Directorate.***

An Roinn Seirbhísí Corparáideach
Stiúthóireacht Airgeadais agus Seirbhísí Tacaíochta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Corporate Services Department
Finance and Support Services Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

26th April, 2021.

Our Ref: April 21-26

Dear Meetings Administrator,

At the April meeting of Clare County Council the members passed the following resolution:

“That Clare County Council ask the HSE and the “Connecting for Life” initiative to pilot a Community Psychiatric Car service in the County. This has been successfully piloted by the NHS in London. The Mental Health Joint Response Car (MHJRC) involves having a Community Psychiatric Nurse and Emergency Medical Technician on call 24/7. The rationale is that people in mental health crises in the community do not often require admission to hospital, rather to address their issues with trained personnel in their own homes. Equally the qualified personnel can also make the call if actual hospital admission is warranted. To date, evaluation of the pilot has proven successful in the UK and a further 7 cars are now in operation.

Currently, Goal four of Connecting for Life, Ireland's national strategy to reduce suicide 2015-2020, aims to enhance accessibility, consistency and care pathways of services for people vulnerable to suicidal behaviour. This motion seeks to enact this in real time in our communities. I also ask for the motion to be circulated to every local authority.”

It was agreed that this resolution would be circulated to other local authorities.

Yours sincerely,

*Ann Reynolds,
Senior Executive Officer,
Corporate Services Department,
Finance and Support Services Directorate.*

An Roinn Seirbhísi Corparáideach
Stiúthóireacht Airgeadais agus Seirbhísi Tacaiochta

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Corporate Services Department
Finance and Support Services Directorate

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

26th April, 2021.

Our Ref: April 21-30

Dear Meetings Administrator,

At the April meeting of Clare County Council the members passed the following resolution:

“That Clare County Council write to the Department of Health and to Minister Stephen Donnelly requesting that Victims of Domestic, sexual and gender-based violence have access to free psychological support and counselling during and after the legal process as required. We request this support be provided bearing in mind that convicted perpetrators have access to these services at least over the duration of sentence. If passed we ask that this motion is shared with all other local authorities for support.”

It was agreed that this resolution would be circulated to other local authorities.

Yours sincerely,

*Ann Reynolds,
Senior Executive Officer,
Corporate Services Department,
Finance and Support Services Directorate.*

**An Roinn Seirbhísí Corparáideach
Stiúirtheacht Airgeadais agus Seirbhísí Tacaíochta**
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Corporate Services Department
Finance and Support Services Directorate**
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Háilín an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland
Tel: 01 205 4700 Fax: 01 210 6969 Web: www.dlrccoco.ie

An Rannóg Gnóthaí Corparáideacha
Corporate Affairs

Secretarial Section
Leonora Earls, A/Director
Corporate Affairs
Marine Road, Dún Laoghaire, Co. Dublin
Direct Tel: 01 2054826
agendamtg@dlrcoco.ie

Stephen Donnelly,
Minister for Health,
Block 1 Miesian Plaza,
50 – 58 Lower Baggot Street,
Dublin 2,
D02 XW14

30th April 2021

Dear Minister,

I wish to advise you that Dún Laoghaire-Rathdown County Council at their meeting held on 28th April 2021 adopted the following resolution:

"That Dún Laoghaire-Rathdown County Council supports the campaign of Epilepsy Ireland to address long-standing issues that continue to impact on people with epilepsy and their families in Ireland today, namely;

1. Access to Free Travel.
2. Provision of Reasonable Accommodations for State Examinations for students with epilepsy.

The Motion to be then sent to the Minister for Health, the Minister for Transport, the Minister for Education, and to other Local Authorities for correspondence purposes."

I would appreciate your comments in this regard.

Yours sincerely

Leonora Earls
A/Director of Service
Corporate Affairs



Comhairle Contae Mhuineacháin Monaghan County Council

39

13 April 2021

To Each Member of the Council

Dear Councillor,

Notice is hereby given, in pursuance of Section 183 of the Local Government Act, 2001 that it is proposed to dispose of land/property as follows:-

Particulars of Proposed Disposal

1. Description of property	Nos. 2 & 3 Thomas Street, Castleblayney
2. Persons from whom the property was acquired	Brendan Irwin and Jacqueline Gilnagh
3. Persons to whom the property is to be disposed of	PCEM Enterprises Ltd.
4. Consideration of sale	€85,000
5. Particulars of any covenants or agreements to have effect in connection with the disposal	<p>The purchaser will, within two (2) years from the date of signing the contract prepare and submit for the approval of the vendor full plans and specifications to make the premises habitable.</p> <p>The purchaser shall within three (3) years from the date of signing the contract carry out the approved works in a proper and workmanlike manner.</p> <p>In the event that the purchaser shall fail to comply with the time limits specified (or any extensions granted by the vendor), the vendor shall have the option to repurchase from the purchaser the premises at the price paid by the purchaser.</p>

Yours faithfully,

Paul Clifford
Director of Economic Planning
and Emergency Services

Fáilteann an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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Local Enterprise Office
047 71818

Seirbhísí Uisce
Water Services
047 30504/30571



To: Corporate Policy Group (April 2021)

Re. Section 183 of Local Government Act, 2001

Sale of Lands at 2 & 3 Thomas Street, Castleblayney, Co. Monaghan

The properties were compulsorily acquired by the local authority under the Derelict Sites Act 1990. No. 2 Thomas Street was vested by the local authority on 8th March 2018. No. 3 Thomas Street was vested by the local authority on 26th December 2017. The proposed sale of lands is for the redevelopment of 2 no. terraced housing units. It is intended that the units will be refurbished to residential use. The lands are zoned as town centre in the Monaghan County Development Plan.

The lands comprise of two folios:

- MN 24637F (Plan Number DMPG1) consisting of 97 square metres (No. 2 Thomas Street) and,
- MN24631F (Plan Numbers 37, 38 and DMQ29) consisting of 103 square metres (No. 3 Thomas Street).

The site areas are highlighted in Map 1 over.

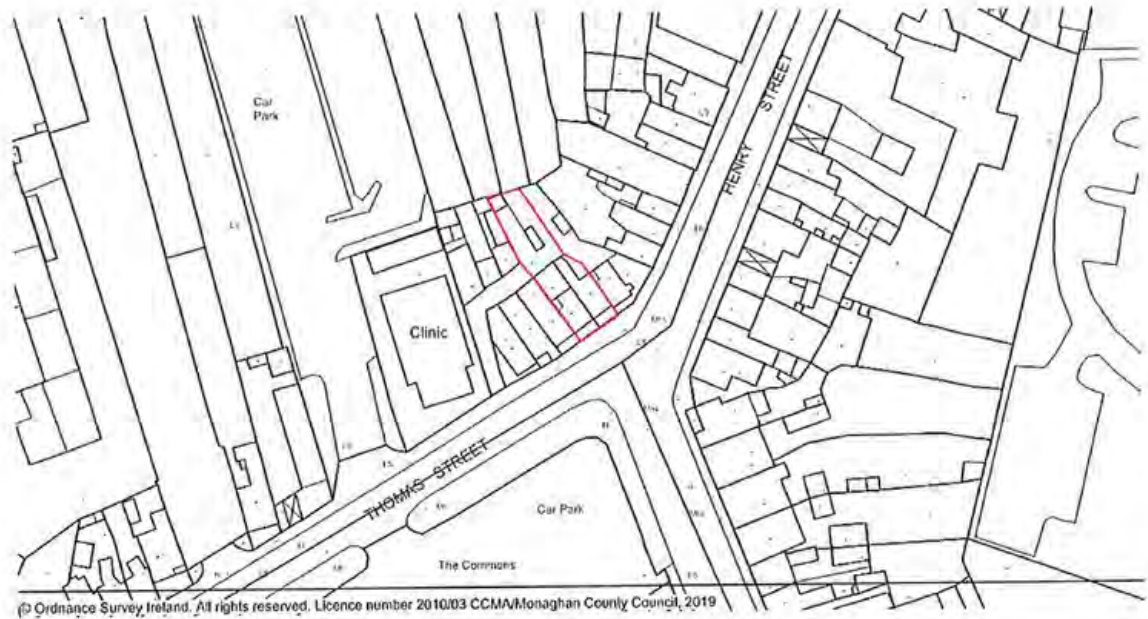
The property lot was released on the open market on 8th June 2018. A recommendation of competitive offers was provided by Sherry Fitzgerald Carroll on 16th July 2018 and updated addendum report on 19th January 2021.

Máire Cullinan

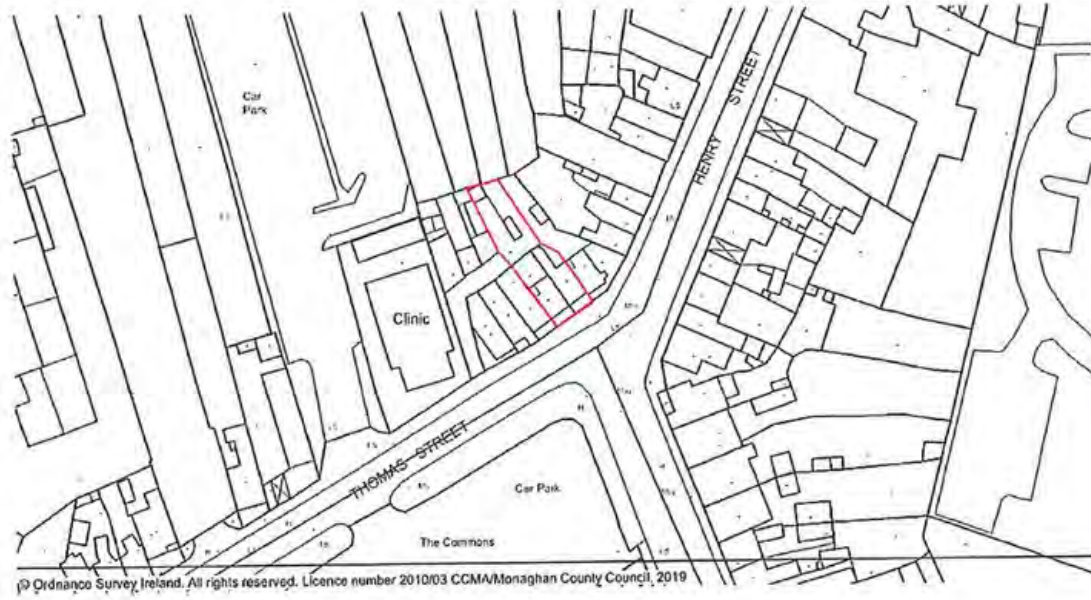
Executive Planner

April 2021

Map 1 Lands subject to section 183 – Nos. 2 & 3 Thomas Street, Castleblayney



Map 1 Lands subject to section 183 – Nos. 2 & 3 Thomas Street, Castleblayney





Comhairle Contae Mhuineacháin Monaghan County Council

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Local Enterprise Office
047 71818

Seirbhísí Uisce
Water Services
047 30504/30571

12th April, 2021

To: **Each Member of the Council**

Dear Sir/ Madam,

Notice is hereby given in the pursuance of Section 183 of the Local Government Act 2001 that it is proposed to dispose of land at Knockroe, Clones Road, Monaghan.

The following are the details of the proposed disposal: -

- | | |
|--|--|
| 1. The Land | 0.01224 hectares in the townland of Knockroe, Monaghan Town. |
| 2. From Whom acquired | Monaghan UDC |
| 3. To be disposed of to | Mr Michael Leonard, Knockroe, Clones Road, Monaghan Town, H18 D586. |
| 4. Consideration proposed in respect of disposal | €1,000 |
| 5. Any covenants, conditions or agreement to have effect in connection With the disposal. | The boundary hedge must be kept in a neat & tidy condition in order to maintain visibility splays for the junction on Oriel Way/N54 Clones Road. |

Monaghan County Council will retain that part of Folio MN14910F measuring 4metres squared from the inside edge of the existing footpath and the boundary pier as marked on the attached map. Map Ref: Land to be retained Highlighted by Magenta Lines. The 4-metre area retained by MCC will facilitate any future development of the pedestrian / cycling network.

The purchaser must erect a fence to enclose his property.

The purchaser will be responsible for the legal & valuation costs associated with the disposal.

Yours faithfully,

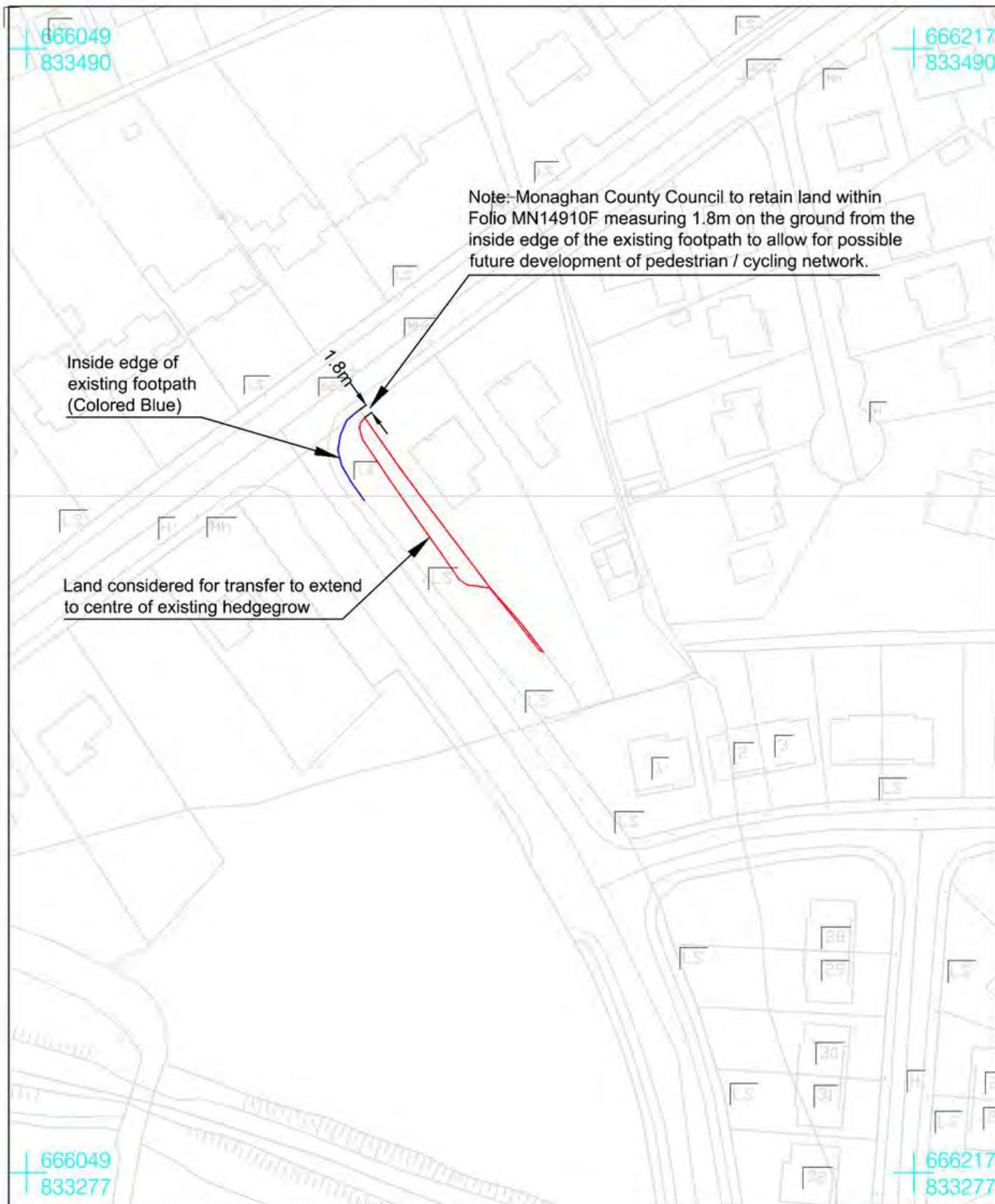
Patricia Monahan,
Director of Services,
Transportation, Community & Rural Development

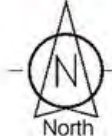

Fáltaíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

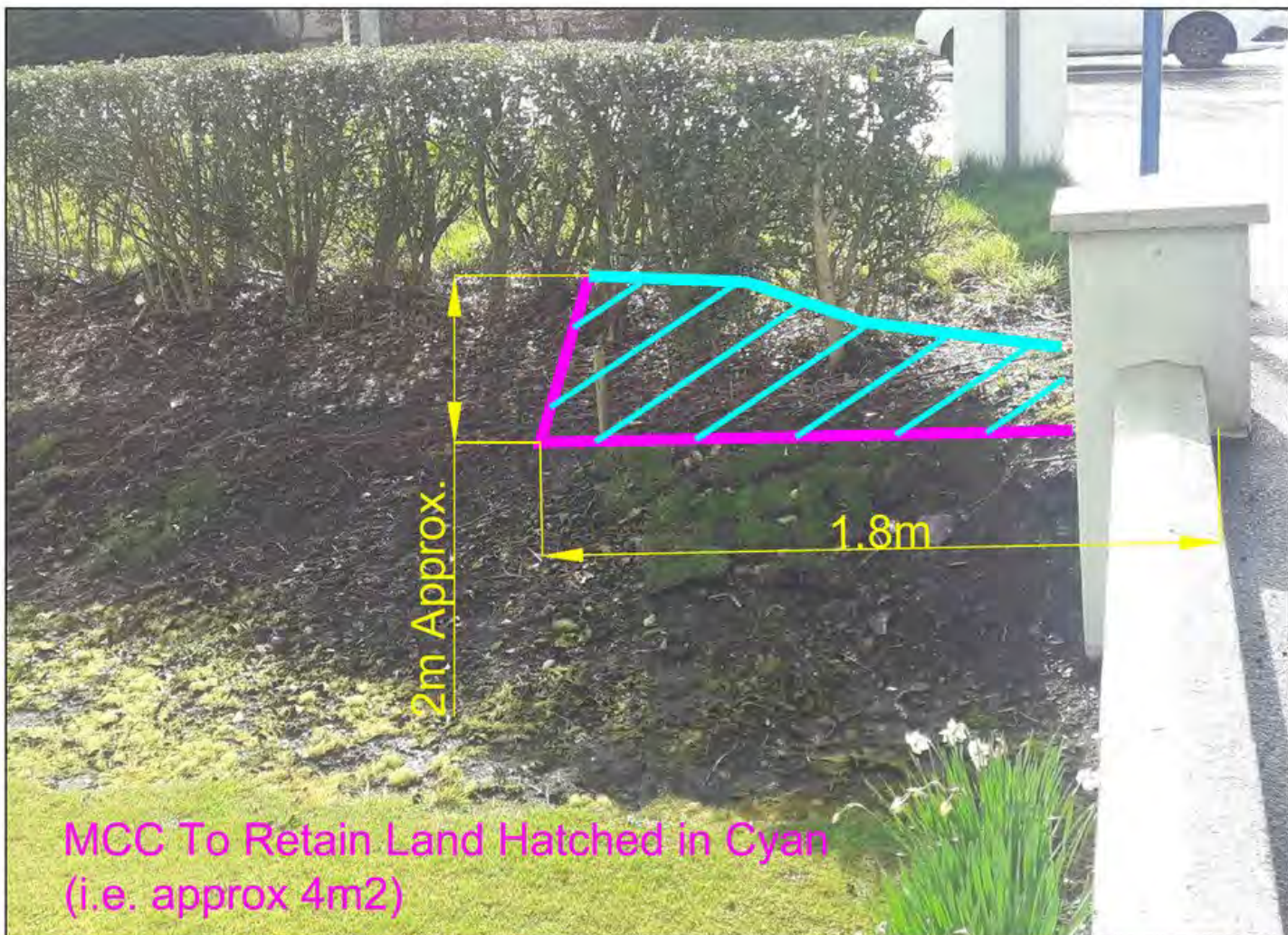
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Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

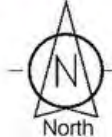
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MONAGHAN COUNTY COUNCIL – LAND ACQUISITION DISPOSAL MAP			 North
MONAGHAN COUNTY COUNCIL REGISTERED LAND (FOLIO MN14910F)			
LAND FOR POSSIBLE DISPOSAL OUTLINED IN RED			 Monaghan County Council
Total area of acquisition marked in red = 0.01224ha. (0.03024ac.)			
Townland: Knockroe	Map: 1095-03, 1095-08	Scale: 1:1000	
© Ordnance Survey Ireland. All rights reserved. Licence number 2010/03CCMA/Monaghan County Council.			Date: 19-03-2021



MONAGHAN COUNTY COUNCIL – LAND ACQUISITION DISPOSAL MAP			 <p>North</p>
LAND TO BE RETAINED – HIGHLIGHTED BY MAJENTA LINES			
Townland: Knockroe	Map: 1095-03, 1095-08	Scale: 1:1000	Signed: David Hamill
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Comhairle Contae Mhuineacháin Monaghan County Council

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047 71818

Seirbhísí Uisce
Water Services
047 30504/30571

Date; 12th April 2021

To: Each Member of the Council

RE: Section 183 Sale of Land at Latlorcan – Access to Callan Site

Dear Councillor

Notice is hereby given in pursuance of Section 183 of the Local Government Act, 2001 that it is proposed to sell a plot of ground situate at; Site for Creche, Latlorcan, Monaghan, County Monaghan. PIR No. 2079.

The Land	Access from adjoining Callan Site at Latlorcan Estate, Castleblayney Road, Monaghan County Monaghan
From Whom Acquired	LATLORCAN DEVELOPMENTS LIMITED
Person to whom land is to be disposed to	Macartan View Limited, Arthurstown, Reaghstown, Co. Louth
Area	0.0102 Hectares (102m ²)
Consideration	€41,000
Conditions of Sale	<ul style="list-style-type: none"> • Portion of Council lands to provide a pedestrian connection from Latlorcan estate. • Right of way over Council lands for pedestrian connection from Dublin Road. • Two wayleaves over Council lands to provide for water and sewer connections.

Notes: Part of Folio MN15005F

Yours faithfully

Cathal Flynn
A/Director of Services

Fálftíonn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.
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Comhairle Contae Mhuineacháin Monaghan County Council

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047 71818

Seirbhísí Uisce
Water Services
047 30504/30571

Date 19th April, 2021

To: Each Member of the Council

RE: Section 183 Sale of Land at Latlorcan for Creche Development

Dear Councillor,

Notice is hereby given in pursuance of Section 183 of the Local Government Act, 2001 that it is proposed to sell a plot of ground situate at; Site for Creche, Latlorcan, Monaghan, County Monaghan. PIR No. 9101.

The Land	Site for Creche at Latlorcan Estate, Castleblayney Road, Monaghan County Monaghan
From Whom Acquired	LATLORCAN DEVELOPMENTS LIMITED
Person to whom land is to be disposed to	Mr. David Flack
Area	0.2163 Hectares
Consideration	€62,500
Conditions of Sale	The Contract for Sale and the Deed will contain the following conditions: The Determinable Fee Simple will terminate and the Purchaser will lose possession of the Site: (a) If the purchaser fails to make an application for Planning Permission for the Crèche on the Site within 18 months of the date of these presents (the date of the signing of the Contract/Deed), or (b) If the Purchaser fails to serve a Commencement Notice on the Building Control Authority and / or fails to commence construction of the Crèche (with Planning Permission) on the Site within 36 months of the date of final grant of Planning Permission and time shall be of the essence in this regard. The Site will return to the ownership of Monaghan County Council if the two conditions above are not complied with.

Notes:

Part of Folio MN15005F

Yours faithfully

Cathal Flynn
A/Director of Services

Fáláinn an tÚdarás Áitiúil roimh chomhfhreagras i nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.
Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

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Latlorcan Creche Site



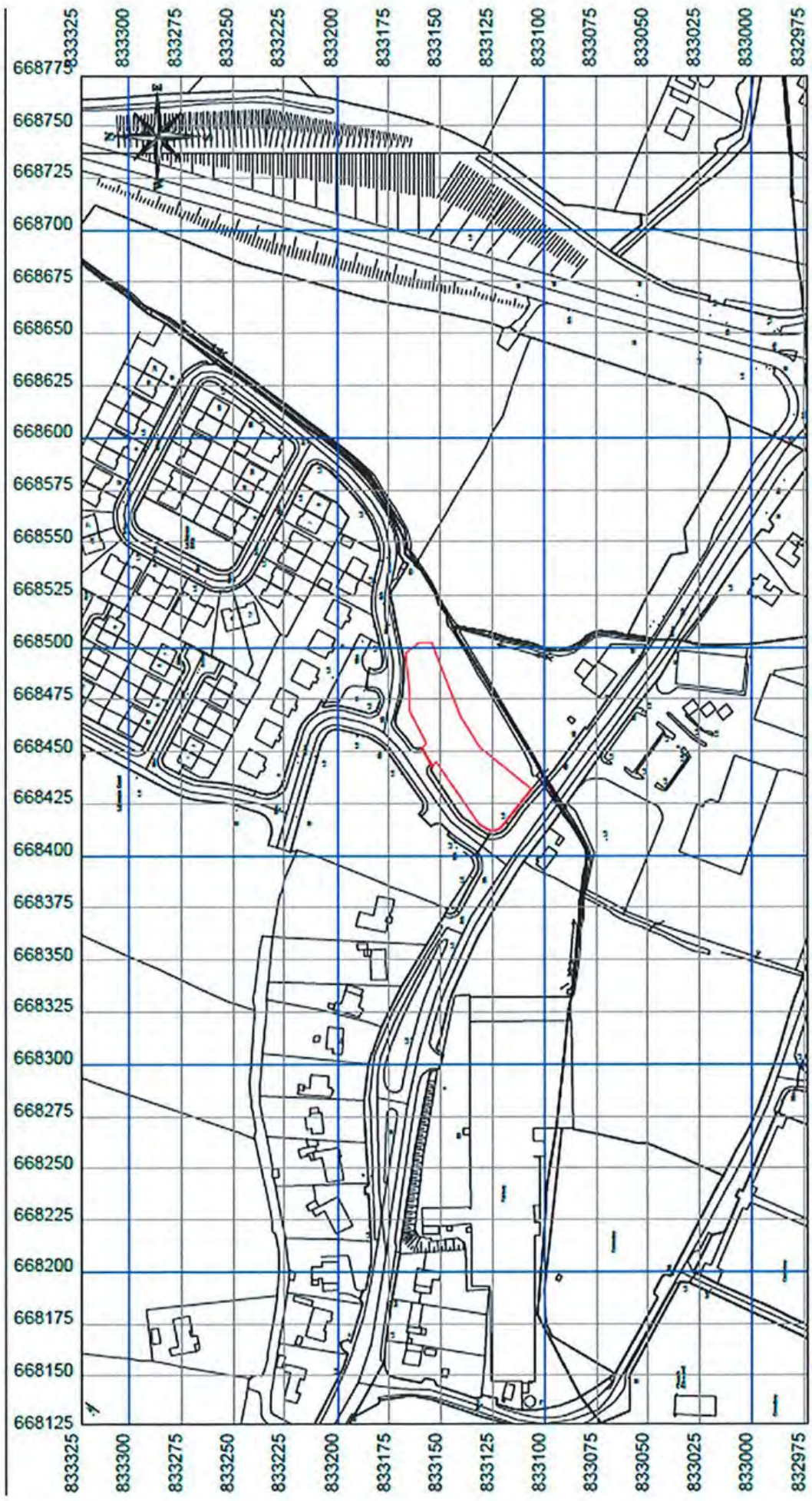
Drawn By:	HMcG
Survey By:	
Date:	22:03:21
Scale:	1:1000

Project: Site Layout

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Comhairle Chontae Mhúchacháin,
 Cill Chóirín,
 Múchachán,
 Co. Duibhlinne,
 Dúchán D47 20500

Monaghan County Council,
 County Office,
 The Courthouse, Monaghan,
 Co. Duibhlinne,
 Phone: 047 20500
 Fax: 047 27720



Right of Way (Yellow) (if applicable)

Drawn By:	
Survey By:	
Date:	23:03:21
Scale:	1:2500

Site Boundary Outlined in Red

Townland:	Latlorcan
Map Sheet's:	1
Area (sq m):	2163m2

Carraig Christian Mhuiríochtaí
 Carraig Christian Mhuiríochtaí
 Carraig Christian Mhuiríochtaí
 Mounaghan County Council
 The Green, Mounaghan
 Phone: 047 30660
 Fax: 047 30776

Project
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**CHIEF EXECUTIVES REPORT
MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT**



Ref No. 21/8001

This report has been prepared in accordance with the provisions of Part VIII of the Planning and Development Regulations 2001 (as amended) and is being submitted to the members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000 (as amended).

Development Description

Pedestrian Safety Scheme at the Margaret Skinnider Roundabout (N54/R867 Roundabout) entering Monaghan Town centre from Clones. The proposed works shall include the following:

- Improved pedestrian facilities on all arms of the Margaret Skinnider Roundabout, including a Zebra Crossing on Market Road (N54) and Park Street (R867) and a signalised pedestrian crossing on the Clones Road (N54);
- Removal of existing uncontrolled crossings on all arms including the uncontrolled crossing on Clones Road adjacent to the entrance to the St. Mary's Boys School;
- Improved roundabout geometry which will include relocation of the central island;
- Reduction of the roundabout circulating carriageway to 4.5m and a 1.5m wide hatched area and provision of a 6m wide overrun apron;
- Amendments to the existing kerb line at the entries and exits to the roundabout to provide reduced entry radii and to promote slower speeds;
- Amendments to the existing splitter islands on all arms of the roundabout;
- Pavement overlay/inlay on the immediate approaches to the roundabout and within the roundabout circulating carriageway;
- Raising of existing chambers and gullies and provision of new gullies where necessary at realigned kerb lines to tie-into the existing drainage provision;
- Undergrounding of some overhead electricity supply cables and subsequent removal of a utility pole within the footpath in the north-eastern quadrant of the roundabout;
- Provision of all regulatory and warning signs and road markings associated with an urban roundabout;
- Upgrading existing pedestrian facilities at the entrance to St. Mary's Boys School through the provision of tactile paving at existing uncontrolled crossing and all associated site works.

Development Address

Mullaghmonaghan, Monaghan Town; roundabout entering the town centre from Clones.

Environmental Impact Assessment

In accordance with Article 81 (ca) and 120 (1B)(b)(i) of the above mentioned regulations, Monaghan County Council, as the competent authority, has concluded from a Screening Determination, based on an examination of the nature, size and location of the proposed development that there is no real likelihood of significant effects on the environment arising from the proposed development and as such has determined that an EIA is not required.

Summary

The proposed development seeks to redevelop the existing roundabout to improve traffic and pedestrian safety.

A notice pursuant to Section 81(1) of the Planning and Development Regulations 2001 (as amended) was published in the *Northern Standard* on the 18th of February 2021. This notice indicated that the Council would duly consider any submissions or observations received during the consultation period.

2No third-party submissions were received during the consultation period. The attached Planning Report outlines the full planning assessment of the proposal, including considerations of the received submissions.

Having considered the proper planning and sustainable development of the area it is recommended that the Elected Members resolve to proceed with the development as proposed in accordance with plans and documentation submitted to the Planning Authority on the 18th of February 2021.



Paul Clifford
Director of Service for Planning

30 April 2021

1.Site Details

The site encompasses the the existing Margaret Skinnider/Magic Roundabout (known formally as the N54/R867 Roundabout) located on the edge of Monaghan Town centre when entering from Clones/the west, together with a portion of adjoining approach roads.



Aerial view of the site

2. Nature and extent of the proposed development and the principal features thereof

Safety amendments/improvements to the roundabout where the N54 National Road intersects with the R867 Regional Road.

- Proposed includes amending the geometry of the entry and exit widths;
- Increasing the roundabout diameter;
- Providing a single lane circulating carriageway;
- Providing an over-run area for HGVs;
- Providing improved kerb lines and splitter islands;
- Increasing the width of the footpaths on Clones Road, Market Road and Park Street at the corner radii in particular;
- Providing pedestrian crossings;
- All necessary road markings and signage.

3. Consultations

MCC Internal

Municipal District (MD) Engineer:	No objections.
Water Services/Irish Water:	No objections.
Environment Section:	No response.

External Consultation

Transport Infrastructure Ireland (TII):	No objections.
An Taisce (re <i>Lake View Terrace</i>):	No response.
DHLGH (re <i>Lake View Terrace</i>):	No response.

4. Evaluation of the likely implications of the proposed development with respect to the proper planning and sustainable development of the area

The proposed development is assessed against the objectives and policies as contained within the Monaghan County Development Plan 2019-2025. The following policies are particularly relevant with respect to the proposed development:

Policy NRP 1, which seeks to protect the traffic carrying capacity of national roads and the level of service they deliver.

Policy NNRP 2, which seeks to carry out improvement works on non-national routes subject to the availability of resources.

Policy NNRP 4, which seeks to carry out improvement works including specific works on bridges, signage, road markings, footpaths, public lighting and traffic management facilities to improve road safety and traffic management.

5. Observations

Pursuant to Section 81(1) of the Planning and Development Regulations 2001 (as amended), a notice was published in the *Northern Standard* on the 18th of February 2021. The last date for submission/observations was the 1st of April 2021. 2No submissions/observations were received:

Submission/observation received from Cllr Sean Conlon, relating to pedestrian safety; could 'pencil' style bollards be incorporated to raise awareness that there are schools in the vicinity.

- The proposed scheme is a safety scheme, funded by Transport Infrastructure Ireland, to address the safety issues identified at the existing Margaret Skinnider (N54/R867) Roundabout. Measures have been proposed to address the safety issues identified, in particular by providing improvements to pedestrian safety at the roundabout by means of improved pedestrian crossings, including a signalised crossing of the N54 Clones Road, and alterations to the layout of the roundabout. It is intended to retain the existing warning signs on the Clones Road, with associated flashing amber beacons, advising drivers of children crossing ahead.

- While it is considered that the provision of the bollards proposed would increase the awareness of drivers travelling on the Clones Road, and that there are schools in the vicinity, it is noted that the primary use of these bollards is normally to deter inappropriate or unsafe parking and also to prevent parking on the footpath causing damage.
- The Safety Review of historical collisions at the junction did not identify safety issues related to parking along the Clones Road approach to the roundabout, however parking does take place on the Clones Road during school opening and closing times but reports of this behaviour indicate that it occurs to the west of the Scoil Mhuire school entrance, and not on the section of the Clones Road between the school entrance and the roundabout.
- The measures in the proposed scheme include retaining the 'zig zag' road markings and the pedestrian guardrails on the approaches to the pedestrian crossing of the Clones Road. The guardrails will be of a 'high visibility' type to ensure driver's approaching the crossing can see a child waiting at the crossing. In addition, public lighting improvements are proposed to improve visibility during the hours of darkness which include school start/end times during the winter months.
- There is a safety concern that the provision of the suggested bollards, with their vibrant colours, could distract drivers from the other information provided by the warning & regulatory signage on the immediate approaches to the proposed signalised pedestrian crossing & the roundabout, and could obscure a driver's view of a child about to commence a crossing.
- It is not proposed to include the suggested bollards in the scheme, however parking along the Clones Road at this location will be monitored post-construction and further measures will be considered if a safety concern is identified.

Submission/observation received from the Sisters of Saint Louis which states that they are supportive of the proposed roundabout and upgrade in the interests of traffic and pedestrian safety. The submission raised matters relating to storm water, notice of commencement of works, pedestrian solution between the roundabout and lakeview road, barrier set back, user safety, hard landscaping and the neighbouring *Lake View* terraced houses (which are protected structures).

The design team have responded to the issues raised:

- The detailed design of the scheme will ensure that surface run-off from the amended roundabout will be collected by drainage measures within the public roadway, and that no discharge from these areas will flow into the *Lake View* terrace. This will be achieved by the provision of 25mm high (vehicle mountable) kerb across the entrance to *Lake View*.
- The crossfall on the footpath at this location will be towards *Lake View* reflecting existing levels & crossfalls, and surface run-off from this footpath will be drained via the existing gullies on *Lake View*.
- It is not proposed to amend the existing direction signs on the approach to the roundabout as part of this scheme, however the request by the Sisters of Saint Louis is considered to be reasonable, and Monaghan County Council can request future amendments to the existing direction signs to be carried out as part of Transport Infrastructure Ireland's (TII) signage maintenance programme.
- All adjacent landowners will be contacted in advance of the works commencing and will be kept informed of the proposed programme and hours of working. It will be a requirement of any works contract that any necessary disruption will be minimised

and that landowners will be given advance notice of any access restrictions (e.g. during construction immediately at the tie-in with *Lake View*).

- Under the proposals vehicular access to *Lake View* will remain largely unchanged. The same footpath paving material is to be continued across *Lake View* and full vehicular access will be maintained as the kerbs will be dished (25mm high mountable kerbs). The proposal, therefore, would have no effect on access to *Lake View* and no safety issue has been identified as part of the independent Stage 1 Road Safety Audit undertaken.
- There is a procedure that allows for the majority of owners to mobilise and make a written request to the Council's Planning Section to have their (finished) estate/development taken in charge by the Council.

6. Environmental Impact Assessment Screening, Appropriate Assessment Screening, Ecological Impact Assessment and Flood Risk Assessment

Environmental Impact Screening

In accordance with Article 120 of the Planning and Development Regulations 2001 (as amended) a preliminary examination of the projection has been carried out and concludes that there is no likelihood of significant effects on the environment arising from the proposed development and, as such, an Environmental Impact Assessment (EIA) is not required.

Appropriate Assessment Screening

Under Article 6(3) of the EU Habitats Directive and Regulation 30 of SI no. 94/1997 "European Communities (Natural Habitats) Regulations" (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. an SAC or SPA) must be subject to an Appropriate Assessment (AA). This requirement is also detailed under Section 177(U) of the Planning and Development Acts (2000-2010).

The site is approximately 13km from the Slieve Beagh SPA and the following AA screening issues pertain:

- Distance from any Natura 2000 site.
- Scale and nature of the proposed development.
- The conservation objectives of Slieve Beagh SPA.
- Development Plan policies in respect of the protection of Natura 2000 sites.
- In-combination effects of the proposed development and plans or projects.

The conservation objective of Slieve Beagh SPA is to maintain or restore the favourable conservation condition of the Hen Harrier. A screening report for AA has been submitted as part of the proposal, which reasonably concludes that a Stage 2 AA is not required. Given the nature of the proposed development and the distance of the site from the Natura 2000 site, there will be no significant effects on the integrity of the Slieve Beagh SPA. In addition, there are no significant pathway connectors in the vicinity.

7. Conclusion

Proposal has been considered in accordance with the relevant provisions of the Monaghan County Development Plan 2019-2025, along with any relevant planning legislation and guidance.

The development would promote road safety benefits to users through the provision of improved footpaths on Clones Road, Park Street and Market Street, particularly at the junction corner radii and the provision of new controlled pedestrian crossings.

The scheme would also reduce vehicle speeds on all arms on the approach to (and when travelling on) the roundabout through the reduction of entry and exit widths, the reduction in the width of the roundabout circulating carriageway and the provision of an over-run area, comprising a 45mm high bull-nosed kerb, for safer HGV movement through the junction.

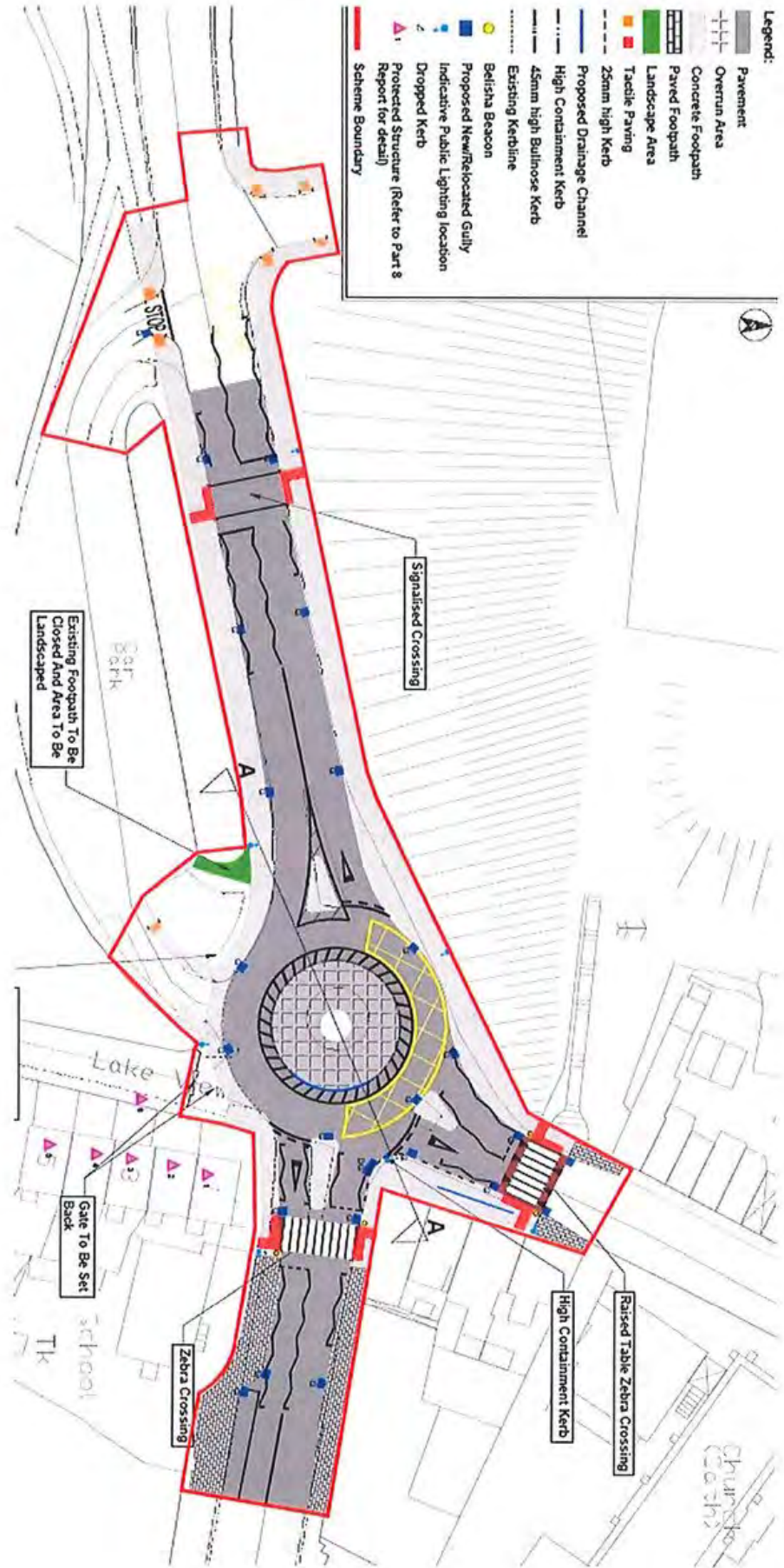
8. Recommendation

Having considered the proper planning and sustainable development of the area it is recommended that the Members resolve to proceed with the development as proposed in accordance with plans and documentation submitted to the Planning Authority on the 18th of February 2021 without any variations or modifications.



Paul Clifford
Director of Services for Planning

30 April 2021



Proposed Site Layout (1:250 @A1)

CHIEF EXECUTIVES REPORT
MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT



Ref No. 21/8002

This report has been prepared in accordance with the provisions of Part VIII of the Planning and Development Regulations 2001 (as amended) and is being submitted to the members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000 (as amended).

Development Description

- Two-storey building of 632sqm for office use and associated facilities
- Provision of car parking, including alterations to the site layout of previously approved application 18/8008
- Development of a new public realm space to north of site
- Erection of accessible ramp and stairs to the north of site and retention of existing public pedestrian route to Fermanagh Street
- Erection of temporary structural support to the adjoining buildings.
- Connection to public sewers and mains supply
- Signage on front elevation and associated site works

Development Address

No 22 Fermanagh Street (Former Cinema Site), Clones, Co. Monaghan

Environmental Impact assessment

In accordance with Article 81 (ca) and 120 (1B)(b)(i) of the above mentioned Regulations, Monaghan County Council, as the competent authority, has concluded from a Screening Determination, based on an examination of the nature, size and location of the proposed development that there is no real likelihood of significant effects on the environment arising from the proposed development and as such has determined that an EIA is not required.

Summary

This application has been prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended) and is being submitted to the members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000 (as amended).

The proposed works are detailed as follows:

- Two-storey building of 632sqm for office use and associated facilities
- Provision of car parking, including alterations to the site layout of previously approved application 18/8008
- Development of a new public realm space to north of site
- Erection of accessible ramp and stairs to the north of site and retention of existing public pedestrian route to Fermanagh Street, adjacent to site
- Erection of temporary structural support to the adjoining buildings.
- Connection to public sewers and mains supply
- Signage on front elevation and associated site works

A notice pursuant to Section 81(1) of the Planning and Development Regulations 2001 (as amended), was published in the Northern Standard. This notice indicated that the Council would duly consider any submissions or observations received during the consultation period.

No third-party submissions or observations were received during the consultation period.

The attached report outlines the full planning assessment of the proposal.

Having considered the proper planning and sustainable development of the area, it is recommended that the Members resolve to proceed with the development as proposed in accordance with plans and documentation submitted to the Planning Authority on the 25 February 2021.



Paul Clifford
Director of Service for Planning

30 April 2021

1. Site Details

The subject site, denoted in red on map below, is located within the settlement of Clones, a Tier 4 Settlement, as designated in the Monaghan County Development Plan 2019-2025.

The site has an area of 0.0984Ha, located at the Former Cinema Site, 22 Fermanagh Street, Clones. The site is currently vacant with only minor residual walls remaining from previously demolished cinema building (Luxor Cinema).

The site is bounded by former retail buildings to the north-west and south-east, and to the north by the carpark and curtilage of Clones Library. A pedestrian walkway to the north-west of the site is separated from the site by a fence.

The site levels on Fermanagh Street increase from north-west to south-east with staggered roof lines evident.



The site is zoned 'Town Centre' in the Clones Town Development Plan 2019-2025, as identified on Map CDP1 in MCDP 2019-2025.



Town Centre zoning denoted in violet



Site notices in place on 16 March 2021



Application site

2. Observations

The last date for observations was 8/4/2021. No submissions received.

3. Consultation

MCC Internal

MD:	Report dated 12 April 2021.	No objection
Roads:	Report dated 9 March 2021.	No objection
Environment:	Report dated 16 April 2021.	No objection
Water:	Report dated 4 March 2021.	No objection
Fire Authority:	Report dated 10 March 2021.	No objection

Consultees

Irish Water:	Report dated 8 April 2021.	No objection
DoECLG:	No response	
An Taisce:	No response	

4. Site History

Site of the former cinema building (Luxor Cinema).

5. Evaluation of the likely implications of the proposed development with respect to the proper planning and development of the area

Supporting Documentation Submitted

- Planning Statement dated 25 March 2021 prepared by Craft Studio Architecture
- Design Approach Statement prepared by Craft Studio Architecture
- Foul and Surface Water Calculations prepared by Traynor Consulting Engineers
- Environmental Impact Assessment Screening Report, dated 8 February 2021 prepared by Flynn Furney Environmental Consultants
- Appropriate Assessment Screening Report, dated 8 February 2021, entitled 'Fermanagh Street Business Hub' prepared by Flynn Furney Environmental Consultants

Relevant Monaghan County Development Plan 2019-2025 Policy

Chapter 2.3.7	Clones
Chapter 4	Economic Development
Chapter 13	Clones Settlement Plan
Chapter 15	Development Management
Section 15.2	Urban Design in Towns and Villages
Section 15.7	Multi-Unit Residential Developments
Section 15.8	Public and Private Open Space Standards
Section 15.28	Car Parking Standards
Table 15.6	Car Parking Standards

Relevant Policy/ Objectives of the County Development Plan relating to Clones

Clones Settlement Plan Strategic Objective	
CSSO 1	To promote and develop Clones as a service town to create self-sufficient sustainable and vibrant community which will act as a local development and service centre for the border catchment and the west Monaghan hinterland

Regeneration Objective	
CPO 1	To support the aims of the Clones Regeneration Partnership (CRP) with an objective to reverse the economic and social decline of the town and provide an improved quality of life for the people of Clones and its hinterland population.

Clones Town Centre Objectives	
CPO 2	To prioritise development on brownfield lands and derelict sites and incentivise such development.
CPO 3	To regenerate the town centre as a residential, retail and services centre, with particular emphasis on Fermanagh Street and the Diamond and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.

Industry, Enterprise and Employment objective	
CPO 4	To promote the location of start-up enterprises within Clones Town.

The site is zoned 'Town Centre' in the Clones Town Development Plan 2019-2025, as identified on Map CDP1 in MCDP 2019-2025.

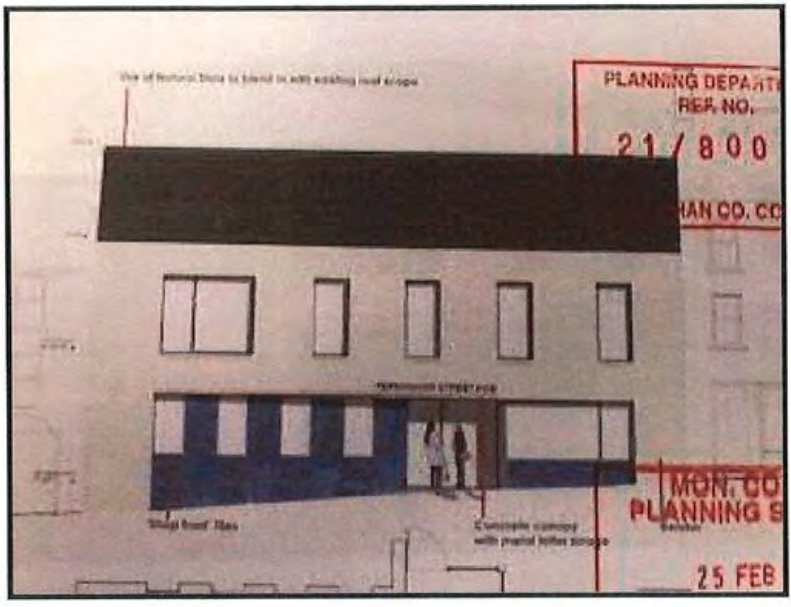
The Zoning Objective A- 'Town Centre' is *"to provide, protect and enhance town centre facilities and promote town centre strengthening"*. Principal permitted land use will be town centre related uses including retail, residential, commercial, social uses, cultural uses, medical/health uses, hotels, pubs, restaurants and other similar type uses.

Proposed Use

The proposed office and ancillary use, car parking and public realm is consistent with the provisions of the town centre zoning

Building Design & Finishes

The scale and mass, roof profile and height, materials, fenestration, proportions, FFLs and boundaries comply with the provisions of the Monaghan County Development Plan 2019-2025.



Elevation onto Fermanagh Street





Elevation onto Library Plaza

Car Parking

The proposed car parking layout includes alterations to the site layout of previously approved application 18/8008. Parking provision is consistent with the provisions of the Monaghan County Development Plan 2019 - 2025

Public Realm and accessibility

The existing public pedestrian route to Fermanagh Street, adjacent to the subject site, is retained.

It is proposed to develop a new public realm space, including a new accessible ramp and soft landscaping, to the north of site, which will:

- (a) provide new inclusive routes for wheelchair users and less abled
- (b) create an inclusive pleasant space that also addresses the library plaza
- (c) link the existing rich network of public spaces and places around Clones Town.

The proposed new external terrace overlooking the library plaza also addresses the nature of the library.

6. Environmental Impact Assessment Screening and Appropriate Assessment Screening

EIA Screening

EIA Screening

The Planning Authority accepts the findings of the submitted Environmental Impact Assessment Screening Report, dated 8 February 2021, as prepared by Flynn Furney Environmental Consultants as follows (summarised):

- the characteristics of the proposed development would not be considered likely to have significant effects on the environment
- there will be no significant direct or indirect impacts by virtue of the location of the proposed development on the receiving environment
- the type and characteristics of the potential impacts would not be considered significant
- no significant cumulative impacts are considered likely
- the proposed works are a sub-threshold development
- no specific requirement for a full Environmental Impact Assessment of the proposed development

Appropriate Assessment Screening

Under Article 6(3) of the EU Habitats Directive and Regulation 30 of SI no. 94/1997 "European Communities (Natural Habitats) Regulations" (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. an SAC or SPA) must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177(U) of the Planning and Development Acts (2000-2010).

Policy HLP13 of MCDP 2019-2025 states

"To resist development in or adjacent to any Natura 2000 site (SPA or SAC) where it would result in the deterioration of that habitat or any species reliant on it. The onus will be on the developer to demonstrate that any such development will not adversely impact on the qualifying interest of such

sites subject to the preparation of an appropriate assessment exercise under the provisions of the EU Habitats Directive”

The site is located within 15km of 6no. Natura 2000 Sites:

- Kilroosky Lough SAC
- Sliabh Beagh SPA and SAC (UK)
- Magheraveely Marl Loughs SAC (UK)
- Lough Oughter and Associated Loughs SAC (UK)
- Sliabh Beagh-Mullaghfad-Lisnaskea SPA (UK)

The Planning Authority accepts the findings of the submitted Appropriate Assessment Screening Report, dated 8-2-2021, as prepared by Flynn Furney Environmental Consultants, as follows (summarised):

- No impacts are likely as a result of the proposed works on the conservation objectives of overall integrity of any Natura 2000 Site
- The proposed project does not require Appropriate Assessment

Having regard to cumulative effects of both the proposed development and any other plan or project, it is the opinion of the Planning Authority that the development is not of a nature or scale to have any significant effects on the integrity the above mentioned or any other Natura 2000 sites and therefore a Stage 2 Appropriate Assessment is not required in respect of this project.

7. Conclusion

This application relates to a business hub development and is assessed against the relevant provisions of Monaghan County Development Plan 2019-2025 and relevant Guidelines. The design of the proposed development is considered to comply with the design quality safeguards as outlined in Monaghan County Development Plan 2019-2025 and relevant Guidelines.

The proposed Business Hub on Fermanagh Street will act as a catalyst for regenerating the entire town by injecting a renewed vibrancy and population back into the town centre. In addition, a long-derelict site will be redeveloped and the integrity of the streetscape will be restored.

The Planning Authority is satisfied that the proposed development is sensitively designed, is compatible with the character of Clones, and is appropriate in terms of the proposed use, scale, layout, and materials, and would have a positive impact on Fermanagh Street.

The proposed development accords with the provisions of Monaghan County Development Plan 2019-2025, relevant Guidelines, and the proper planning and sustainable development of the area.

8. Recommendation

Having considered the proper planning and sustainable development of the area it is recommended that the Members resolve to proceed with the development as proposed in accordance with plans and documentation submitted to the Planning Authority on the 25th February 2021.



Paul Clifford
Director of Services for Planning

30 April 2021

CHIEF EXECUTIVES REPORT
MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT



Ref No. 21/8003

This report has been prepared in accordance with the provisions of Part VIII of the Planning and Development Regulations 2001 (as amended) and is being submitted to the members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000 (as amended).

Development Description

- infilling of lands and raising of ground levels using imported inert material consisting of natural excavated sub-soil and stones and builder's rubble to a depth of approximately 1-2 metres over an area of 0.423Ha and all associated site works and site access road.
- The land will be infilled with imported inert material not exceeding 25,000 tonnes.
- This development will require a Certificate of Registration in accordance with the Waste Management (Facility Permit and Registration) Regulations 2007, as amended.

Development Address

Townlands of Monantin & Creevagh, Ballybay, Co. Monaghan

EIA

In accordance with Article 81 (ca) and 120 (1B)(b)(i) of the above mentioned regulations, Monaghan County Council, as the competent authority, has concluded from a Screening Determination, based on an examination of the nature, size and location of the proposed development that there is no real likelihood of significant effects on the environment arising from the proposed development and as such has determined that an EIA is not required.

Summary

This application has been prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended) and is being submitted to the members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000 (as amended).

The proposed works are detailed as follows:

- infilling of lands and raising of ground levels using imported inert material (not exceeding 25,000 tonnes) consisting of natural excavated sub-soil and stones, and builder's rubble to a depth of approximately 1-2 metres over an area of 0.423Ha and all associated site works and site access road.

A notice pursuant to Section 81(1) of the Planning and Development Regulations 2001 (as amended), was published in the Northern Standard. This notice indicated that the Council would duly consider any submissions or observations received during the consultation period.

No third-party submissions or observations were received during the consultation period.

The attached report outlines the full planning assessment of the proposal.

Recommendation

Having considered the proper planning and sustainable development of the area, it is recommended that the Members resolve to proceed with the development as proposed in accordance with the plans and documentation submitted to the Planning Authority on the 11 March 2021.



Paul Clifford
Director of Service for Planning

3 April 2021

1. Site Details

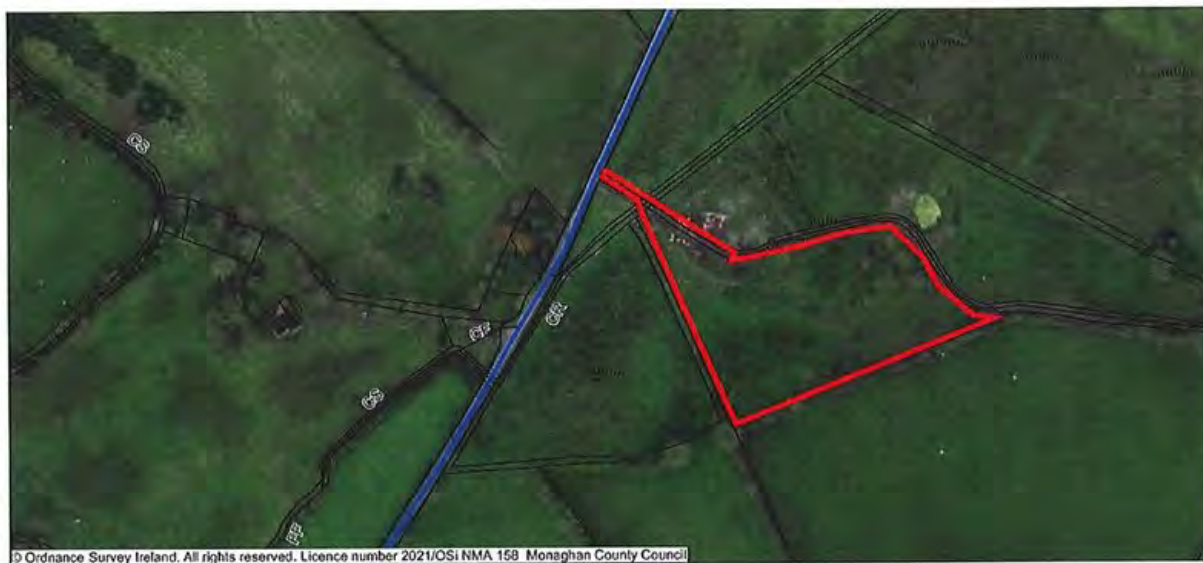
The subject site, denoted in red on map below, has an area of 0.423HA, and is located in the Townlands of Monantin & Creevagh, Ballybay, Co. Monaghan.

Existing boundary fences/hedges define the subject site.

The proposed infill area is located in a slight depression at the base of a drumlin to the south of the site.

The site is accessed via an existing domestic access from the local tertiary road.

The subject site is located in a "Category 2- Remaining Rural Area" as per Monaghan County Development Plan 2019-2025.





Site Notice was in place on 30-3-2021.



2. Observations

The last date for observations was 22 April 2021. No submissions were received.

3. Consultation

MCC Internal

MD: Report dated 12 April 2021. No objection
 Environment: Report dated 30 April 2021. No objection
 Heritage: No response
 No other internal referrals

Consultees

DoECLG: No response
 An Taisce: No response
 No other Consultee referral

4. Planning Permission Site History

Planning permission ref: 17/250

Planning permission granted on 13 October 2017 to erect a single storey dwelling with a detached domestic garage including a proprietary wastewater treatment system & polishing filter plus associated site works.

The access lane to the dwelling granted under this permission is included within the subject site.

5. Evaluation of the likely implications of the proposed development with respect to the proper planning and sustainable development of the area

Relevant Monaghan County Development Plan 2019-2025 Policy

Section 8.11 Water Protection Policies: Policy WPP11

Section 15.273 Road Access Standards

Section 6.7 Appropriate Assessment

Background Information

- Monaghan County Council placed an advertisement in the Northern Standard requesting submissions from interested landowners for sites that may be suitable for deposition of surplus excavated material
- The landowner made a submission on the subject site
- The Environment Section inspected the site and deemed it suitable for deposition of surplus excavated material subject to obtaining planning permission and a Certificate of Registration under the Waste Management Act 2006 and Waste Management Regulations 2007 (as amended)

Supporting Documentation

- Planning Permission and Certification of Registration for disposal of clay and soil on the subject property, signed by the landowner on 24 March 2021 and Ballybay Clones MD Engineer
- Drawing Nos QED 1 (Site Location Map), QED 2 (Site Layout Plan) and QED 3 (Cross Sections), as prepared by QED Engineering
- Planning Statement, as prepared by QED Engineering
- EIA Screening Report, as prepared by QED Engineering
- Appropriate Assessment Screening Report (Stage 1), as prepared by QED Engineering
- Ecological Impact Assessment, as prepared by HYDREC Environmental Consulting
- Site Specific Flood Risk Assessment, as prepared by HYDREC Consulting

Proposed development (summarised)

- Planning Permission sought for 10 years
- Proposed to infill lands and raise ground levels with inert materials
- Type of inert wastes to include soil, stones, concrete and brick as per Class 5 and Class 6 of the Waste Management (Facility Permit and Registration) Regulations 2007 (as amended)
- Most areas will be filled 1-2m in depth
- 11000-12000 tonnes to complete the site infill (less than 25000 tonnes)
- Haulage trucks will bring the waste to the site from within 10-20km and place layers on the infill area
- Predicted 1-2 deliveries per day (over 10 years)
- Operating hours: 8am-6pm Monday- Friday and 8am-2pm Saturday
- Monaghan County Council will hold a key to access the site for deliveries
- The site will be securely locked at all other times to prevent unauthorised access
- 5m buffer zone between the proposed infill works and the drainage ditch (along the western and northern boundary)
- Inert materials will not give rise to excessive dust emissions
- 5-10 years to complete the infilling of the site based on the availability of infill materials in the vicinity of the site
- On completion, the site will be restored to agricultural grassland with subsoil, topsoil and grass and fenced off

6. Environmental Impact Assessment Screening, Appropriate Assessment Screening, Ecological Impact Assessment and Flood Risk Assessment

EIA Screening

The Planning Authority accepts the findings of the submitted Environmental Impact Assessment Screening Report, dated February 2021, as prepared by QED Engineering as follows (summarised):

- The proposed project does not comprise a mandatory class of project specified in either Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended)
- The project relates to the recovery of inert material for the improvement of agricultural land
- The proposed development was deemed to be a sub-threshold development assessed in accordance with Schedule 7 of the Planning and Development Regulations 2001 (as amended)
- It is determined from the EIA Screening that there will be no likely significant effects on the environment as a result of the proposed infilling works
- It is considered that an EIAR is not required for the proposed infilling works at the subject site

Appropriate Assessment Screening

The Planning Authority accepts the findings of the submitted Appropriate Assessment Screening Report, dated 10-9-2021, as prepared by QED Engineering, as follows (summarised):

- Subject site is not within 15km of Natura 2000 Sites
- No potential pathway for impacts
- The proposed project does not require Appropriate Assessment

Having regard to cumulative effects of both the proposed development and any other plan or project, it is the opinion of the Planning Authority that the development is not of a nature or scale to have any significant effects on the integrity the above mentioned or any other Natura 2000 sites and therefore a Stage 2 Appropriate Assessment is not required in respect of this project.

Ecological Impact Assessment

The Planning Authority accepts the findings of the submitted Ecological Impact Assessment, dated 6 March 2021, as prepared by HYDREC Environmental Consulting, as follows (summarised):

- Adherence to the mitigation measures will result in negligible negative residual impacts
- Residual impacts will not result in any significant effects on the important ecological features/receptors within the Zone of Influence of the project

Site Specific Flood Risk Assessment

The Planning Authority accepts the findings of the submitted Ecological Impact Assessment, dated 9 March 2021, as prepared by HYDREC Environmental Consulting, as follows (summarised):

- It is recommended that the access laneway culvert is upgraded from the existing 0.5m diameter pipe culvert to a 1.1m diameter culvert
- Subject to the above, the proposed infill site will not be at risk from flooding nor will the infilling activities exacerbate flooding in the immediate vicinity of the site

7. Conclusion

The Planning Authority has considered the reports from the various internal departments in the assessment of this Part 8 application.

The proposed development accords with the provisions of Monaghan County Development Plan 2019-2025, Ministerial Guidelines, and the proper planning and sustainable development of the area.

8. Recommendation

Having considered the proper planning and sustainable development of the area it is recommended that the Members resolve to proceed with the development as proposed in accordance with plans and documentation submitted to the Planning Authority on the 11th March 2021 with no variations or modifications.



Paul Clifford
Director of Services for Planning

30 April 2021

CHIEF EXECUTIVES REPORT
MONAGHAN COUNTY COUNCIL
PLANNING AND DEVELOPMENT



Ref No. 21/8004

This report has been prepared in accordance with the provisions of Part VIII of the Planning and Development Regulations 2001 (as amended) and is being submitted to the members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000 (as amended).

Development Description

- The construction of a concrete hard-standing area, weighbridge and wheel wash facilities for the purpose of reception, storage and transfer of inert waste by the local authority, where the annual intake does not exceed 10,000 tonnes, and (a) the maximum amount of waste dispatched from the facility for onward transport and disposal does not exceed 1,500 tonnes per annum, and (b) a period of storage of waste for disposal does not exceed 30 days.
- This development will require a Certificate of Registration in accordance with the Waste Management (Facility Permit and Registration) Regulations 2007, as amended.

Development Address

Townland of Lislanly, Castleblayney, Co. Monaghan.

Environmental Impact Assessment

In accordance with the provisions of Article 81 (ca) and 120 (1B)(b)(i) of the above mentioned regulations, Monaghan County Council, as the competent authority, has concluded from a Screening Determination, based on an examination of the nature, size and location of the proposed development that there is no real likelihood of significant effects on the environment arising from the proposed development and as such has determined that an EIA is not required.

Summary

This application has been prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended) and is being submitted to the members of Monaghan County Council in the course of compliance with Section 179 of the Planning & Development Act 2000 (as amended).

The proposed works are detailed as follows:

- construction of a concrete hard-standing area, weighbridge and wheel wash facilities for the purpose of reception, storage and transfer of inert waste by the local authority, where the annual intake does not exceed 10,000 tonnes, and (a) the maximum amount of waste dispatched from the facility for onward transport and disposal does not exceed 1,500 tonnes per annum, and (b) a period of storage of waste for disposal does not exceed 30 days.

A notice pursuant to Section 81(1) of the Planning and Development Regulations 2001 (as amended), was published in the Northern Standard. This notice indicated that the Council would duly consider any submissions or observations received during the consultation period.

No third-party submissions or observations were received during the consultation period.

The attached report outlines the full planning assessment of the proposal.

Recommendation

Having considered the proper planning and sustainable development of the area it is recommended that the Members resolve to proceed with the development as proposed in accordance with plans and documentation submitted to the Planning Authority on the 11-3-2021.



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1. Site Details

The subject site, denoted in red on the map below, has a site area of approximately 0.8 hectares and is located in the townland of Iislanly, approximately 3 miles from Castleblayney.

The subject site is located in a "Category 2-Remaining Rural Area" as per Monaghan County Development Plan 2019-2025. It is accessed from the LP03410 Local Primary road and is situated between the LP03410 and the Castleblayney bypass (N2).

Existing established hedgerows define the western southern and eastern boundaries of the site and a 2.4m security fence and existing site entrance define the eastern boundary. The site is generally flat throughout and slightly below the level of the adjoining LP03410.

The site is currently used by Monaghan County Council as a storage facility for salt and as a reception, storage and transfer facility for inert waste. It currently has a 1500 tonne capacity salt barn with concrete apron surround on the western portion of the site.

A dwelling is located adjacent and south east of the site and there are four other dwellings located to the north/north east more than 100 metres away.

Aerial view of site



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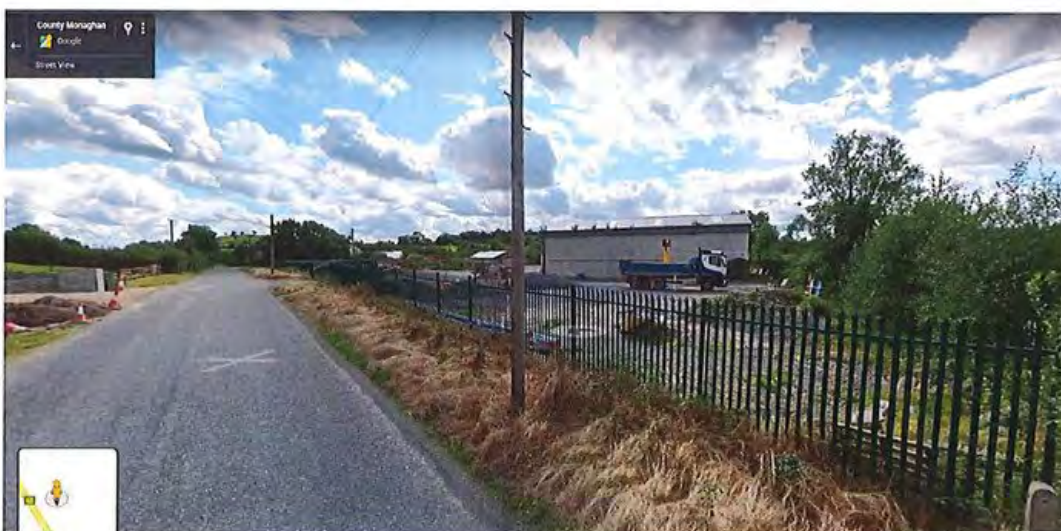
Site Notice in place on 09 April 2021.



Google street view image of site from south east (August 2019)



Google street view image of site form northwest (August 2019)



2. Observations

The last date for observations was 22 April 2021. No submissions were received.

3. Consultation

MCC Internal

Roads Section:	Report dated 20-4-2021.	No objection
Environment:	Report dated 30-3-2021.	No objection
MD:	No response.	

Consultees

Irish Water: No objections

4. Site History

10/8001:

Monaghan County Council (Part VIII application). Development consisting of construction of a reinforced concrete Salt Barn with storage capacity for 1500 tonne of salt, construction of concrete apron surround, access road and all associated site works. Granted (conditional).



View from within site of existing salt barn and associated yard area (09 April 2021)

5. Evaluation of the likely implications of the proposed development with respect to the proper planning and development of the area

Supporting Documentation

- Drawing No.'s QED 1 (Site Location Map), QED 2 (Site Layout Plan) and QED 2 Rev 1 (Site layout Plan and wheel wash dimensions) prepared by QED Engineering.
- Planning Statement, prepared by QED Engineering.
- EIA Screening Report, prepared by QED Engineering.
- Appropriate Assessment Screening Report (Stage 1), prepared by QED Engineering

Proposed development (summarised)

- The site will accept inert waste from local authority sources for temporary storage and onward transfer under class 10, Third Schedule, Part 2 of the waste Management (Facility Permit and Registration) Regulations 2007, as amended.
- Types of inert wastes shall include soil, stones, concrete, brick, tiles & ceramics, bituminous mixtures, aluminium, iron & steel, tin, street cleaning residues and end of life tyres.
- The total annual intake of waste shall not exceed 10,000 tonnes.
- The maximum amount of waste dispatched from the facility for onward transport and disposal shall not exceed 1,500 tonnes per annum.
- The period of storage of waste for disposal will not exceed 30 days.
- All waste will be handled and stored on the proposed concrete hardstanding area.
- Inert waste will be brought to the site by authorised hauliers that hold a Waste Collection Permit and will be placed in the designated waste storage area.
- It is projected that there will be 1-2 deliveries per day on average.
- All loads will be checked and recorded.
- The height of stockpiles will not exceed 2 metres.
- Operating hours will be 8am-4.30pm, Monday-Friday.
- The site will be securely locked at all other times to prevent unauthorised access.
- Access will be via an existing established access with 90m sightlines and setback distance of 2.4 metres in accordance with Monaghan County Development Plan 2019-2025, Section 15.27 Road Access standards and Appendix 13 (Access Details).
- To mitigate against dust emissions arising from lorry movements and offloading and loading of inert waste, a wheel wash facility is proposed (see Drawing QE2).
- An existing 2.5 metre high acoustic barrier and screen planting along the eastern boundary will mitigate against noise emissions arising from lorry and digger(occasional) movements at the site.
- There is no record of flooding at or in the immediate vicinity of the site.
- A drainage channel on the perimeter of the proposed concrete hardstanding area will collect falling stormwater and direct same to a proposed silt trap oil interceptor prior to outfall.
- Existing natural site boundaries are well defined on the ground and their continued maturation will help screen the site from the adjoining roads network over time.
- Additional planting along the northern roadside boundary (as per condition 1 of Planning Permission 108001) will further assist screening of the site.

Relevant Monaghan County Development Plan 2019-2025 Policy

Section 8.11 Water Protection Policies: Policy WPP11

Section 15.273 Road Access Standards

Section 6.7 Appropriate Assessment

6. Environmental Impact Assessment Screening and Appropriate Assessment Screening

EIA Screening

The Planning Authority accepts the findings of the submitted Environmental Impact Assessment Screening Report, received 11th March 2021, prepared by QED Engineering as follows (summarised):

- The proposed project relates to the reception, temporary storage and onward transfer of waste materials arising from works carried out by Monaghan County Council
- The proposed project does not comprise a mandatory class of project specified in either Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended)
- The proposed development was deemed to be a sub-threshold development assessed in accordance with Schedule 7 of the Planning and Development Regulations 2001 (as amended)
- It is determined from the EIA Screening that there will be no likely significant effects on the environment as a result of the proposed infilling works.
- It is considered that an EIAR is not required for the proposed infilling works at the subject site

Appropriate Assessment Screening

The Planning Authority accepts the findings of the submitted Appropriate Assessment Screening Report, dated 29-10-2020 prepared by QED Engineering, as follows (summarised):

- Subject site is not within 15km of Natura 2000 Sites
- No potential pathway for impacts
- The proposed project does not require Appropriate Assessment.

Having regard to cumulative effects of both the proposed development and any other plan or project, it is the opinion of the Planning Authority that the development is not of a nature or scale to have any significant effects on the integrity the above mentioned or any other Natura 2000 sites and therefore a Stage 2 Appropriate Assessment is not required in respect of this project.

7. Conclusion

The Planning Authority has considered the reports from the various internal departments in the assessment of this Part 8 application.

The proposed development accords with the provisions of Monaghan County Development Plan 2019-2025, relevant Guidelines, and the proper planning and sustainable development of the area.

8. Recommendation

Having considered the proper planning and sustainable development of the area it is recommended that the Members resolve to proceed with the development as proposed in accordance with plans and documentation submitted to the Planning Authority on the 11th March 2021 with no variations or modifications.



Paul Clifford
Director of Service for Planning

30 April 2021



**Report on the Proposed Deletion of No. 10 Dublin Street, Monaghan Town from the Record of Protected Structures for County Monaghan
RPS registration number 41001071**

**Section 55 of the Planning and Development Act 2000
(as amended)**

April 2021

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1.0 Executive Summary

1.1: This report has been prepared in accordance with Section 55 of the Planning and Development Act 2000 (as amended).

1.2: It is proposed to delete No.10 Dublin Street from the Record of Protected Structures for County Monaghan. A public notice in accordance with Section 55(1)(a) of the Planning and Development Regulations 2001 (as amended), was published in the Northern Standard on 14th January 2021, with submissions and observations from the public invited on the proposed deletion, up to, and including Thursday 25th February 2021. The relevant documentation, including a conservation architect's report was made available for inspection on the County Council website. This notice indicated that the Council would duly consider any submissions or observations received during the consultation period. Three submissions were received during the public consultation period and a submission from the Department for Housing, Local Government and Heritage was also received. A detailed response has been provided to each issue raised. The attached report outlines the full planning assessment of the proposal.

1.3: Having considered the relevant documentation and submissions received it is recommended that the Elected Members resolve to proceed with the deletion of the building from the Record of protected Structures as proposed.



Adrian Hughes

Senior Planner

Monaghan County Council

2.0 Introduction

2.1: The principle mechanism for the statutory protection of architectural heritage is via inclusion of buildings within the Record of Protected Structures (RPS). The RPS identifies and provides positive recognition of buildings of special architectural, historical, artistic, cultural, scientific, social or technical interest.

2.2: Part IV of the Planning and Development Act 2000 (as amended) allows a Planning Authority to review its RPS on a continual basis. The RPS may be amended by the addition or deletion of entries independently of the development plan review process in accordance with Section 55 of the Planning and Development Act 2000 (as amended).

3.0: Legislative Context

3.1: Section 54(1) of the Planning and Development Act 2000 states that *"A planning authority may add to or delete from its record of protected structures a structure, a specified part of a structure or a specified feature of the attendant grounds of a structure, where—*

(a) the authority considers that—

(i) in the case of an addition, the addition is necessary or desirable in order to protect a structure, or part of a structure, of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, whether or not a recommendation has been made under section 53, or

(ii) in the case of a deletion, the protection of the structure or part is no longer warranted, and

(b) the addition or deletion is made when making a development plan under Part II or in accordance with section 55.

3.2: The making of an addition to, or a deletion from, a record of protected structures is a reserved function and section 55(1) of the Planning and Development Act 2000 states that *"A planning authority which proposes, at any time other than in the course of making its development plan under Part II, to make an addition to or a deletion from its record of protected structures shall—*

(a) serve on each person who is the owner or occupier of the proposed protected structure or the protected structure, as the case may be, a notice of the proposed addition or deletion, including the particulars,

(b) send particulars of the proposed addition or deletion to the Minister for Arts, Heritage, Gaeltacht and the Islands and to any other prescribed bodies, and

(c) cause notice of the proposed addition or deletion to be published in at least one newspaper circulating in its functional area.

3.3: Section 55(1) of the Planning and Development Act 2000 states that before making the proposed addition or deletion, the planning authority shall—

(a) consider any written submissions or observations received within the 6 weeks inspection period, and

(b) have regard to any observations received from the Minister for Arts, Heritage, Gaeltacht and the Islands, concerning those submissions or observations, within 4 weeks after the receipt by that Minister of a copy of the submissions or observations.

3.4: Within 12 weeks after the end of the period allowed for inspection, the planning authority shall decide whether or not the proposed addition or deletion should be made.

4.0: Consultation, Submissions and Observations Received

4.1: In accordance with Section 55(1)(a) of the Planning and Development Act 2000 (as amended) notice of the proposed deletion to the Record of Protected Structures for County Monaghan was served on the owners and occupier of the subject building whilst in accordance with Section 55(1)(b) notice of the proposed deletion was also served on the following prescribed bodies with submissions and observations invited up to Thursday 25th February 2021:

1. The Minister for Housing, Local Government and Heritage
2. The Heritage Council
3. An Taisce – the National Trust for Ireland
4. An Chomhairle Ealaíon and
5. Fáilte Ireland

- A submission from the Department for Housing, Local Government and Heritage was received on the 20th April 2021.

4.2: In addition, the proposed deletion to the Record of Protected Structures for County Monaghan was advertised in the Northern Standard newspaper on Thursday 14th January 2021, with submissions and observations from the public invited on the proposed deletion, up to, and including Thursday 25th February 2021. The relevant documentation was also made available on the County Council website.

4.3: Three submissions were received during the public consultation period from the following:

- Johanna Roethe
- County Monaghan Heritage Forum
- Feargal Norton

4.4: A summary and assessment of all four submissions and the responses are provided in the table overleaf.

Reference	Name	Issues Raised
1.	Catriona Ryan, Principal Officer, Built Heritage Unit, Department of Housing, Local Government and Heritage	<ul style="list-style-type: none"> <li data-bbox="595 201 2101 300">i. No.10 Dublin Street, Monaghan Town is a building that is typical and representative of many Irish towns, through its scale and fenestration, with the added characteristic of an integral carriage arch that gives access to the rear of the property. <li data-bbox="595 308 2101 443">ii. The building (NIAH ref. 41303129) was recommended for inclusion in County Monaghan's Record of Protected Structures for Architectural, Historical and Social reasons. In the appraisal a) the character of the building and b) its importance as the birthplace of Charles Gavan Duffy were noted and in the NIAH, the title "Birthplace of Charles Gavan Duffy" has been given to the building. <li data-bbox="595 451 2101 512">iii. The Department is surprised that Monaghan County Council would propose the delisting of the birthplace of one of Ireland's most significant historical and political figures. <li data-bbox="595 520 2101 791">iv. The building in question is the birthplace of Charles Gavan Duffy, the noted Irish nationalist, who co-founded Young Ireland in 1839/40 and the <i>Nation</i> newspaper in 1842, along with Thomas Davis and John Blake Dillon. He was a notable advocate for Irish independence and an ardent supporter of the Irish Tenant League, was imprisoned after the Young Ireland rebellion and later elected a member of parliament for Wexford. He emigrated to Australia where he was elected to the Victoria House of Assembly, becoming a minister, Prime Minister of Victoria (1871-2), knighted in 1873 and speaker of the Victoria parliament in 1877-80. Thereafter, he retired to France and wrote history and memoirs. Most of these facts are acknowledged by Monaghan County Council and in the report commissioned from Consarc. <li data-bbox="595 799 2101 898">v. The Department does not therefore accept the statement that "this element of social history has limited regional significance only and therefore does not meet the test for special characteristics in terms of historic and social significance". <li data-bbox="595 906 2101 1042">vi. It is clear that Charles Gavan Duffy is a nationally important historical figure for his role in the establishment of Young Ireland and the <i>Nation</i>. Moreover, due to his role in Australian politics and history, he is in fact an internationally important historical figure, with key significance for the Irish diaspora, that of Australia in particular. <li data-bbox="595 1050 2101 1110">vii. Because this building is the birthplace of Charles Gavan Duffy, the Department regard as inappropriate any proposal for its deletion from the Record of Protected Structures. <li data-bbox="595 1118 2101 1254">viii. Point 4.3 of the Council's report refers to a 'new civic square and street...'Gavan Duffy Place'...dedicated to Charles Gavan Duffy...a piece of artwork in the form of a potential statue or plaque and information stand". This proposal would be entirely inadequate compensation for the demolition of Charles Gavan Duffy's birthplace, a standing building. <li data-bbox="595 1262 2101 1353">ix. The same applies to the proposals detailed regarding mitigation measures which include recording, salvage, photographic record, and commemorating the history of the site and its relationship to Charles Gavan Duffy in the Town Museum. <li data-bbox="595 1361 2101 1422">x. On architectural and streetscape/townscape grounds we would regard as inappropriate the current proposal to delete this building from the Record of Protected Structures. The Department recommended the inclusion of this

		<p>building in the Monaghan Record of Protected Structures, and Monaghan County Council accepted and implemented this recommendation. Nothing has changed since the Department's recommendation and the Council's acceptance and implementation to support Consarc's contention (point 5.2) that the building "no longer meets the test for inclusion in the RPS".</p> <p>xi. The conservation of historic townscapes is important for a host of reasons, including, first and foremost, the retention of general historic character.</p> <p>xii. Urban conservation is a well-developed area of activity that recognises the significance of historic townscapes, design, details and craftwork, all of which is increasingly seen as contributing to wellbeing. Local distinctiveness and retaining the familiar are important and beneficial for people, locals and visitors alike.</p> <p>xiii. No.10 Dublin Street has good urban character in its massing, scale, fenestration, simple shopfront and integral carriage archway. The loss of some historic detail may detract from the character of the building, but this is reversible.</p> <p>xiv. The loss of historic detail to the interior is noted but, again, this is reversible. As the birthplace of such a significant historical figure the building could make an excellent heritage site and visitor attraction.</p> <p>xv. It is the opinion of the Department that this building retains its architectural, historical and social significance.</p> <p>xvi. On the subject of the Dublin Street ACA, the report (and Monaghan County Council's website) note: "The main consequence of an ACA designation is the control of inappropriate development for the purposes of preserving and enhancing the character of the area". Point 6.2 of the report states that "although Dublin Street is a designated ACA, notably number 10 Dublin Street, the subject site, is not located within same". The map on Monaghan County Council's website clearly indicates that No.10 Dublin Street is within the ACA.</p> <p>xvii. It is not accepted for the reasons set above, that "the demolition of the subject building as well as the impact of the 'Gavan Duffy Place' proposal on the ACA...is predicted to enhance the special character of the ACA more than the retention of the existing building...". The regeneration and enhancement of historic town centres normally involves the retention and enhancement of historic buildings and streetscapes, and the current proposals to demolish the Charles Gavan Duffy birthplace, and three neighbouring buildings, could only have a serious negative impact on the historic townscape.</p> <p>xviii. For the above reasons, this Department cannot support Monaghan County Council's proposals to demolish No.10 Dublin Street, Monaghan.</p>
<p>Response:</p> <p>i. Noted.</p> <p>ii. Section 3.2 of the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation details the NIAH appraisal of Number 10 Dublin Street including a reference that the building is notable for being the birthplace of Charles Gavan Duffy.</p> <p>iii. The recommendation to delete this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The Architectural Heritage Impact Assessment (AHIA) includes a detailed assessment of the impact of the removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA concludes that the architectural significance of the building is limited whilst the historical/social significance of the building is also limited and not widely appreciated.</p>		

- iv. Section 3.4 of the Architectural Heritage Impact Assessment (AHIA) acknowledges the historical/social significance of Sir Charles Gavan Duffy.
- v. The recommendation to delete this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The Architectural Heritage Impact Assessment (AHIA) contains a Statement of Significance which assesses both the architectural and historic/social significance of the building and notes that the overall significance of the building has been compromised by the erosion of architectural detail, insensitive development and alterations both externally and internally. As such the building has a "neutral" architectural significance and no longer meets the test for special characteristics in terms of its architecture or architectural merit. In terms of historical/social significance the AHIA concludes that the building has a limited regional significance and is not widely appreciated.
- vi. Section 3.4 of the Architectural Heritage Impact Assessment (AHIA) acknowledges the historical/social significance of Sir Charles Gavan Duffy.
- vii. The recommendation to delete this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The Architectural Heritage Impact Assessment (AHIA) contains a Statement of Significance which assesses both the architectural and historic/social significance of the building and notes that the overall significance of the building has been compromised by the erosion of architectural detail, insensitive development and alterations both externally and internally. As such the building has a "neutral" architectural significance and no longer meets the test for special characteristics in terms of its architecture or architectural merit. In terms of historical/social significance the AHIA concludes that the building has a limited regional significance and is not widely appreciated.
- viii. Whilst the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation acknowledges specific proposals for the regeneration and future development of Dublin Street as detailed within the Dublin Street Regeneration Plan, including the creation of Gavan Duffy Place, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended).
- ix. Whilst Section 4.5 of the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation details mitigation measures in the event of the demolition of structures, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended).
- x. It is acknowledged that the subject building was recommended for inclusion in the Record of Protected Structures following publication of the National Inventory of Architectural Heritage (NIAH) survey of County Monaghan. However, as the subject building was already included within the Record of Protected Structures for County Monaghan, there was no requirement to implement the recommendation from the then Minister for Arts, Heritage and the Gaeltacht with respect to the subject building. In addition, the recommendation to delete this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The Architectural Heritage Impact Assessment (AHIA) contains a Statement of Significance which assesses both the architectural and historic/social significance of the building and notes that the overall significance of the building has been compromised by the erosion of architectural detail, insensitive development and alterations both externally and internally. As such the building has a "neutral" architectural significance and no longer meets the test for special characteristics in terms of its architecture or architectural merit. In terms of historical/social significance the AHIA concludes that the building has a limited regional significance and is not widely appreciated.
- xi. Noted.
- xii. Noted.
- xiii. The recommendation to delete this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The Architectural Heritage Impact Assessment (AHIA) contains a Statement of Significance which assesses both the architectural and historic/social significance of the building and notes that the overall significance of the building has been compromised by the

erosion of architectural detail, insensitive development and alterations both externally and internally. As such the building has a "neutral" architectural significance and no longer meets the test for special characteristics in terms of its architecture or architectural merit. In terms of historical/social significance the AHIA concludes that the building has a limited regional significance and is not widely appreciated.

xiv. As xiii above.

xv. As xiii above.

xvi. Section 6.17.2 of the Monaghan County Development Plan 2019-2025 provides details of the Architectural Conservation Areas (ACAs) designated in County Monaghan whilst Table 6.9 of the plan, refer to the table below, specifically details the ACAs located in Monaghan Town. Having regard to same, it is noted that number 10 Dublin Street is not located within the Dublin Street ACA.

Location	Feature of Interest
Market Street (No's 18-26)	Terrace of buildings
Hill Street (No's 12-20)	Row of Protected Structures
Mill Street (No's 1,2 & 14-20)	Important streetscape
North Road (No's 17-18,21-22)	
Dublin Street (No's 15,31-50, 58,59, 63,64)	
Park Street (No's 6-24)	
Glaslough Street (No's 3-5, 12,77,84-87,94-98)	
The Diamond	Important urban space and focal area
Church Square	Important urban space and focal area
Belgium Park & Square	Stone built houses
Plantation Terrace	Terrace of single storey dwellings

Architectural Conservation Areas Monaghan Town as defined in the Monaghan County Development Plan 2019-2025

xvii. Whilst the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation acknowledges specific proposals for the regeneration and future development of Dublin Street as detailed within the Dublin Street Regeneration Plan, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The Architectural Heritage Impact Assessment (AHIA) contains a Statement of Significance which assesses both the architectural and historic/social significance of the building and notes that the overall significance of the building has been compromised by the erosion of architectural detail, insensitive development and alterations both externally and internally. As such the building has a "neutral" architectural significance and no longer meets the test for special characteristics in terms of its architecture or architectural merit. In terms of historical/social significance the AHIA concludes that the building has a limited regional significance and is not widely appreciated.

xviii.	Noted.	
2.	Johanna Roethe	<ul style="list-style-type: none"> i. The proposal to demolish this historic building is short-sighted and based on flawed reasoning and insufficient evidence. ii. The report by Consarc does not contain a detailed significance assessment. It is biased in favour of demolition and redevelopment. It is a deeply flawed report which in parts is cut and pasted from the consultants' template for planning reports, citing English heritage policy such as the National Planning Policy Framework and English Heritage's Conservation Principles. iii. The underlying assumption is that heritage is an obstacle to regeneration instead of an opportunity. The report does not demonstrate conclusively why there is no alternative to the demolition of 10 Dublin Street or if the architects/developers have even considered alternative sites for the access road. iv. The building's architectural interest is described as 'limited' and 'neutral', even though it retains most of the historic fabric of the external walls and a number of historical features (for example the carriage arch, the quoins, the remains of a shopfront). This house of c.1810 always was a modest building; it seems unfair to compare it to grander buildings as is implied. v. Internal alterations and window replacement are hardly sufficient grounds for the demolition of a protected building. It would be easy to enhance the building's appearance by changing the windows and restoring the ground-floor front elevation. vi. The house is the birthplace of Sir Charles Gavan Duffy, Irish politician and premier of Victoria, Australia. Consarc's report ascribes the building as having 'limited regional significance only'; a clearly inadequate statement for the birthplace of a historical figure of international importance. vii. The Consarc report does not consider other elements of the building's significance, such as evidential (its potential to yield evidence about the past), communal (the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory), or indeed its contribution to the streetscape and the Architectural Conservation Area. viii. Curiously, the Council's own Report on the proposed deletion of 10 Dublin Street claims that no.10 is not part of the Dublin Street ACA, although the map in the Consarc report and on the Council's website clearly shows it is. ix. Demolition of a protected structure should be the exception. x. On the present evidence, there is no urgent reason to demolish this building and destroy this tangible link with Monaghan's history. xi. Conservation by record is always a very poor substitute for a historic building as it disappears from public consciousness into an archive. xii. The commemoration of Charles Gavan Duffy by destroying his birthplace and replacing it with a square and a plaque seems perverse in heritage terms.

Response

- i. Noted. Whilst the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation acknowledges specific proposals for the regeneration and future development of Dublin Street as detailed within the Dublin Street Regeneration Plan, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The AHIA contains a Statement of Significance which assesses both the architectural and historic/social significance of the building and notes that the overall significance of the building has been compromised by the erosion of architectural detail, insensitive development and alterations both externally and internally. As such the building has a “neutral” architectural significance and no longer meets the test for special characteristics in terms of its architecture or architectural merit. In terms of historical/social significance the AHIA concludes that the building has a limited regional significance and is not widely appreciated.
- ii. Section 3.0 of the Architectural Heritage Impact Assessment (AHIA) contains a Statement of Significance which assesses both the architectural significance of the subject building as well as its historic/social significance. Whilst it is acknowledged that Section 3.0 of the AHIA cites English Heritage Policy, the AHIA was prepared in light of a number of widely recognised policy documents including the Department of the Environment, Heritage and Local Government document “Architectural Heritage Protection Guidelines for Planning Authorities” in determining how to assess significance. It should be noted that the Statement of Significance is not an ‘advocacy document’ to justify a scheme but an objective analysis of the architectural merit of Number 10 Dublin Street which has informed the decision to recommend the removal of this structure from the Record of Protected Structures for County Monaghan.
- iii. Whilst sections 4.2 and 4.3 of the Architectural Heritage Impact Assessment (AHIA) provide justification for the demolition of the subject site as opposed to the retention of the structure, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The AHIA contains a Statement of Significance which assesses both the architectural and historic/social significance of the building and notes that overall significance of the building has been compromised by the erosion of architectural detail, insensitive development and alterations both externally and internally. As such the building has a “neutral” architectural significance and no longer meets the test for special characteristics in terms of its architecture or architectural merit. In terms of historical/social significance the AHIA concludes that the building has a limited regional significance and is not widely appreciated.
- iv. The Architectural Heritage Impact Assessment (AHIA) includes a detailed assessment of the architectural significance of the building and notes that the overall significance of the building has been compromised by the erosion of architectural detail, insensitive development and alterations both externally and internally. As such the AHIA concluded that the building has a “neutral” significance based on the fact that it no longer meets the test for special characteristics in terms of its architecture or architectural merit.
- v. No proposals for enhancements to the subject site have been received by the Planning Authority. Furthermore, it is considered that the historical/social significance of the building rather than its architectural merit is the determining factor in assessing its significance. In addition, it is noted that the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended) and not the demolition of same.

- vi. Section 3.2 of the Architectural Heritage Impact Assessment (AHIA) acknowledges the National Inventory of Architectural Heritage appraisal of the subject site as having "regional importance", however the AHIA also notes that the building is not widely appreciated hence the determination that the structure exhibits a limited regional significance.
- vii. Section 3.0 of the Architectural Heritage Impact Assessment (AHIA) contains a Statement of Significance which assesses both the architectural significance of the subject building as well as its historic/social significance. Number 10 Dublin Street is not located within the Dublin Street ACA (refer to response viii below)
- viii. Section 6.17.2 of the Monaghan County Development Plan 2019-2025 provides details of the Architectural Conservation Areas (ACAs) designated in County Monaghan whilst Table 6.9 of the plan, refer to the table below, specifically details the ACAs located in Monaghan Town. Having regard to same, it is noted that number 10 Dublin Street is not located within the Dublin Street ACA.

Location	Feature of Interest
Market Street (No's 18-26)	Terrace of buildings
Hill Street (No's 12-20)	Row of Protected Structures
Mill Street (No's 1,2 & 14-20)	Important streetscape
North Road (No's 17-18,21-22)	
Dublin Street (No's 15,31-50, 58,59, 63,64)	
Park Street (No's 6-24)	
Glaslough Street (No's 3-5, 12,77,84-87,94-98)	
The Diamond	Important urban space and focal area
Church Square	Important urban space and focal area
Belgium Park & Square	Stone built houses
Plantation Terrace	Terrace of single storey dwellings

Architectural Conservation Areas Monaghan Town as defined in the Monaghan County Development Plan 2019-2025

- ix. Whilst the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation acknowledges specific proposals for the regeneration and future development of Dublin Street as detailed within the Dublin Street Regeneration Plan, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The AHIA includes a detailed assessment of the impact of the removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA concludes that the architectural significance of the building is limited whilst the historical/social significance of the building is also limited and not widely appreciated.
- x. Refer to response ix above.
- xi. Refer to response ix above.

xii. Refer to response ix above.		
Reference	Name	Issues Raised
3.	County Monaghan Heritage Forum	<p>i. The proposal to remove the building on the basis of architectural interest, is based on flawed arguments, and these are contrary to the core principles of conservation and sustainable development.</p> <p>ii. The proposal essentially fails to recognise that buildings associated with locally or nationally important individuals, cultural or historic events (for example the Moore Street buildings associated with the 1916 Rising) share equal status under the legislation as buildings of architectural, scientific or artistic interest.</p> <p>iii. Significantly, the categories of special interest listed for this building relate to its Architectural, Historical, and Social significance. The NIAH describes it as the Birthplace of Charles Gavan Duffy, Dublin Street NOT simply as a numbered house on a terrace/street. The appraisal emphasises that "The building is notable for being the birthplace of the Irish Nationalist and Australian Politician Charles Gavan Duffy".</p> <p>iv. It is reasonable to expect that any historic building will have altered over time, and if the logic of the argument used in this instance, that the Charles Gavan Duffy birthplace lacks architectural interest because the interior has been so altered, were applied elsewhere, then arguments could equally be made for the demolition of Patrick Kavanagh's home at Inniskeen, the destruction of the Moore Street buildings, and even the GPO. The matter is of even greater significance given that the survival at all of buildings associated with the birthplace or childhood home of any historic figure is exceptionally rare.</p> <p>v. To gain a small insight into Charles Gavan Duffy and his significance for Ireland in the 19th century, a read of the chapter titled – 'Charles Gavan Duffy, The Nation, Irish Confederation and the Rising of 1848', by William Nolan in Monaghan, History and Society (editor Patrick J. Duffy 2017) states "his background in Monaghan is essential to understanding his political ideology and his supreme self-confidence. Born into a relatively prosperous family he had access to education and connections to the world of commerce and the ruling class of the Catholic Church."</p> <p>vi. The proposed deletion of the Charles Gavan Duffy birthplace from the Record of Protected Structures would be an admission of failure by the local authority in its responsibilities towards architectural heritage, and a backward step for the reputation and prestige of Monaghan Town.</p> <p>vii. The removal of appropriate protection for this historic building would establish a dangerous precedent for architectural heritage generally, and the possible future demolition of the structure would not only destroy forever an integral part of the historic urban fabric, but also deprive the town and future generations of a physical link with a major cultural figure who was central to the aspirations, and ultimately the success, of achieving the foundation of this nation.</p> <p>viii. Once this tangible cultural, social and architectural link to Charles Gavan Duffy is lost, it will be lost forever.</p> <p>ix. The Monaghan County Heritage Forum recommends that the building is retained on the Record of Protected Structures, and that urgent measures are undertaken to ensure its appropriate preservation and conservation, so that its rehabilitation becomes an example of best practice and a source of pride for the County, demonstrating the concerns and positive attitudes that exist within the entire community towards its heritage.</p>

Response

- i. The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The AHIA includes a detailed assessment of the impact of the removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA contains a Statement of Significance which assesses both the architectural and historic/social significance of the building and notes that the overall significance of the building has been compromised by the erosion of architectural detail, insensitive development and alterations both externally and internally. As such the building has a “neutral” architectural significance and no longer meets the test for special characteristics in terms of its architecture or architectural merit. In terms of historical/social significance the AHIA concludes that the building has a limited regional significance and is not widely appreciated.
- ii. The Architectural Heritage Impact Assessment (AHIA) does not dispute the fact that buildings associated with locally or nationally important individuals, cultural or historic events share equal status as buildings of architectural, scientific or artistic interest. Section 3.0 of the AHIA contains a Statement of Significance which assesses both the architectural significance of the subject building as well as its historic/social significance.
- iii. Section 3.0 of the Architectural Heritage Impact Assessment (AHIA) contains a Statement of Significance which assesses both the architectural significance of the subject building as well as the historic/social significance of it. In addition, Section 3.2 of the Architectural Heritage Impact Assessment (AHIA) acknowledges the National Inventory of Architectural Heritage appraisal of the subject site as having “regional importance”, however the AHIA also notes that the building is not widely appreciated hence the determination that the structure exhibits a limited regional significance.
- iv. The Architectural Heritage Impact Assessment (AHIA) assessed the subject building in accordance with architectural, historical, archaeological, artistic, cultural, scientific, technical and social characteristics before concluding that the structure no longer meets the test for inclusion on the Record of Protected Structures. The buildings referred to in point (iv) of the submission, are not considered to be comparable to the subject site. For example, Patrick Kavanagh was born in Inniskeen and spent more than half his life living in County Monaghan. He kept a fervent attachment to his birthplace which became the inspiration of much of his work with many of his poems capturing the county’s distinct geography and character. In addition, the Moore Street Buildings and the GPO played important roles during the Easter Rising of 1916, a hugely significant event in Irish history, with the latter being the headquarters of the leaders and the last Georgian public building to be erected in the Capital. Certain areas of Moore Street and the GPO are classed as National Monuments reflecting their historical importance.
- v. Section 3.4 of the Architectural Heritage Impact Assessment (AHIA) acknowledges the historical/social significance of Sir Charles Gavan Duffy.
- vi. The recommendation to delete number 10 Dublin Street from the Record of Protected Structures for County Monaghan was thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The submitted Architectural Heritage Impact Assessment (AHIA) contains a Statement of Significance which assesses both the architectural and historic/social significance of the building and notes that the overall significance of the building has been compromised by the erosion of architectural detail, insensitive development and alterations both externally and internally. As such the building has a “neutral” significance and no longer meets the test for special characteristics in terms of its architecture or architectural merit. In terms of historical/social significance the AHIA concludes that the building has a limited regional significance and is not widely appreciated.
- vii. With respect to establishing precedent, any proposal for an addition or a deletion to the Record of Protected Structures will be assessed on an individual basis and where appropriate in accordance with an Architectural Impact Assessment to afford for an informed decision. The

		<p>National Inventory of Architectural Heritage (NIAH) appraisal emphasises that the building is notable for being the birthplace of Charles Gavan Duffy rather than being of any special architectural interest. The proposal to remove number 10, Dublin Street from the Record of Protected Structures for County Monaghan has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice and the submitted Architectural Heritage Impact Assessment (AHIA) has determined that although the subject site is the birthplace of Charles Gavan Duffy, it is of limited regional significance and is not widely appreciated.</p> <p>viii. Whilst the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation acknowledges specific proposals for the regeneration and future development of Dublin Street as detailed within the Dublin Street Regeneration Plan, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The AHIA includes a detailed assessment of the impact of the removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA concludes that the architectural significance of the building is limited whilst the social significance of the building is also limited and not widely appreciated.</p> <p>ix. This issue is noted, however the proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The Architectural Heritage Impact Assessment (AHIA) includes a detailed assessment of the impact of the removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA concludes that the architectural significance of the building is limited whilst the social significance of the building is also limited and not widely appreciated.</p>
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Reference	Name	Issues Raised
4.	Fergal Norton	<ul style="list-style-type: none"> i. Concerned at the suggestion of destroying a beautiful 19th century building, which also happens to be the birthplace of one of the most significant men of the 19th century and beyond, not only in Irish history, but also in Australian politics, English Literature, and indeed world history. ii. The AHIA undertaken by CONSARC on behalf of Monaghan Co. Council, which comes to the conclusion that his birthplace is of only "limited regional significance" states that; "The building retains the overall form massing and scale to the street frontage... and the gable chimney remains". This would indicate that the most significant elements of the building are still intact. iii. It is not surprising that the windows of the building and the interior décor has changed in the intervening time since Duffy resided there. iv. If the current owners of the building decided that they wanted to recreate the atmosphere of the house's original form, it is not outside the bounds of possibility that they could do a fair job of recreating the original fittings with modern craftsmen. v. Objector fails to see how the literal destruction of the building could be the recommended course of action from a conservation group, as opposed to any kind of restoration, which would surely be the first thing anyone interested in conservation would propose.

		<ul style="list-style-type: none"> vi. The report's conclusions seem utterly mindboggling. Common sense would indicate that the most appropriate way to conserve history is not by destroying it and replacing it with a 2 way traffic system, a plaza, and maybe a statue. vii. The report also notes that "although Dublin Street is a designated ACA, notably no. 10 Dublin Street, the subject site, is not located within same". From looking at the Council's mapping system, it would appear that no. 10 Dublin Street does indeed fall within the ACA designation. It is unclear how, or indeed why this house in particular should somehow be outside the ACA's protective measures. viii. From the proposed plans it is unclear why another building along Dublin Street could not be demolished in this building's place, if such destruction is absolutely required. None of the other premises on this street, are the birthplaces of iconic figures in world history. ix. It is inappropriate to destroy a building, which currently provides accommodation, or has done in the recent past, in order to replace it with a plaza or a widened street at a time, when there is a housing crisis in this country. x. Objector queries the legality of such a move in light of legislation surrounding the destruction of viable housing in the current times of extreme need and notes that it seems inappropriate to destroy the house of someone who fought for tenants' rights across two hemispheres. The property could provide social housing for somebody in need, which is surely a far more appropriate way of remembering Sir Charles Gavan Duffy. xi. While referring to the fact that this building was the birthplace of Sir Charles Gavan Duffy, the report notes "this element of social history has limited regional significance only and therefore does not meet the test for special characteristics in terms of historic and social significance". This conclusion makes little sense, Sir Charles Gavan Duffy was knighted, therefore he is correctly referred to as Sir. Nowhere in the reporting of this proposal, or indeed in the proposal itself, is Sir Charles Gavan Duffy referred to by his proper title xii. Objector refers to Daniel O'Connell's birthplace at Carhan House which was put up for sale in 2001 and was subsequently bought by the OPW who restored it. The property now forms part of the memorialisation of Daniel O'Connell's legacy which also involves a museum and gardens at Derrynane House and attracts people from all over Ireland as well as international visitors thus providing much needed opportunities for local employment and business. The objector notes that the contrast between the fate of Daniel O'Connell's birthplace and the proposed fate of Sir Charles Gavan Duffy's birthplace is stark and damning to all involved in this wanton destruction of history. xiii. Whilst the significance of Duffy's place within the annals of Irish history might not be as widely recognised as O'Connell's, the OPW stepped in to save a complete ruin from destruction because of its social and historical significance, completely disregarding the building's architectural merits. While in Monaghan, a perfectly good building, which also has all of this historical resonance is proposed to be destroyed. xiv. There seems to be potential for the development of no. 10 Dublin street into a museum, despite any damage the ravages of time may have wrought upon it. xv. A person who started The Nation newspaper; became a significant figure in the Irish political landscape in the 19th century; who then emigrated to Australia and somehow managed to become the prime minister of Victoria
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		<p>and passed some very important land reforms while he was in power; who then retired to Nice in France where he became one of the most significant historians of the 19th century- has a fairly colourful biography with international resonance. How CONSARC can be aware of even a portion of Duffy's legacy and conclude that his birthplace is of limited regional significance, is utter nonsense.</p> <p>xvi. Submission notes that any development of this ACA and specifically no. 10 Dublin Street should retain this historic structure in its current form as providing accommodation, or as a museum, or indeed anything that tangibly celebrates the legacy of one of Monaghan's, and indeed Ireland's most famous sons.</p>
<p>Response</p> <ul style="list-style-type: none"> i. This issue is noted. The purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The Architectural Heritage Impact Assessment (AHIA) includes a detailed assessment of the impact of the removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA concludes that the architectural significance of the building is limited whilst the social significance of the building is also limited and not widely appreciated. ii. The submitted Architectural Heritage Impact Assessment (AHIA) concludes that due to the substantial alterations which have been made to the building, both internally and externally, the architectural significance of the building has been eroded and therefore no longer meets the test for special characteristics in terms of its architecture or artistic merit. iii. This issue is noted. iv. This issue is noted, however no proposals for improvements to the subject building have been submitted to the Planning Authority for consideration. In addition, it is considered that the historical/social significance of the building rather than its architectural merit is the determining factor in assessing its significance. v. Whilst the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation acknowledges specific proposals for the regeneration and future development of Dublin Street as detailed within the Dublin Street Regeneration Plan, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The AHIA includes a detailed assessment of the impact of the removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA concludes that the architectural significance of the building is limited whilst the social significance of the building is also limited and not widely appreciated. vi. Refer to point v above. vii. Section 6.17.2 of the Monaghan County Development Plan 2019-2025 provides details of the Architectural Conservation Areas (ACAs) designated in County Monaghan whilst Table 6.9 of the plan, refer to the table below, specifically details the ACAs located in Monaghan Town. Having regard to same, number 10 Dublin Street is not located within the Dublin Street ACA. 		

Location	Feature of Interest
Market Street (No's 18-26)	Terrace of buildings
Hill Street (No's 12-20)	Row of Protected Structures
Mill Street (No's 1,2 & 14-20)	Important streetscape
North Road (No's 17-18,21-22)	
Dublin Street (No's 15,31-50, 58,59, 63,64)	
Park Street (No's 6-24)	
Glaslough Street (No's 3-5, 12,77,84-87,94-98)	
The Diamond	Important urban space and focal area
Church Square	Important urban space and focal area
Belgium Park & Square	Stone built houses
Plantation Terrace	Terrace of single storey dwellings

Architectural Conservation Areas Monaghan Town as defined within the Monaghan County Development Plan 2019-2025

- viii. Whilst the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation acknowledges specific proposals for the regeneration and future development of Dublin Street as detailed within the Dublin Street Regeneration Plan, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The AHIA includes a detailed assessment of the impact of the removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA concludes that the architectural significance of the building is limited whilst the social significance of the building is also limited and not widely appreciated.
- ix. Refer to point viii above.
- x. The statutory process for the deletion of a structure from the Record of Protected Structures is prescribed within Section 55 of the Planning and Development Act 2000 (as amended).
- xi. Section 3.2 of the Architectural Heritage Impact Assessment (AHIA) acknowledges the National Inventory of Architectural Heritage appraisal of the subject building as having "regional importance", however the AHIA also notes that the building is not widely appreciated and therefore has a limited regional significance. It is acknowledged that Sir Charles Gavan Duffy was knighted.
- xii. Whilst the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation acknowledges specific proposals for the regeneration and future development of Dublin Street as detailed within the Dublin Street Regeneration Plan, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The AHIA includes a detailed assessment of the impact of the

- removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA concludes that the architectural significance of the building is limited whilst the social significance of the building is also limited and not widely appreciated.
- xiii. Refer to point xii above.
 - xiv. No proposals for such developments have been received by the Planning Authority.
 - xv. Section 3.2 of the Architectural Heritage Impact Assessment (AHIA) acknowledges the National Inventory of Architectural Heritage appraisal of the subject building as having "regional importance", however the AHIA also notes that the building is not widely appreciated and therefore has a limited regional significance.
 - xvi. Whilst the Architectural Heritage Impact Assessment (AHIA) prepared by Consarc Conservation acknowledges specific proposals for the regeneration and future development of Dublin Street as detailed within the Dublin Street Regeneration Plan, the purpose of this current process is to consider the proposed deletion of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan under Section 55 of the Planning and Development Act 2000 (as amended). The proposed deletion of this structure from the Record of Protected Structures has been thoroughly assessed by a RIAI Grade 1 accredited conservation practice. The AHIA includes a detailed assessment of the impact of the removal of Number 10 Dublin Street from the Record of Protected Structures for County Monaghan. The AHIA concludes that the architectural significance of the building is limited whilst the social significance of the building is also limited and not widely appreciated.

5.0: Description of Subject Building

5.1: The subject site is located at No. 10 Dublin Street, Monaghan Town. The building is currently on the Record of Protected Structures (Reference: 41001071) and is rated as 'Regionally Important'. The structure was also surveyed as part of the National Inventory of Architectural Heritage in 2012 and was rated as 'Regionally Significant'.



Figure 1: Site location plan outlining location of subject site.

5.2: The subject site comprises a terraced three-bay storey building which was built around 1810. The building has been used as a shop at ground floor level and residential apartments to upper floors since approximately 1978. A shopfront and integral carriageway are located at ground level. The building has square headed window openings within which uPVC windows have been installed and the sills have been painted. The shopfront comprises a timber fascia board with console brackets, timber-framed display window and a glazed door. The carriage arch has a depressed arch opening and a recently installed metal gate. The building is finished in smooth render ruled and lined walls with block and start quoins to upper floors.

5.3: The plaque on the front wall identifies the building as the birthplace of Charles Gavan Duffy, an Irish nationalist, barrister, journalist, poet, politician and a Young Irelander who founded 'The Nation' with Thomas Davis and John Blake Dillon in 1842. Following emigration to Australia in 1856, Gavan Duffy became the 8th Premier of Victoria and one of the commanding figures in Victorian political history.





Figure 2: Images of subject building

6.0: Statement of Significance

6.1: CONSARC Conservation were retained by Monaghan County Council to undertake an Architectural Heritage Impact Assessment (AHIA) of Number 10 Dublin Street. A copy of their final report is contained in Appendix 1 of this report.

6.2: The AHIA notes that Number 10 Dublin Street is of some limited architectural significance. The building retains the overall form, massing and scale to the street frontage and whilst the gable chimney remains (without any pots) and is a part of the overall street roofscape, the report notes that the loss of its original fabric and ill-considered alterations have reduced that significance.

6.3: In summary the report finds that the façade of the building has been altered over time, with replacement windows, amended shopfront and fascia's having been installed. Whilst noting that the carriage arch remains, the report notes that the architectural significance has been eroded by the subsequent loss of the shopfront and the windows and any original materials.

6.4: Internally the building has been extensively altered and converted into two apartments over the ground floor shop unit. Access to these properties is via the rear of the property only. The submitted report notes that any original interior finishes or joinery items have been removed and a modest modern interior has been created. Notably there is no evidence of any remaining fireplaces or chimneys or any original doors. The submitted report clearly notes that the interior of the building is classed as having neutral significance.



Figure 3: Internal images of subject building

6.5: As a result of the substantial alterations which have been carried out on the building over the years, the submitted report notes that the building fabric has been substantially altered over time which has eroded its architectural significance. Consequently, the report concludes that the building cannot be regarded as having artistic merit due to the loss of most of the historic detail. CONSARC Conservation has classed the building to have 'neutral' significance and notes that it no longer meets the test for special characteristics in terms of its architecture or artistic merit.

6.6: CONSARC Conservation has also assessed the historical/social significance of the building within the AHIA. Noting that the building was the birthplace of Charles Gavan Duffy, the report states that this element of social history has limited regional significance only and therefore does not meet the test for special characteristics in terms of historic and social significance.

7.0: Dublin Street Architectural Conservation Area (ACA)

7.1: Eleven Architectural Conservation Areas (ACAs) have been designated within Monaghan Town. ACAs are areas of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or areas that are important to the setting of a Protected Structure. An ACA can consist of a town centre, a group of buildings, a terrace or street or the setting of a country house. The main purpose of an ACA designation is to control inappropriate development for the purpose of preserving and enhancing the character of the area.

7.2: Although Dublin Street is a designated ACA, notably number 10 Dublin Street, the subject site, is not located within same.

8.0: Recommendation

8.1: For the reasons outlined in this report and having regard to the report and recommendations by CONSARC Conservation dated May 2020, it is recommended that this structure be deleted from the Record of Protected Structures for County Monaghan.

Appendix 1

CONSARC Conservation Report

CONSARC

CONSERVATION

Architectural Heritage Impact Assessment



**SOUTH DUBLIN STREET & BACKLANDS
REGENERATION SCHEME, MONAGHAN**
GAVAN DUFFY PLACE HERITAGE REPORT

May 2020

for

Monaghan County Council

CONTENTS

- 1.0 INTRODUCTION
- 2.0 DESCRIPTION OF THE SITE
- 3.0 STATEMENT OF SIGNIFICANCE
- 4.0 IMPACT ASSESSMENT
- 5.0 CONCLUSION

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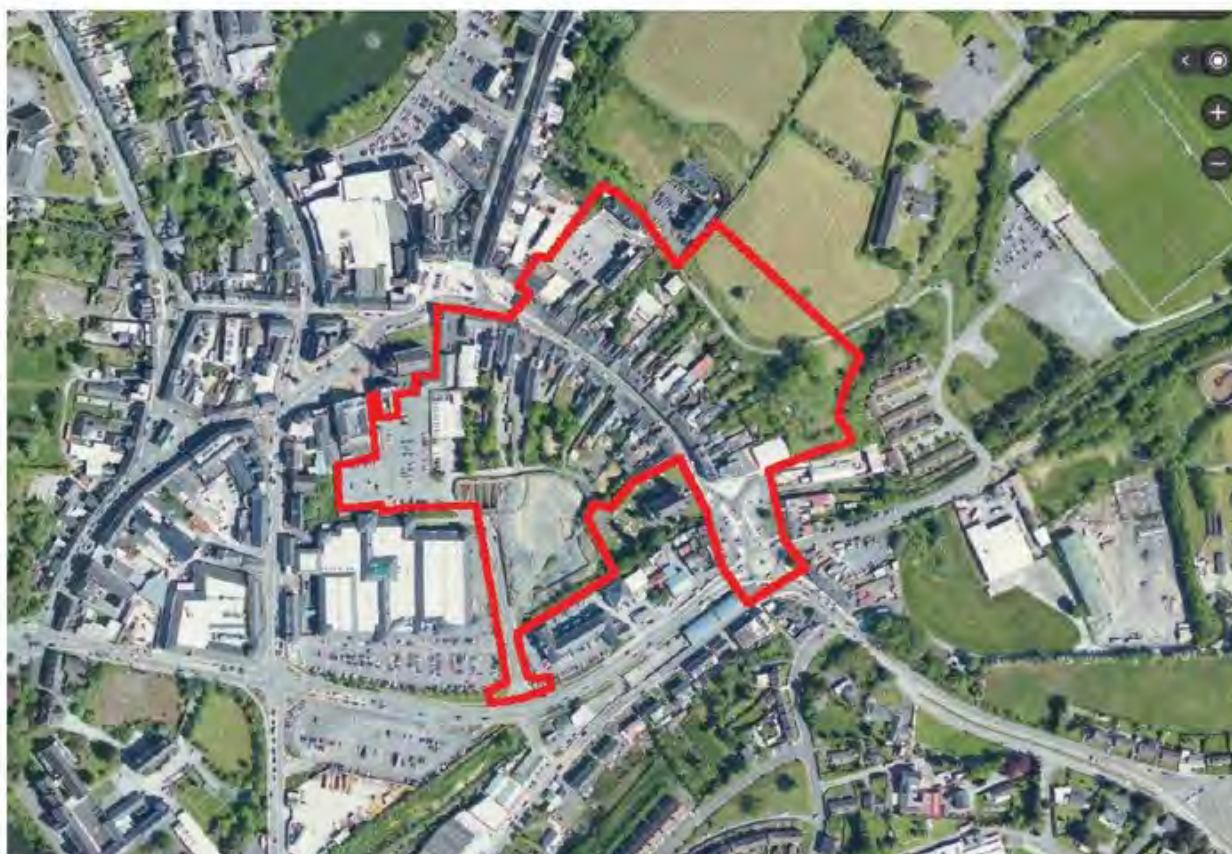
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1.0 INTRODUCTION

- 1.1 This architectural heritage impact assessment has been prepared by Consarc Conservation an RIAI grade 1 accredited conservation practice.
- 1.2 The assessment supports the project being undertaken by Monaghan County Council described in The Dublin Street and Backlands Regeneration Plan 2018 which proposes a regeneration strategy for Dublin Street and the Backland areas to the south west of Dublin Street (South Dublin Street) and to the north east of Dublin Street (North Dublin Street) in Monaghan town, as outlined on Figure 1 below.



Extract From Bing Maps_Dublin Street And Backlands Regeneration Plan Area_Annotated by SW

Figure 1: Dublin Street and Backlands Regeneration Plan 2018 – Outline of South Dublin Street and North Dublin Street. Bing Maps Extract annotated by Sheridan Woods.



Figure 2: Dublin Street and Backlands Regeneration Plan 2018 – Overall Plan for South Dublin Street and North Dublin Street by Sheridan Woods.

- 1.3 The 2018 Regeneration Plan combines the aims and objectives of the "Dublin Street Regeneration Plan for Monaghan Town (October 2017)", and the "Local Area Action Plan for the lands to the north east of Dublin Street (March 2011)" which proposes the overall regeneration of the area as a coherent and integrated development proposal.

The 2018 Regeneration Plan sets out a vision for consolidating the urban structure of the plan area; creating new streets and new public spaces which integrate seamlessly with the existing historic town centre and introduce a new backland quarter.

Monaghan County Council proposes to commission the overall Dublin Street and Backlands Regeneration on a phased basis with Phase 1 as "South Dublin Street and Backlands Regeneration Scheme".

- 1.4 Consarc are appointed as part of the Urban Design multidisciplinary team to deliver the proposed regeneration and infrastructural elements for the area to the south of Dublin Street only i.e. "South Dublin Street and Backlands Regeneration Scheme".



Figure 3: South Dublin Street and Backlands Regeneration Plan - Outline of South Dublin Street. Bing Maps Extract annotated by Sheridan Woods.



Figure 4: South Dublin Street and Backlands Regeneration Plan – Overall Plan for South Dublin Street by Sheridan Woods.

- 1.5** Within the South Dublin Street and Backlands Regeneration project there are a number of interventions which require an assessment of their impact on the heritage and in one instance the removal of a protected structure from the Monaghan County Council Record of Protected Structures (RPS) list.

Summary of interventions:

- New street and public space to connect Dublin Street to the backland area – forming Gavan Duffy Place. This intervention requires the removal of No. 10 Dublin Street from the Record of Protected Structures.
- A mews lane subdividing the longer rear plots to the backlands area – forming Church Walk.
- A new street to the rear to enhance pedestrian access between the existing shopping centre and Dublin Street – forming The Mall.
- Realigned road proposed from Broad Road to The Mall with public realm improvements and urban landmarks.
- New major public space to the side of the courthouse (existing carpark redefined) – forming Court House Square.
- A new linear building within the backlands area between The Mall and Church Walk.

The Architectural Heritage Impact Assessment report assesses all of these interventions in relation to Dublin Street and the wider context of Monaghan Town.

This heritage report outlines the scheme and provides justification for the removal of No. 10 Dublin Street to commence the process of deletion of this protected structure from the RPS.

- 1.6 To form the new street and new square, Gavan Duffy Place, a number of buildings to Dublin Street are required to be demolished, including No. 10 Dublin Street.



Figure 5: NIAH Historic Environment Viewer – Location of No. 10 Dublin Street, Birthplace of Charles Gavan Duffy.

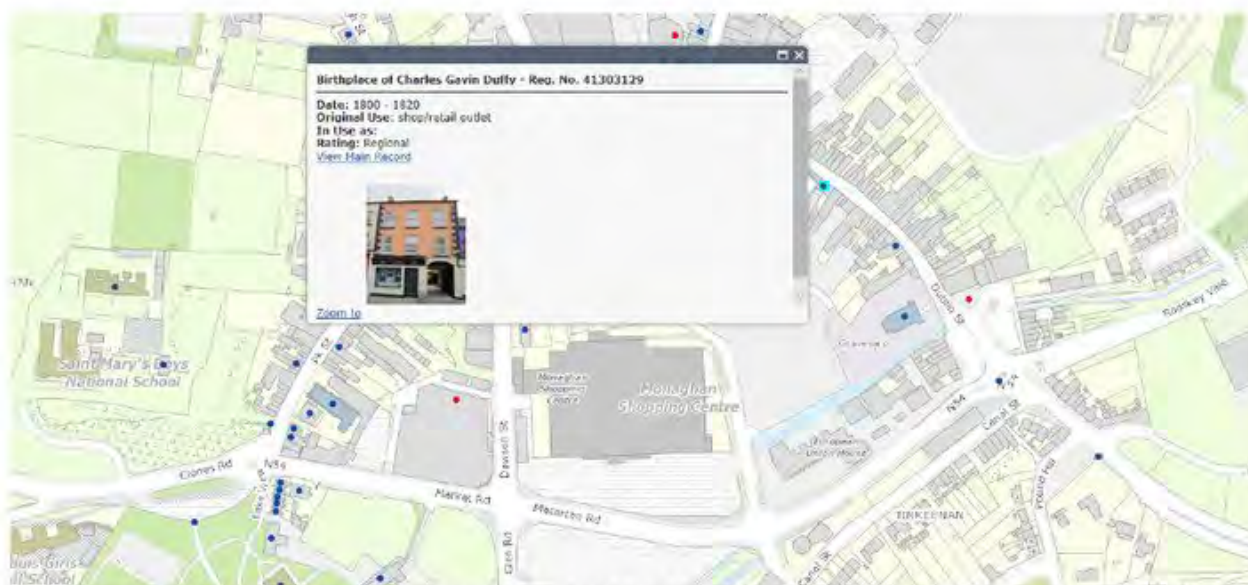


Figure 6: NIAH Historic Environment Viewer – Location of No. 10 Dublin Street, Birthplace of Charles Gavan Duffy.

NIAH Reference: 41303129

Monaghan Town Council Record of Protected Structures Reference: 41001071

2.0 DESCRIPTION OF THE SITE

2.1 HISTORICAL BACKGROUND

Monaghan Town, a plantation town and originally part of the estate of Sir Edward Blaney, became part of the Rossmore Estate in the late 18th century.

The town prospered during the first half of the nineteenth century through linen and agricultural products and through the development of the road and rail network. It was during this period that the town got its character of a market town through the construction of several public buildings, monuments and private residences of good quality.

A map of Monaghan Town drawn by Arthur Richard Neville c.1787 shows buildings lining Glaslough Street, Dublin Street, Mill Street, Hill Street and Park Street which radiated out from the open spaces of the Diamond, Church Square and Market Street. This historic street pattern is still evidenced today.

The completion of the Ulster Canal in 1839 led to the creation of a canal bridge of stone on Dublin Street but the canal was made obsolete shortly after it was made by the arrival of the Great Northern Railway in 1863 which prompted the building of a railway station c.1860 and other necessary infrastructure.

Dublin Street dates from the 18th century when it was a centre of shopping activity in the town. The street is defined by merchant's townhouses of varying size and prominence with ground floor commercial units and residences above. The archways, laneways, courtyards and outbuildings that extended from the street to the south west and the north east were thriving arteries serving as storehouses to the merchants and homes to communities who lived and worked in these backland areas of the town.

As the town developed and the population shifted towards the outskirts of the town, this saw a period of steady decline in the street. Later the introduction of a modern shopping centre with surface carparking in the 1980s to the southwest of Dublin Street, saw a migration of shopping from Dublin Street to the new centre and seemingly irreversible decline manifested itself on the street and its backlands.

2.2 HISTORICAL MAPS – CHRONOLOGY OF THE SITE

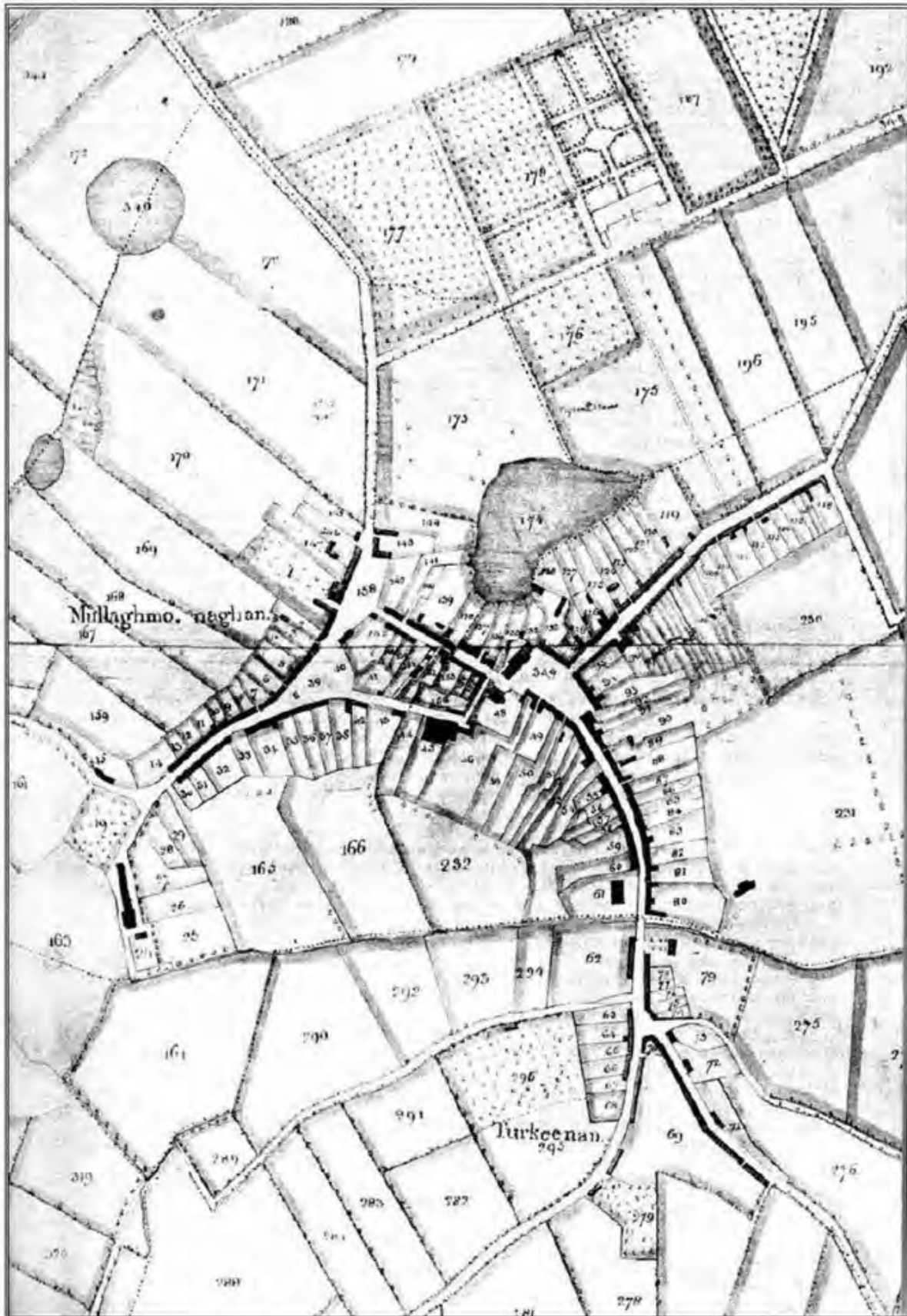


Figure 7: Map of Monaghan town made by Arthur Richards Neville for the Rossmore Estate (1790).



Figure 8: Map of Monaghan Town as depicted on first edition six-inch OS map (c.1836-1840) annotated by John Cronin & Associates.

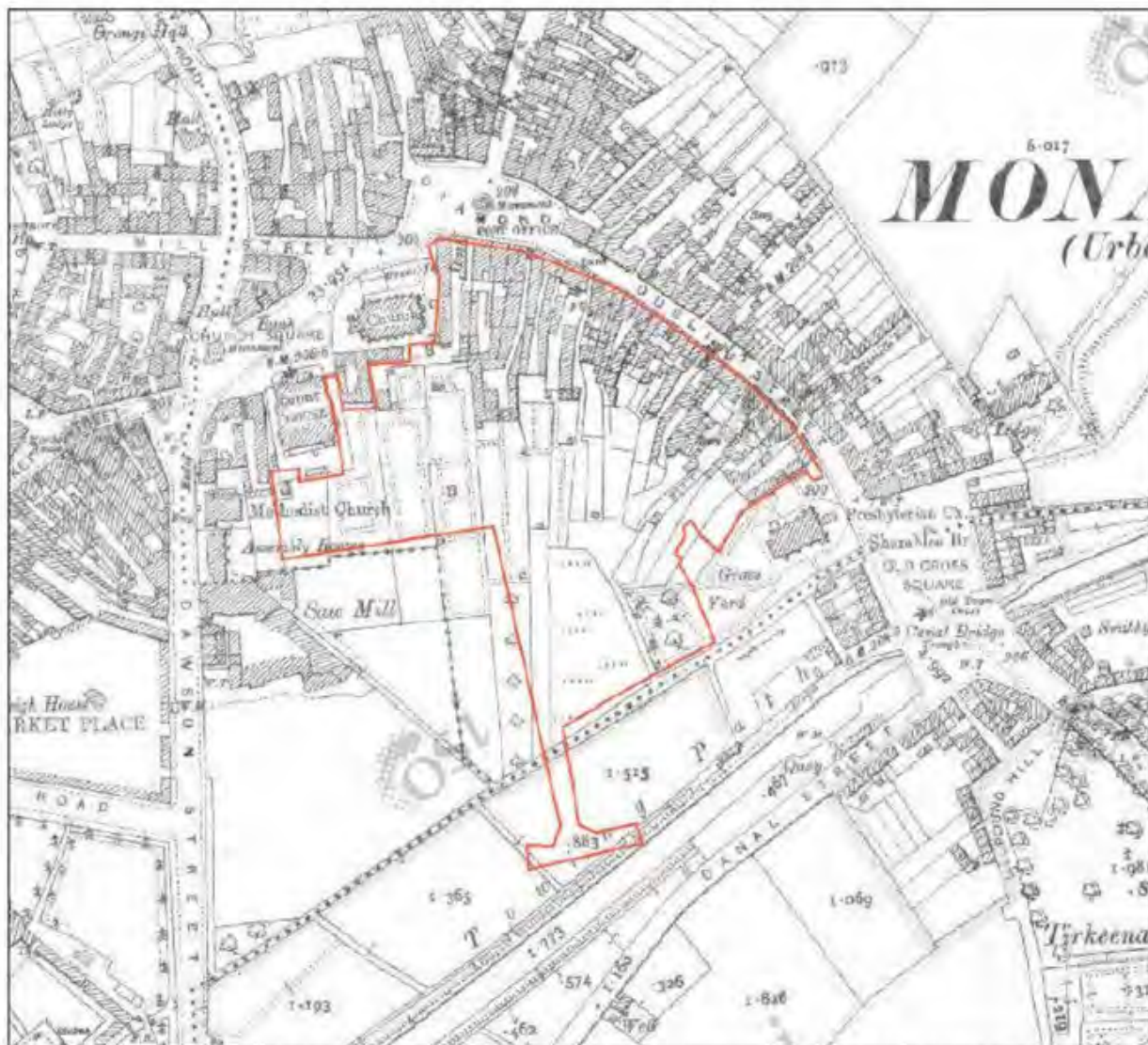


Figure 9: Map of Monaghan Town as depicted on 25-inch OS map (c.1910) annotated by John Cronin & Associates.

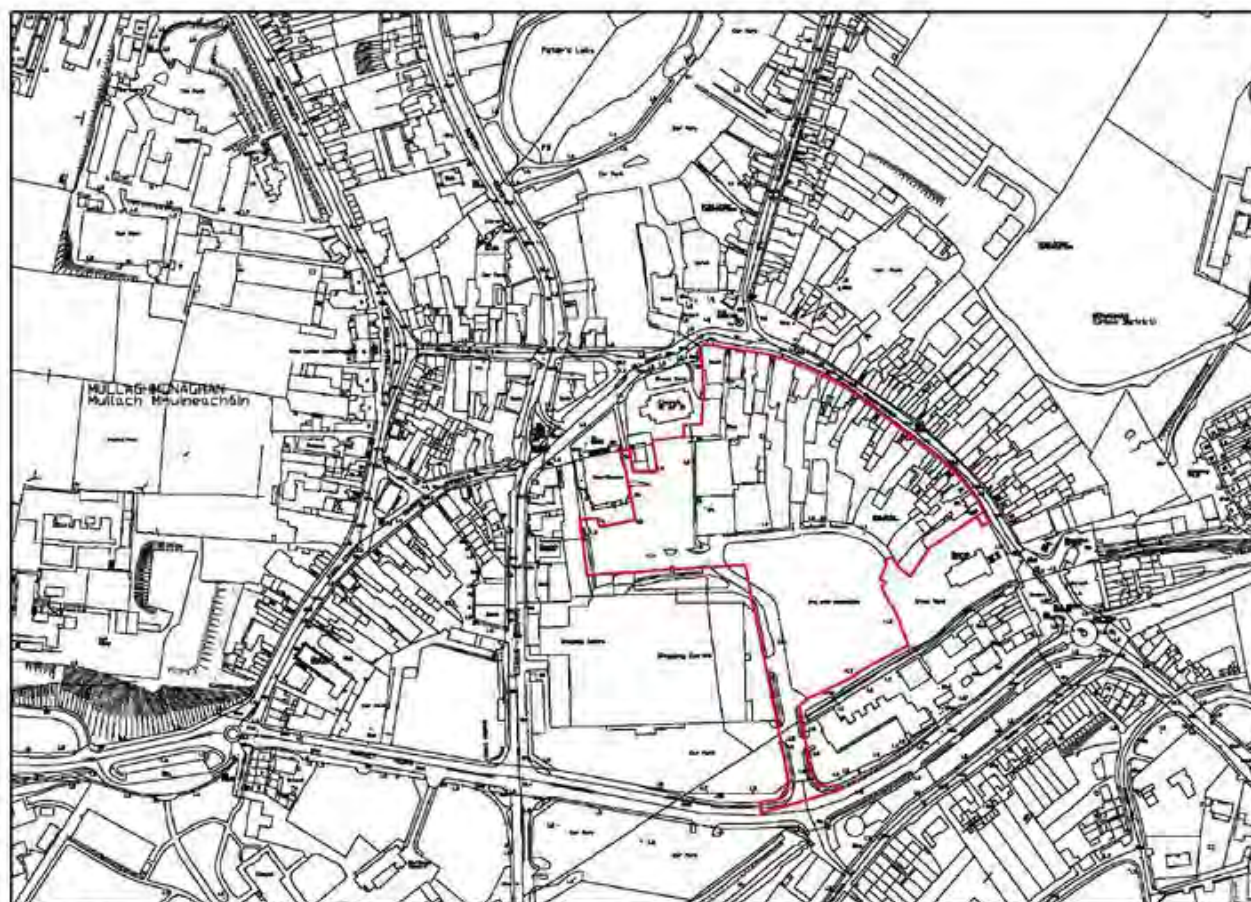


Figure 10: OS map (Current) annotated by Consarc Design Group.

2.3 THE REGENERATION SCHEME

The proposed South Dublin Street regeneration scheme area is located to the southeast of the town core, extending from The Diamond to the northwest, south eastwards along Dublin Street, and is defined to the southeast by the Presbyterian Church to the south at Old Cross Square. The regeneration scheme area includes the terraces of dwellings to Dublin Street to the north east, and the long rear gardens to the south. Historically the rear gardens of these properties extended to the Shambles River, however 20th century development has resulted in the gardens being reduced to their present-day configuration. The rear gardens now face onto the existing large public surface car parking area to the south,



Figure 11: The Diamond – National Library of Ireland.



Figure 12: The Diamond – Current. Extract from Google Streetview.



Figure 13: First Monaghan Presbyterian Church.
 Extract from Google Streetview



Figure 14: Dublin Street – looking north west.
 Consarc Design Group



Figure 15: Carpark to south east of the site looking towards the rear of the First Monaghan Presbyterian Church. Consarc Design Group.



Figure 16: Carpark in front of existing shopping centre looking towards Saint Patrick's Church and the rear of the Court House.
 Extract from Google Streetview.

2.4 URBAN GRAIN

The terraces facing Dublin Street are interspersed with lane ways through archways and gaps between terraces to the courtyards, backlands and gardens to the rear. The existing structures facing Dublin Street comprise two and three storey buildings, generally of two and three bays in width. Typically, there are long rear annexes extending into the depths of the plots. To the south east the backlands are characterised by small courtyards created by two storey outhouses positioned parallel to the principal structure.

Dublin Street connects The Diamond and Old Cross Square, and benefits from its own distinctive characteristics. The building line is well defined, and with a gentle rising topography, and slightly curving building line creates an attractive and intimate effect. The gaps and archways allow glimpses southwards with potential good visual connection to the south west and backland areas.



Figure 17: No. 10 Dublin Street – Birthplace of Charles Gavan Duffy, archway through to backlands. Consarc Design Group.



Figure 18: Rear of No. 10 Dublin Street. Consarc Design Group.



Figure 19: No. 14 Dublin Street – archway through to backlands. Consarc Design Group.



Figure 20: Rear of No. 14 Dublin Street. Consarc Design Group.

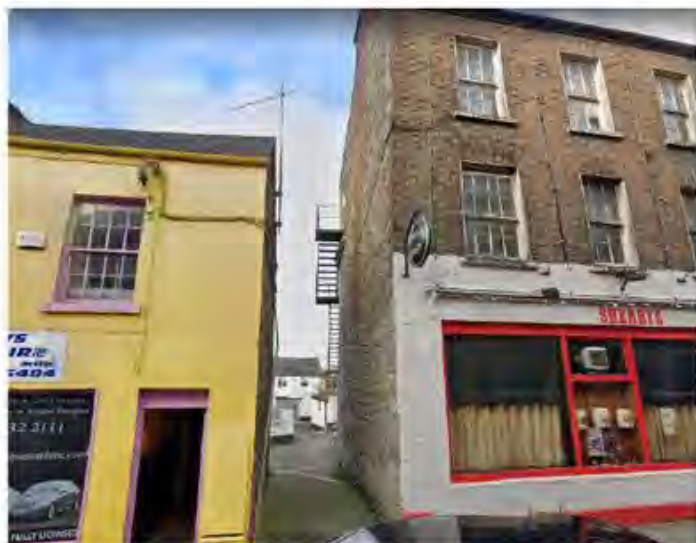


Figure 21: Sherrys Dublin Street – gap through to backlands. Extract from Google Streetview.



Figure 22: Rear of Sherrys Bar. Consarc Design Group.

2.5 ISSUES

Dublin Street has suffered decline more than any other area of the town centre, the volume, speed and one-way flow of traffic, coupled with narrow footpaths has resulted in declining footfall on the street. The concentration of fast food takeaways and late-night venues on the street and a number of vacant and derelict properties have also resulted in anti-social behaviour and loss of residential amenity in the area.

In general, the pedestrian and vehicular access to the backlands are not well supervised, which limits a sense of security. The fall in topography from Dublin Street to the lower car parking area also discourages pedestrian movement between both areas, which further reduces the sense of security. This detracts from the quality of the public realm.

Dublin Street is a narrow street with limited car parking, there is no opportunity to comfortably walk and pause on the street. This environment creates a poor public realm and has also contributed to the deterioration and decline of Dublin Street as a shopping destination, a place to do business, and a place to live.

Vehicular movement along Dublin Street to the north east of the study area, operates on a one – way system leading from the Diamond south east to Old Cross Square. As a consequence of this, Dublin Street has become an exit from the town, reversing its former role as a principle entrance to the town core.

All of these factors combined, result in an inability for the street to attract a vibrant mix of uses.



Figure 23: Dublin Street – looking North West towards Birthplace of Charles Gavan Duffy.
 Consarc Design Group.

2.6 THE VISION

Monaghan county council Vision:

“Dublin Street together with its backlands offers a unique opportunity to create a new and viable town centre quarter, with the potential to accommodate additional shopping, office, cultural, residential and new employment zone. It offers the opportunity to address the weaknesses of the area and to maximise its strengths; to enhance pedestrian and vehicular movement, to enhance the existing built heritage; to integrate with the historic streetscape in a manner that is both contemporary and forward looking while complimenting the built heritage; to create an integrated and commercially robust, viable proposal, and a vibrant and sustainable new urban quarter in Monaghan.”

The Dublin Street Regeneration Scheme Area benefits from a strong identity, with fine built heritage, and the scheme has the potential to contribute to the enhancement of the quality of the built environment to both Dublin Street and the backlands area by creating new streets and new public spaces which integrate seamlessly with the existing historic town centre and introduce a new backland quarter.

2.7 URBAN DESIGN PROPOSAL

A hierarchy of spaces and streets are proposed within the South Dublin Street and Backlands plan area, and minor modifications to the street layout of the adjoining area are proposed in order to complete the overall vision for the Regeneration Plan Area and its immediate environs. A number of new streets and spaces are proposed as follows.

- Gavan Duffy Place,
- Church Walk,
- The Mall, and
- Courthouse Square.

The AHIA is concerned with the South Dublin Street Regeneration proposals in relation to the wider context of Monaghan Town, including the creation of Gavan Duffy Place and the protected structures impacted by that. As previously mentioned, this heritage report is in support of application to remove No. 10 Dublin Street from the RPS and supplements the AHIA.

Following in the tradition of Monaghan's historic squares, connected by narrow streets, a new civic square and street is proposed, "Gavan Duffy Place" located midway along Dublin Street. The civic square and street will facilitate an increase in pedestrian footfall and vehicular activity and act as a gateway to the south west new development area.

The edges of the street are to be created by infill development and the gables of existing structures. The space will be defined to the north east by the existing structures on Dublin Street. It is proposed that this space will be dedicated to Charles Gavan Duffy and will be called "Gavan Duffy Place", with the potential to provide an appropriate location to accommodate a piece of artwork in the form of a potential statue or plaque and information stand to commemorate him.

The space will benefit from a southerly orientation, and will increase light onto Dublin Street, as well as improve vehicular and pedestrian connections to the Backlands, and add to the sense of place and cultural identity of the Town.

The new street will be formed by the demolition of existing structures to form a new junction onto Dublin Street that accommodates two-way vehicular traffic and a pedestrian space. One of these is a protected structure, No. 10 Dublin street.



Figure 24: South Dublin Street Regeneration Part Plan. Formation of Gavan Duffy Place, by Sheridan Woods.

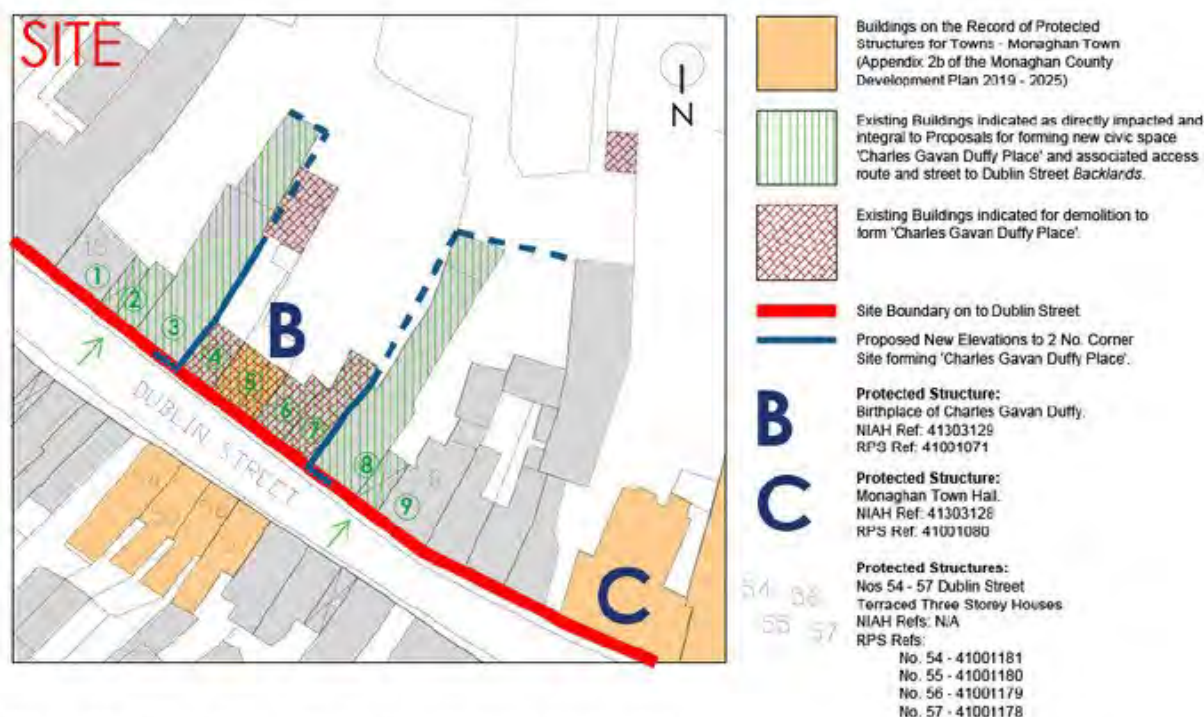


Figure 25: Existing Plan – Site Review. Consarc Design Group.

Proposed removal of 4 No. buildings to Dublin Street, including the protected structure "Birthplace of Charles Gavan Duffy" indicated with the letter 'B'.

Numbers in green relate to photographs below:



Figure 26: Photomontage. Consarc Design Group.

- 1: 15-16 Dublin Street – Retained.
- 2: 14 Dublin Street – Retained.
- 3: 12-13 Dublin Street – Retained.
- 4: 11 Dublin Street – Proposed Demolition.
- 5: 10 Dublin Street – Birthplace of Charles Gavan Duffy – Proposed Demolition.
- 6: 9 Dublin Street – Proposed Demolition.
- 7: 8 Dublin Street – Proposed Demolition.
- 8: 7 Dublin Street – Retained.
- 9: 6 Dublin Street – Retained.

EXISTING STREETScape - DUBLIN STREET - PROPOSALS FOR CHARLES GAVAN DUFFY PLACE



Figure 27: Buildings proposed for demolition outlined in red. New gable locations indicated. Extracts from Google Streetview annotated by Consarc Design Group.



Protected Structures to South side of Dublin Street (within the Site) - Reference 'B'
Birthplace of Charles Gavan Duffy
- Proposed to be demolished.

Protected Structures to North side of Dublin Street No's 54 - 57 Dublin Street - To be retained.

Figure 28: Protected Structures Dublin Street.



Protected Structures No's 54 - 57 Dublin Street - To be retained.

Protected Structures to South side of Dublin Street (within the Site) - Reference 'C'
Monaghan Town Council Offices / Town Hall
- To be retained.

Figure 29: Protected Structures Dublin Street.

2.8 BUILDING DESCRIPTION - NO. 10 DUBLIN STREET

In assessing the significance of No.10 Dublin Street, we have reviewed the external and internal elements of the building impacted by the scheme. The building sits directly on Dublin Street with arched access via an alleyway to a rear yard where there are 2 external escape stairs. Beyond the yard wall the backlands are vacant and overgrown with stone boundary walls.



Figure 30: Yard area to rear, backlands overgrown.



Figure 31: Yard area to rear, gated - photo taken from fire escape stairs.

EXTERNAL DESCRIPTION



Figure 32: Protected Structures Dublin Street – No. 10 Birthplace of Charles Gavan Duffy. Extract from Google Streetview.



Figure 33: Protected Structures Dublin Street, No. 10 – Shop unit at ground floor level.



Figure 34: Protected Structures Dublin Street, No. 10 – Plaque marking the birthplace of C. G. Duffy.



Figure 35: Protected Structures Dublin Street No. 10 – Rear elevation.

Overall Description	Terraced three-bay three-storey house-over-shop, built c.1810, with shopfront and integral carriageway to ground floor.
Roof	Pitched slate roof to main front block Half round gutters to eaves. No downpipes visible to front elevation.
Front facade	Smooth Cement rendered ruled-and-lined wall to front elevation with painted finish and block-and-start quoins to upper floors. Part exposed gable wall – finish. Painted window sills. Exposed random rubble stonework to side of carriage arch.
Rear facade	Smooth Cement rendered rear elevation unpainted. With lined arch over carriageway. Rear access at first floor level with painted steel stair.
Rear Extension	None.
Windows Front facade	Square-headed window openings to first and second floors, with modern uPVC top hung windows. Ground floor large shop window. All replacement.
Windows Rear Facade	Modern uPVC top hung windows. All replacement.
Shopfront	Single paned Large timber shop front window with timber fascia and signboard over with timber console brackets. Single timber glazed entrance door to shop. All replacement.

INTERNAL DESCRIPTION

Plan Form	Rectangular plan with 2 storeys over alleyway and rear escape stairs. Shop unit to ground floor and property divided into living accommodation at 1 st and 2 nd floors all areas remodelled from original plan form.
Ceilings	Mixture of smooth plastered and painted ceilings along with artex textured plaster and pvc sheeted ceilings to bathrooms and kitchen. Some simple coving in corridors – modern addition.
Walls	Generally a mix of artex textured plaster and smooth plastered walls throughout
Floors	Carpet and vinyl flooring over existing floor boards
Staircases	Modern external fire escape stairs from living accommodation – internal staircase to 2 nd floor [not inspected]
Chimneypieces	No evidence of any remaining chimney pieces or fireplaces
Doors	Modern panelled doors of differing styles internal some with glazed panels / painted or stained.
Windows	Modern upvc windows to all upper floors

SURVEY PHOTOGRAPHS



Figure 36: Entrance hallway internal door.



Figure 37: Entrance hallway internal door.



Figure 38: Hallway adjacent to entrance to 2nd floor apartment.



Figure 39: Door to 3rd Floor apartment (no access).

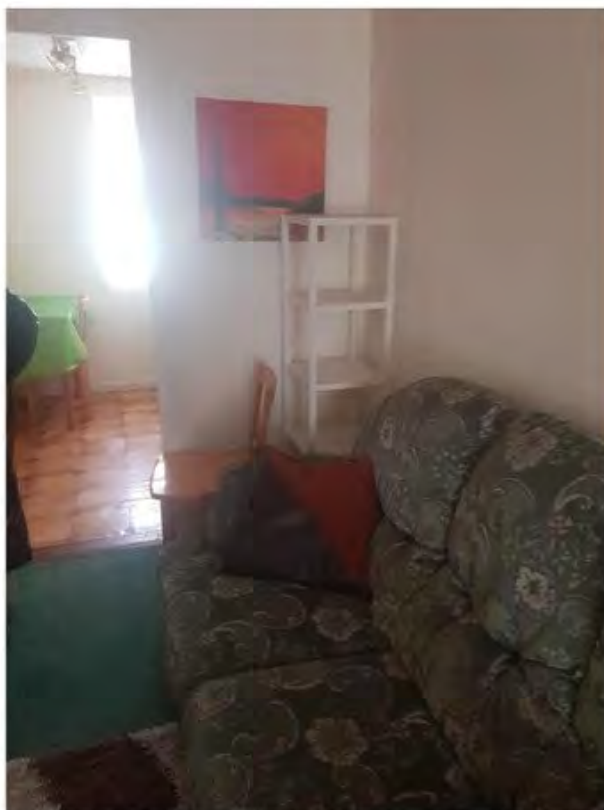


Figure 40: Living area - leading to kitchen.

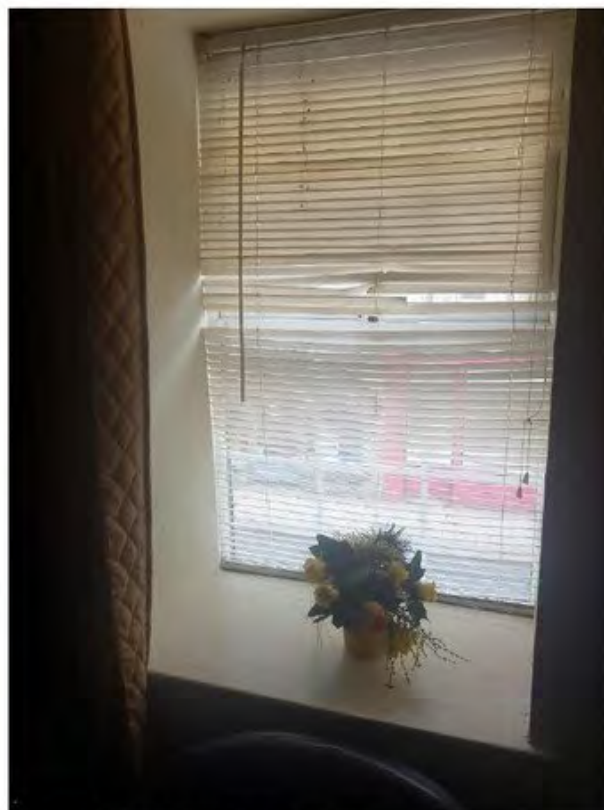


Figure 41: Living room window.



Figure 42: Kitchen - off living area.



Figure 43: Bedroom 1.



Figure 44: Bedroom 2.



Figure 45: Bathroom shower and toilet.

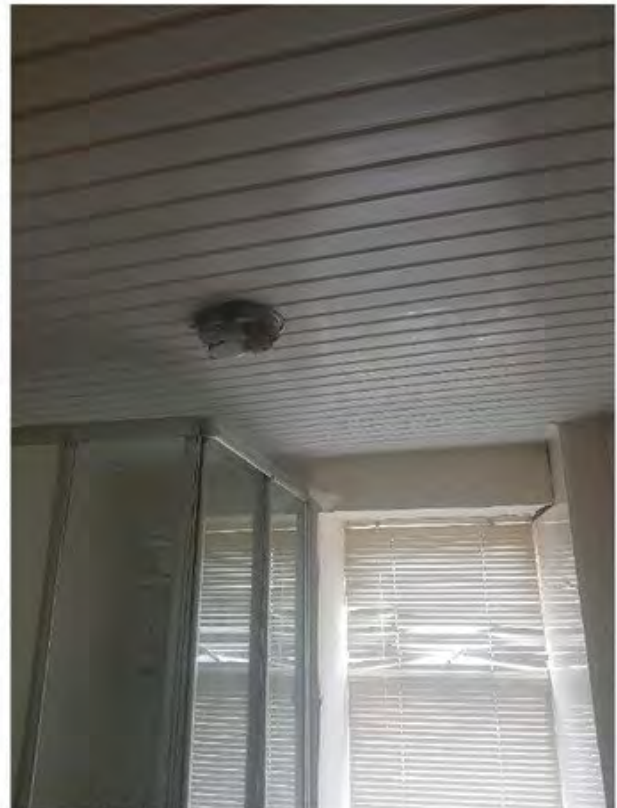


Figure 46: Bathroom ceiling.

3.0 STATEMENT OF SIGNIFICANCE

- 3.1 The National Planning Policy Framework (NPPF) places the concept of significance at the heart of the planning process for the historic environment. Its definition of significance is:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

For a building to be included on the Record of Protected Structures the local planning authority decides whether a structure identifies characteristics of special interest or significance, under the following headings: *architectural, historical, archaeological, artistic, cultural, scientific, technical, and social*. Each structure must be assessed impartially and objectively to see if it meets this test.

English Heritage's Conservation Principles, Policies and Guidance (2008) also outlines broadly similar heritage values that make up significance: evidential, historical, aesthetic and communal value. Following established conservation practise, the significance of built heritage assets is described using the following terminology:

- **Highly Significant**
Original features that contribute to the historical and architectural interest of the heritage asset; or non-original features which are of sufficiently high quality to maintain a high degree of architectural or historic interest.
- **Significant**
Original features which contribute to the historical and architectural interest of the heritage asset, but which are not in themselves (or as a group) of particular importance; or non-original features which contribute to maintaining the overall architectural interest of the asset.
- **Neutral**
Features of little or no interest, which do not contribute positively to the historic and architectural interest of the asset. This can include original fabric where this is of minimal special interest and is located in an area that has undergone notable change.
- **Detracts**
Features that obscure or detract from the significance of the heritage asset.

- 3.2 The National Inventory of Architectural Heritage (NIAH) RPS list has set out their appraisal of No. 10 Dublin Street as follows:

(NIAH) Ref:	41303129
Rating:	Regional
Categories of Special Interest:	Architectural / Historical / Social
Original Use:	Shop/Retail outlet /Residence
In use as:	- Shop/Vacant
Date:	1800 - 1820

Description: Terraced three-bay three-storey house-over-shop, built c.1810, with shopfront and integral carriageway to ground floor.
Pitched slate roof not visible from street, with smooth-rendered chimneystacks, and replacement rainwater goods.
Smooth-rendered ruled-and-lined walls with block-and-start quoins to upper floors.
Plaque to front wall inscribed 'Charles Gavan Duffy was born here 12th April 1816'.
Square-headed window openings with replacement uPVC windows and painted sills.

Shopfront has timber fascia board with console brackets, timber-framed display window and glazed door.

Carriage-arch has depressed-arch opening and recent metal gate.

Appraisal:

This modest building has the typical characteristics of buildings in Irish provincial towns, such as the shopfront and the archway allowing access to a yard to the rear.

The building is notable for being the birthplace of the Irish nationalist and Australian politician Charles Gavan Duffy.



Figure 47: The Diamond, Monaghan

3.3 ARCHITECTURAL SIGNIFICANCE

No. 10 Dublin Street has been assessed against the criteria for inclusion on the RPS, however it has been altered and changed over the years and whilst it retains its upper floor openings to the front elevation in the original locations all windows have been replaced with modern uPVC alternatives and a modern shop window and fascia.

The original carriageway arch remains.

The building structure is of some limited architectural significance. It retains the overall form, massing and scale to the street frontage. The gable chimney remains albeit without any pots and is a part of the overall street roof scape. However, the loss of original fabric and ill-considered alterations have reduced that significance.



Figure 48: View of alleyway, taken from Dublin Street.



Figure 49: View of alleyway, from rear yard and stair to first floor accommodation.

The façade has been altered over time with replacement windows, amended shopfront and fascia, whilst the carriage arch remains, much of the architectural significance has been eroded by the subsequent loss of the shopfront and the windows and any original materials.

Internally, the building has been extensively altered and converted into two apartments over the ground floor shop unit with rear access to these units only. Any original interior finishes or joinery items have been removed and a modest modern interior has been created for the living accommodation. There is no evidence of any remaining fireplaces or chimneys or any original doors. We would consider the interior of the building to be of neutral significance.

The building fabric has been substantially altered over time and this has eroded its architectural significance. The building cannot be regarded as having artistic merit due to the loss of most of the historic detail. We would therefore consider the building to have 'neutral' significance and no longer meets the test for special characteristics in terms of its architecture or artistic merit.

3.4 HISTORICAL / SOCIAL SIGNIFICANCE

The plaque on the front wall identifies the building as being the birthplace of Charles Gavan Duffy. Charles Gavan Duffy was born in Dublin Street, Monaghan, on April 12, 1916. He was a barrister, journalist and politician, and a Young Irelander who founded "The Nation" with Thomas Davis and John Blake Dillon in 1842. He was imprisoned for sedition in 1844, until April 1849, after which he revived the Nation and devoted his attention to land reform and the Tenant Rights League. He was MP for New Ross 1852-5.

Disillusioned with Irish politics following the collapse of the Independent Irish Party, Duffy emigrated to Victoria in 1855 where he practised law and rose to be prime minister in 1871-2 and speaker of the Assembly in 1876-80, receiving a knighthood in 1873.

He subsequently retired to Nice, France to write his extremely influential memoirs and historical accounts of the 1840s and 1850s. He also served as first President of the Irish Liferary Society in London, 1892.

This element of the social history has limited regional significance only, and we feel the building does not meet the test for special characteristics in terms of historic and social significance.



Figure 50: Charles Gavan Duffy.

4.0 IMPACT ASSESSMENT

4.1 STATUTORY PROVISIONS

There are a number of relevant policies relating to historic structures and Architectural Conservation Areas in the Monaghan county Development Plan 2019-2025.

There is scope within the policy documents for demolition of existing buildings and for demolition within an ACA.

These policies reflect the guidelines in the 'Architectural Heritage Protection, Guidelines for Planning Authorities', in particular 3.10: *Criteria for Assessing Proposals within an Architectural Conservation Area*.

Monaghan County Development Plan 2019-2025 has a number of key strategic aims including:

'To facilitate sustainable development and to build on the strengths of County Monaghan by supporting the provision of employment opportunities and residential developments within quality urban and rural environments that provides a high standard of physical and social infrastructure necessary for their respective communities.'

The position of Monaghan Town is again reiterated in the current Plan, with a key objective SH01:

'To facilitate the development of Monaghan to maintain its position as principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.'

The Dublin Street Regeneration Plan 2017 (which has been incorporated within the Monaghan County Development Plan 2019-2025): sets out the vision for the Dublin street area in the context of the overall plan:

'Dublin Street together with its backlands, offers a unique opportunity to create a new and viable town centre quarter, with the potential to accommodate additional shopping, office, cultural, residential and new employment zone. It offers the opportunity to address the weaknesses of the area and to maximise its strengths; to enhance pedestrian and vehicular movement, to enhance the existing built heritage; to integrate with the historic streetscape in a manner that is both contemporary and forward looking while complimenting the built heritage; to create an integrated and commercially robust, vibrant and sustainable new urban quarter in Monaghan.'

The creation of a new junction onto Dublin Street to facilitate the proposed "Gavan Duffy Place" as outlined earlier in this report, will require acquisition and demolition of structures of a number of existing properties currently fronting onto Dublin Street.

One of these structures (including out buildings and curtilage) is currently included on the Record of Protected Structures (RPS) within the Monaghan County Development Plan 2019-2025 and hence this report is making an assessment of the heritage impact of this proposal and if it can be removed from the Record of Protected Structures (RPS) list to permit their demolition.

4.2 ARCHITECTURAL HERITAGE

Protection of architectural heritage is provided for through a range of legal instruments that include the Heritage Act (1995), the Architectural Heritage (National Inventory) & National Monuments (Misc. Provisions) Act (1999), and the Planning and Development Act (2000).

The Heritage Act (1995) (as amended) defines architectural heritage as including:

'all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest, together with their setting, attendant grounds, fixtures, fittings and contents.'

The National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage Act (1999), to record architectural heritage structures within the State and to advise local authorities in relation to structures of architectural heritage significance within their administrative areas.

The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the Planning and Development Act (2000). This requires Local Authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans.

In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

The Record of Protected Structures (RPS) lists 712 entries for County Monaghan. No. 10 Dublin Street is recorded as number 41303129 on the RPS list.

The property sits within the local Architectural Conservation Area namely, Dublin Street ACA.

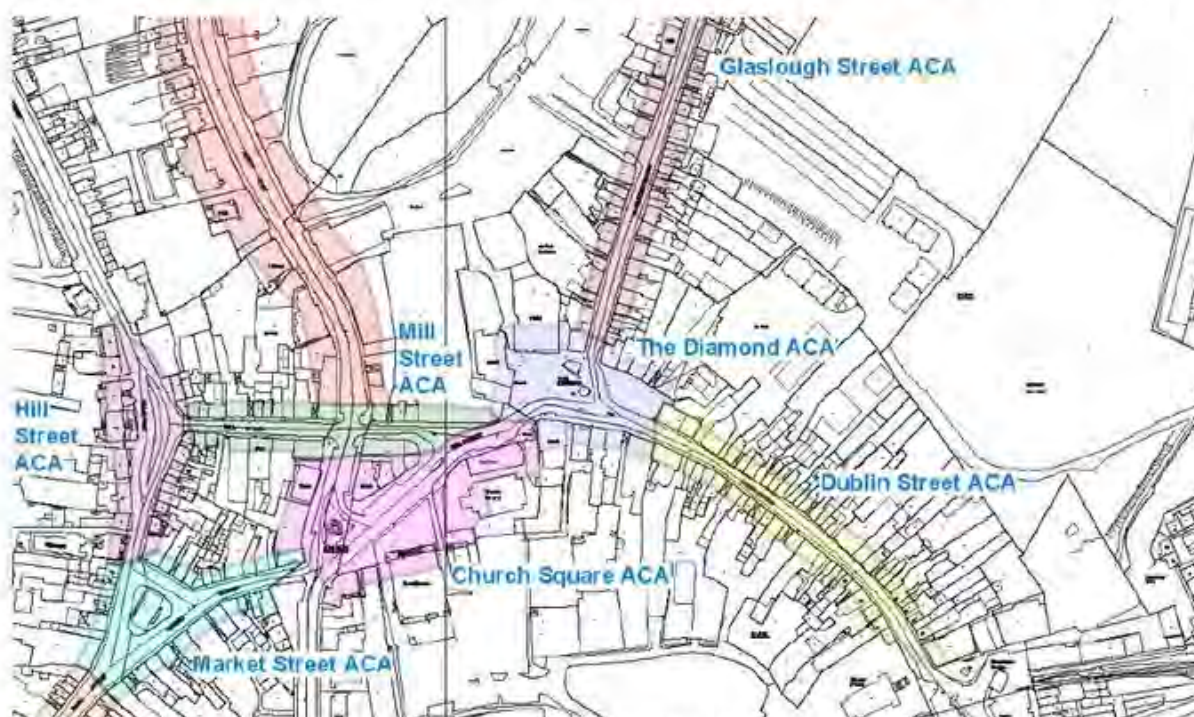


Figure 51: Extract from Monaghan County Council Architectural Conservation Areas - Monaghan Town.

The Monaghan County *Development Plan 2019-2025* contains the following policies in relation to Protected Structures:

BHP 1

To protect and conserve all structures included in the Record of Protected Structures and to encourage the sympathetic re-use and long-term viability of such structures without detracting from their special interest and character.

BHP 5

Planning permission for the demolition of any protected structure shall not be granted except in exceptional circumstances and in accordance with Section 57(10)(b) of the Planning and Development Act 2000.

BHP 6

To ensure that any new development proposed to or in the vicinity of a Protected Structure will complement and be sympathetic to the structure and its setting in Monaghan County Development Plan 2019-2025 131 Protected Structures Policy terms of its design, scale, height massing and use of materials and to resist any development which is likely to impact on the building's special interest and/ or any views of such buildings and their setting.

BHP 7

To facilitate the retention and sympathetic re-use of protected structures and their settings in circumstances where the proposal is compatible with their character and special interest. In certain instances, land use zoning restrictions and site development standards may be relaxed to secure the conservation and reuse of a protected structure and to provide a viable use for any building which is at risk by virtue of being derelict or vacant.

In the case of this project the decision to remove rather than reuse is based on a detailed analysis of the existing structures, and how these could be integrated into the proposed scheme. The analysis led to the conclusion to demolish rather than replace for the following reasons:

- The proposal is part of a wider public benefit to the whole of the town centre,
- The combination of the, erosion of character of the existing building through modern interventions and alterations, coupled with the predicted public benefit of the proposal can be seen to outweigh the loss of the existing building.

4.3 THE IMPACT OF DEMOLITION OF HISTORIC BUILDINGS RATHER THAN REUSE

The principal tenet that the greater public interest will be served by demolition of the existing building and creation of a new public space can be argued for the following reasons:

- The proposal relates to a wider public realm and opportunity for Monaghan to drive regeneration into the town centre.
- The property as outlined above has limited architectural significance and whilst it forms part of the streetscape of Dublin street, so too the new proposal will create a new and enhanced streetscape.
- The social significance of the building will still be recognised in the creation of the new Gavan Duffy place and the social / historical significance will be more evident and legible to the public than it is currently.

The Monaghan County Development Plan 2019-2025 contains information on a total of eleven Architectural Conservation Areas (ACAs) within Monaghan Town. The following is stated in relation to Architectural Conservation Areas Policy:

ACP 1

To prepare character appraisals for each of the designated Architectural Conservation Areas in the County to guide new development proposals and environmental

improvements by identifying the character of each ACA and designing objectives to ensure that their distinctiveness and special interest are preserved and enhanced.

ACP 2

To resist development that would adversely affect the character and appearance of the Architectural Conservation Area. New development or alterations to existing building(s) in an ACA shall reflect the historic architecture in terms of scale, design and materials used. Regard shall be had to any objectives contained in the character appraisals (where applicable).

The Monaghan County Development Plan 2019-2025 contains the following Objectives for the Protection of Natural & Built Heritage SNO 6 Protect and preserve the Protected Monuments and Structures located within the towns.

SNO 7

Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies set out in, Monaghan County Development Plan 2019 - 2025 and the DEHLG Architectural Heritage Protection Guidelines. In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.

Protect and conserve the streetscape character, architectural quality and heritage of the towns.

4.4 THE IMPACT OF THE DESIGN OF THE PROPOSED STRUCTURE ON THE ACA

The proposed public realm scheme and creation of Gavan Duffy Place is predicted to enhance the special character of the ACA more than the retention of the existing through the quality of the design and the positive introduction of public artwork and social history information to tell the story of Gavan Duffy.

4.5 MITIGATION MEASURES

- The structures proposed for demolition shall be recorded prior to demolition and a full inventory prepared, (conservation by record) and shall be monitored by a conservation architect during demolition to record evidence of historic fabric that may be uncovered.
- Any original fabric shall be saved and stored for future reuse elsewhere in the town. This may include internal joinery items. Any original brickwork or stonework to the building shall be carefully taken down and stored for possible reuse where required within the ACA area. All information shall be submitted to Monaghan County Council and the Irish Architectural Archive.
- A full archival standard photographic record of the site will be carried out and will be submitted to the Irish Architectural Archive.
- The history of the site and its relationship to Gavan Duffy could be included with the town museum.
- Public realm improvements will be undertaken to Dublin street as part of this regeneration scheme to enhance to whole area.

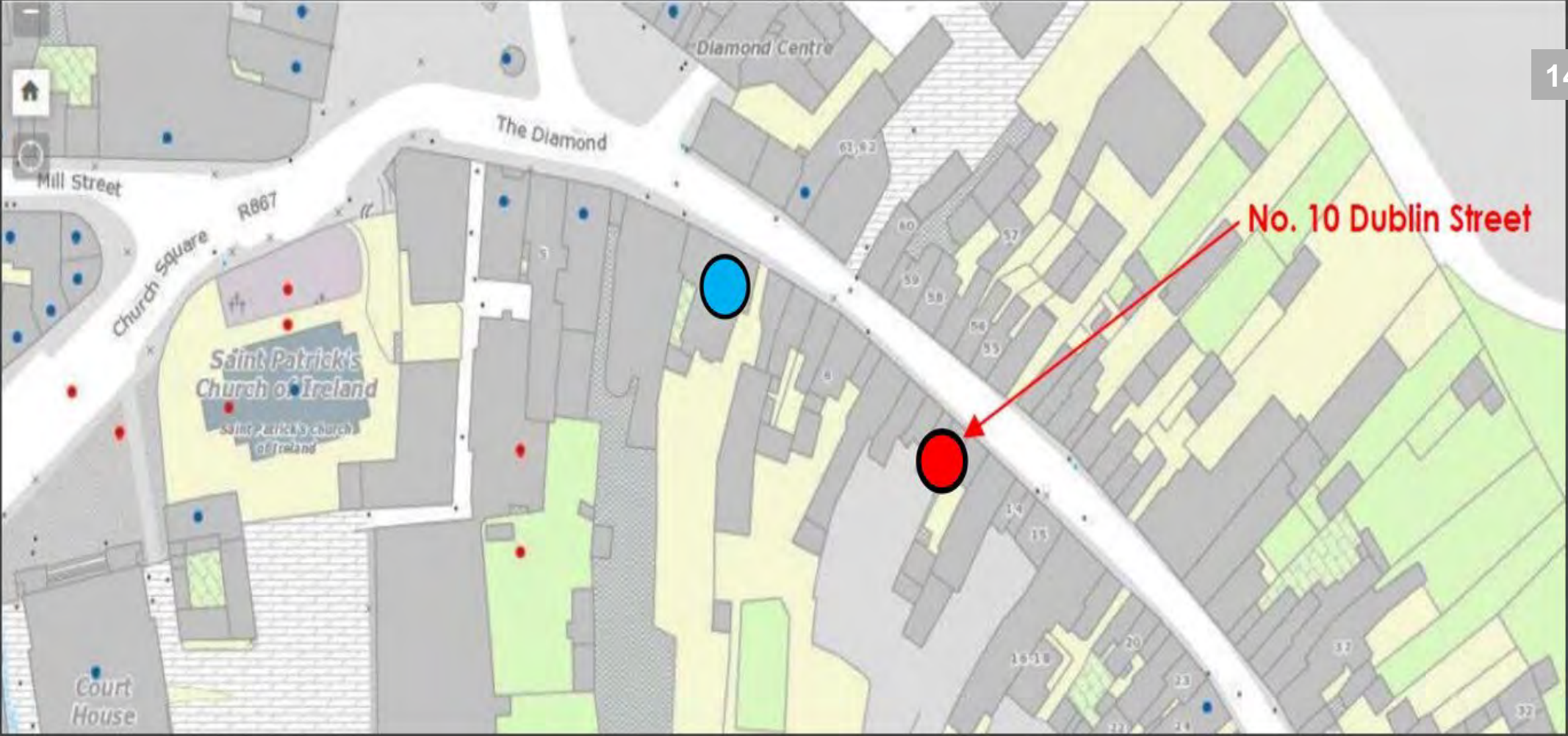
5.0 CONCLUSIONS

- 5.1 The report has outlined the context of this project and the rationale for proposing demolition of this building and the justification for doing so. This in turn means removal of No. 10 Dublin street for the RPS list. We believe this is acceptable for the following reasons:
- 5.2 For inclusion on the RPS list a building must be identified as having characteristics of special interest or significance, under the following headings: *architectural, historical, archaeological, artistic, cultural, scientific, technical, and social*. We have assessed No.10 Dublin Street against these characteristics and believe it no longer meets the test for inclusion on the RPS.
- 5.3 The proposal to demolish the historic structure of Dublin street within the ACA of Dublin street is based on a thorough investigation of the site and the existing buildings within it.
- 5.4 The significance of the buildings and the ACA is understood. The building has a limited architectural significance, but the overall significance has been compromised by the erosion of architectural detail and insensitive development and alterations over the course of its recent history, both externally and internally.
- 5.5 The social history of the building being the birthplace of Charles Gavan Duffy is of limited regional significance and not widely appreciated. This proposal gives the opportunity to create greater understanding of that aspect of the town's history.
- 5.6 The erosion of character does not provide sufficient grounds for demolition, only where the replacement is of more benefit than their retention. The replacement proposal of creating Gavan Duffy place and new access to the Backlands areas of the South Dublin Street will in this case be of more benefit than the retention of the existing buildings.
- 5.7 The aim of the new public space is to celebrate the birthplace and life of Gavan Duffy, while also helping the regeneration of Monaghan town by increasing footfall on Dublin Street and connections to newly regenerated Backlands areas to the south.

Proposed Deletion of No. 10 Dublin Street, Monaghan Town, from the Record of Protected Structures for County Monaghan

(RPS Registration Number 41001071)

April 2021



Site Location Map

No 10 Dublin Street
Monaghan



Legal Process for the Deletion of a Structure from the Record of Protected Structures

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Planning and Development Act 2000 (as amended)

Serve notice owner / occupier.

Send particulars to the Minister of Housing, Local Government and Heritage & prescribed bodies

Publish notice of proposed deletion in newspaper inviting submissions (6 weeks).

Consider written submissions received.

Have regard to any observations received from the Minister of Housing, Local Government and Heritage.

Within 12 weeks from the expiry of the consultation period, the Planning Authority shall decide whether the proposed deletion should be made.

Serve notice on the owner / occupier within 2 weeks of making the deletion.

- Notice served on the property owners/occupier on 13 January 2021
- Proposed deletion advertised in Northern Standard on 14 January 2021
- 4 submissions were submitted and have been assessed
- Presentation to CPG on 27 April 2021
- Presentation to Council on 10 May 2021

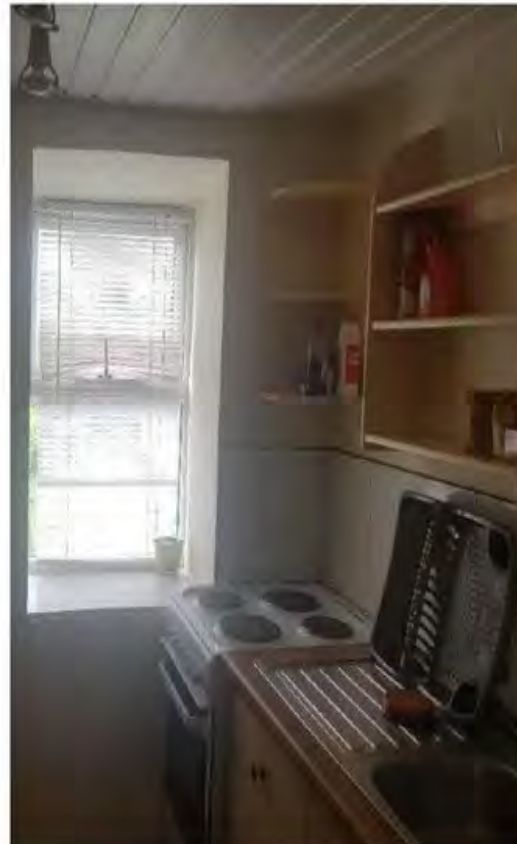


Consarc Design Group Architectural Heritage Impact Assessment Report

May 2020

- *'The building fabric has been substantially altered over time and this has eroded its architectural character'*
- *'the social history has limited regional significance only and does not meet the test for special characteristics in terms of historical and social significance'*
- *'The building cannot be regarded as having aesthetic merit due to loss of most of the historic detail'*
- *'believe that the property no longer meets the test for inclusion on the RPS'*

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Submissions

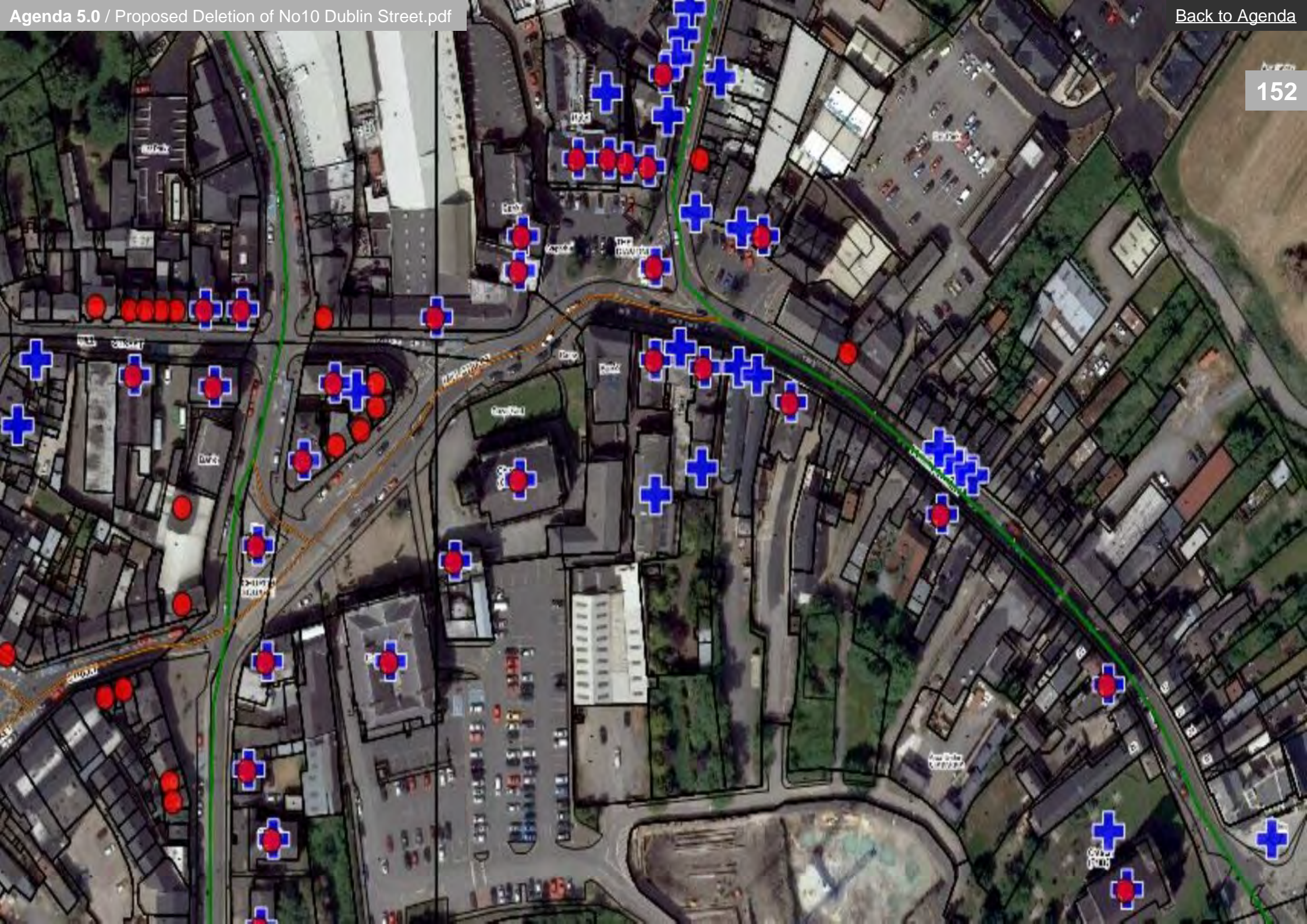
- Department of Housing, Local Government and Heritage
 - County Monaghan Heritage Forum
 - Johanna Roethe
 - Feargal Northon
- Birthplace of Charles Gavan Duffy and deletion is inappropriate
 - Proposed mitigation is inadequate compensation
 - Proposed removal is inappropriate on architectural and streetscape / townscape grounds
 - Lost historic detail can be reversed
 - Building would make an excellent heritage site / visitor attraction
 - Building retains its architectural, historical and social significance
 - Establish a dangerous precedent for architectural heritage generally
 - Urgent measures should be undertaken to ensure preservation and conservation
 - Negative impact on Dublin Street ACA
 - Destruction of viable housing in times of extreme need

Planning Authoritys Response to Submissions

- The proposed deletion has been assessed by an RIAI Grade 1 accredited architectural conservation practice (Consarc) who have prepared an Architectural Heritage Impact Assessment Report. That Report states that;
 - The significance of the building has been eroded by insensitive development and alterations
 - The building is of 'neutral' architectural significance, and it no longer meets the test for special characteristics in terms of its architecture or architectural merit.
 - The building has limited historical / social significance
 - The property no longer meets the test for inclusion on the RPS
- The building is not located within Dublin Street ACA
- Future additions or deletions to the RPS will be considered individually on their own particular merits.
- The proposed removal of the property from the RPS will not impact on the use of the property for residential use.
- Any proposals for the future redevelopment of this, or adjoining sites, would be assessed through a separate statutory process

Recommendation

In accordance with the provisions of Section 55 of the Planning and Development Act 2000 (as amended), it is recommended that the property at No 10 Dublin Street Monaghan be deleted from the Record of Protected Structures as contained within the Monaghan County Development Plan 2019 - 2025



**Monaghan County Council
Comhairle Contae Mhuineacháin**



Monaghan County Council

General Development Contributions Scheme 2021-2026

**DRAFT
17 March 2021**

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1. Introduction

The Local Government (Planning & Development) Act, 1963 enabled planning authorities to grant planning permission subject to conditions requiring payment of a contribution towards expenditure incurred or proposed to be incurred by it in respect of works to facilitate the proposed development. Monaghan County Council currently levies capital contributions on developments in respect of **public roads**, public footpaths, **cycle paths**, public lighting, car-parking spaces and community, recreation and amenity facilities. The adoption of such a scheme is a reserved function.

The Planning & Development Act 2000 (as amended) provides for a system for levying development contributions in order to increase its flexibility and the range of infrastructure that can be funded. The Act provides for three types of development contributions that may be attached as conditions to a planning permission under the Act:

- General Development Contributions
- Special Development Contributions
- Supplementary Development Contributions

In 2013 the Department of Environment, Communities and Local Government published Development Contribution Guidelines for Planning Authorities. The overarching purpose of these guidelines is to achieve a greater level of consistency in development contribution schemes on a national basis.

The guidelines require planning authorities to reflect the radical economic changes that have impacted across all sectors, when revising Development Contribution Schemes. The guidelines point out that contributions should not impede job creation or facilitate unsustainable development patterns and may include measures to support new or existing enterprises. Planning authorities are required to ensure that development contribution schemes are revised to provide for:

- Reduced rates of development contributions or waivers for development in town centres to support town centre development
- Reduced rates for temporary permissions
- Waivers in the case of change-of-use permissions, where it does not lead to the need for new or upgraded infrastructure or services
- Waivers or reduced rates of development contributions for businesses grant aided by the Industrial Development Agency, Enterprise Ireland or local authority/state supported agency
- Provision to charge only net additional development in the case of redevelopment projects
- Waivers for broadband infrastructure
- Waivers in respect of works on protected structures
- Reductions for sustainable energy development

In 2013 an addendum to the Guidelines was issued to clarify that reduced development contributions should be considered to promote the development of renewable energy but shall not apply to proposed renewable energy developments for commercial energy supply purposes for either the domestic or export market.

Circular Letter PL 03/2018 issued in 2018 revised the 2013 Development Contribution Guidelines in respect of telecommunications infrastructure and required that development contributions are not be levied in respect of any telecommunications infrastructure (masts, antennae, dishes and other apparatus or equipment being installed for such communication purposes) being deployed as part of a Government endorsed telecommunications strategy, plan or initiative, or where mobile or broadband operators demonstrate to the satisfaction of the planning authority that the proposed

telecommunications development provides services to customers who would not otherwise be able to avail of an adequate mobile or broadband service.

2. General Development Contribution Scheme

Under Section 48 of the Planning & Development Act 2000 (as amended), all planning authorities must introduce a scheme of Development Contributions and may, when granting a permission under Section 34 require the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority or that it is intended will be provided or have been provided by or on behalf of the local authority and regardless of other sources of funding.

The Act defines the type of public infrastructure and facilities that can be funded by this mechanism:

- (a) the acquisition of land.
- (b) the provision of open spaces, recreational and community facilities and amenities and landscaping works.
- (c) the provision of roads, car parks, car parking places, surface water sewers and flood relief work and ancillary infrastructure
- (d) the provision of bus corridors and lanes, bus interchange facilities (including car parks for these facilities) infrastructure to facilitate public transport, cycle and pedestrian facilities, and traffic calming measures
- (e) the refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking spaces, surface water sewers, flood relief work and ancillary infrastructure
- (f) the provision of high-capacity telecommunications infrastructure, such as broadband,
- (g) the provision of school sites, and
- (h) any matters ancillary to paragraphs (a) to (g).

3. Area to Which the Development Contributions Scheme shall apply

The scheme will apply to the functional area of Monaghan County Council.

4. Duration of Scheme

The Development Contribution Scheme is effective from XXXXX 2021 until 31 December 2026, or until such time as a subsequent scheme is adopted. The Scheme may be reviewed from time to time by Monaghan County Council, having regard to the circumstances prevailing. After a review of the Scheme or the County Development Plan, a new scheme may be made.

5. Basis for Determination of Contributions

The Act provides that:-

- (a) The scheme must state the basis for determining the contributions to be paid in respect of public infrastructure and facilities
- (b) The scheme must indicate the contribution to be paid in respect of the different classes of public infrastructure and facilities which are provided or to be provided by the local authority.
- (c) The planning authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities. The determination may not include any benefit that accrues in respect of existing development.

- (d) The scheme may make provision for payment of different contributions in respect of different classes or descriptions of development. The classes of infrastructure proposed under this scheme are set out in Appendix 1.
- (e) The scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances.
- (f) The Act allows for costs of facilities to be included regardless of other sources of funding. **However, only projects/works which are not 100% funded and require a portion of the capital cost to be provided by the local authority have been included in this scheme.**

The basis for determining the contributions to be paid in respect of public infrastructure and facilities is calculated having regard to:-

- (a) the estimated cost to **Monaghan County Council** in the period **2021 to 2026** of providing further public infrastructure and facilities as set out in the objectives outlined in the Monaghan County Development Plan, Annual Roads Programme, Village and Urban Renewal Projects, **Tourism, Recreational and Regeneration Programmes** and the Capital Works Programme
- (b) the estimated level of residential and non residential development for the period **2021 to 2026**.
- (c) the estimated charge for each residential unit, and the estimated charge for non residential development based on equivalent residential unit basis.

6. Level of Contributions

Having regard to the estimated cost to **Monaghan County Council** of providing further public infrastructure and facilities (as outlined in Appendix 1) in the period **2021 to 2026** and the estimated level of projected development (as indicated in Appendix 2) for the same period, it is estimated that a contribution outlined in Appendix 3 would be required to cover the marginal capital cost involved.

7. Application of Development Contribution Scheme

In general all planning permissions granted by Monaghan County Council will be subject to the Development Contribution Scheme and development charges shall be levied as a condition under any permission issued under Section 34 of the Planning & Development Acts 2000 (as amended).

8. Floor Space, Footprint Area & Site Area

The floor **space** area of proposed development shall be calculated as the gross floor **space** area. This means the floor area determined from the internal dimensions of the proposed buildings, including internal walls, each floor and mezzanine floors. **Floor space area includes partially enclosed roofed areas or areas covered by overhanging roofs/canopies.** Where the proposed development does not constitute floor space, development contributions will be levied on the **gross** footprint or site area of the development as appropriate.

9. Water and Waste Water Development Contributions

On 1st January 2014, responsibility for public water and waste water services was transferred to Irish Water. As Irish Water will levy connection/supply charges in respect of this service, development contributions respect of water and waste water facilities will no longer be applied by Monaghan County Council in respect of new development permitted since 1st January 2014.

10. Conversion to Residential Units

A contribution will be charged in accordance with the scheme in respect of any additional residential units created as a result of **subdivision and/or additional development**.

11. Residential Extensions and Garages/Domestic Outbuildings

The floor space of garages and domestic outbuildings will be included in the calculation of overall floor space of a dwelling. Development contributions shall be levied on the additional amount of floor space in excess of the originally constructed dwelling / garages and domestic outbuildings.

A development contribution will not be levied on extensions and garages/domestic outbuildings which individually or when taken in conjunction with previously constructed/permitted extensions and garages/domestic stores do not exceed 40 square metres in floor area. Development contributions shall be levied on the additional amount of floor space in excess of 40 square metres in these instances. Where the dwelling has been previously extended by 40 square metres in the past, development contributions shall be levied on all subsequent additional floor space.

Where the floorspace area of the proposed extension, garage or domestic outbuildings would result in an increase of the floorspace of the residential unit as originally constructed by 100% or greater, the proposed development shall be treated as a new residential unit in respect of services provision calculations and development contributions will be levied as appropriate.

12. Replacement Development / Redevelopment / Subdivision / Change of Use

A credit for the existing **land use site area**, floor space or foot print shall be given when calculating the appropriate development contributions in respect of replacement development, redevelopment, **subdivision, or change of use development**. In these instances, development contributions will only be levied in respect of net additional floorspace, foot print **or site area**, or where the new development places a demand for new, upgraded or additional infrastructure or services.

No credit for existing land use site area, floor space or foot print shall be given where the original development was constructed without the benefit of planning permission since the date of the first imposition of development contributions by Monaghan County Council.

In the case of **replacement** residential development, where there is an increase of the floorspace of the existing unit as originally constructed by 100% or greater, the proposed development shall be treated as a new residential unit in respect of services provision calculations and development contributions will be levied **on the total floorspace** as appropriate.

In the case of replacement residential development, where there is an increase of the floorspace of the existing unit as originally constructed by less than 100%, development contributions will be levied on the total additional floorspace minus any exemption under Section 19 (i).

In the case of replacement or redevelopment of an existing dwelling with multiple residential units no exemptions shall be availed of.

In the case of change of use any development contributions applicable shall be levied at the rate appropriate to the new use, minus the development contributions already paid for the existing use.

13. Mixed Development

In the case of a mixed development, the fee payable will be based on the sum of **development** charges applicable to each development type within the overall development.

14. Amendments to Previously Permitted Developments

In the case of planning permissions for amendments to developments permitted prior to the adoption of this scheme, development contributions will be levied on the current charges set out in Appendix 3 where the development has not been commenced.

In all other cases, the development contribution charges previously applied to the previous permission will still be payable subject to indexation set out in Section 21 below. Where additional floor space / foot print has been created in the amended proposal, or where there is a demand for new, upgraded or additional infrastructure or services, additional development contributions will be levied in respect of the net additional development in addition to that levied upon the original development in accordance with the charges set out in Appendix 3.

Applications for permission for modification/revision to a permitted development including a change of building design or amendment to a site layout will be treated as an independent permission for development for the purposes of calculating development contributions and will be assessed on the floor area, foot print or site area of the full proposal on the date of issue of the decision to grant permission with a deduction/substitution for any contributions paid on any previously permitted development.

15. Additions/Alterations to Developments

A condition may be attached to planning permissions for developments which benefit from any exemptions or reductions in development charges levied upon them, which specifies restrictions on the development. Where it is proposed to provide additional development or to alter developments, regardless of whether or not planning permission is required, the planning authority will determine whether any exemptions or reductions in development charges levied upon the original planning permission would remain appropriate. Where the planning authority considers that the additional development or alteration to the development would be contrary to the principle of applying the reduction or exemption in the first instance, the developer will be required to pay the full amount of development contributions due.

16. Development Contributions in Respect of Renewable Energy Developments

Development contribution charges shall not be applied in respect of renewable energy developments which are not supplying electricity to the national grid including small scale renewable energy developments generating energy primarily for onsite usage e.g. for domestic, agricultural, small industry and educational purposes.

Development contribution charges shall be applied in respect of proposed renewable energy developments primarily delivering energy off site (for sale), whether for use in Ireland or for export to another market.

When determining whether or not a renewable energy development qualifies for exemption from development contribution charges in respect of Community Recreation and Amenity facilities as set out in Section 19 below, the planning authority shall consider the rated power output of the development and the demand of the user of the electricity generated by the development. For the purposes of determining the appropriate development contributions to be levied on renewable energy developments in respect of Community Recreation and Amenity facilities, the applicant shall be required to confirm at planning application stage the rated power output of the proposed development and electricity demand of the user.

Where proposals for renewable energy development are split into separate entities the planning authority will take account of previously permitted developments when calculating the amount of development contributions due in respect of subsequent developments permitted.

17. Development Contributions in Respect of Telecommunications Developments

Development contributions shall not be levied in respect of any telecommunications infrastructure (masts, antennae, dishes and other apparatus or equipment being installed for such communication purposes) being deployed as part of a Government endorsed telecommunications strategy, plan or initiative, or where mobile or broadband operators demonstrate to the satisfaction of the planning authority that the proposed telecommunications development provides services to customers who would not otherwise be able to avail of an adequate mobile or broadband service.

Where planning permission is granted for the permanent retention of telecommunications developments previously given temporary planning permission, no development contributions shall be levied where development contributions were previously levied and paid for that development, and where no additional development over that previously permitted is proposed. Development contributions will be levied (where determined appropriate) in respect of any additional development proposed over that previously permitted.

18. Retention Permission

The exemptions/reductions set out in Section 19 below will not be applicable in respect of permissions for retention of development.

In respect of retention and completion of partially constructed developments, development contributions will be levied on the current charges set out in Appendix 3.

19. Exemptions/Reductions

The Planning Authority may allow for full or partial exemptions from payment at its discretion. The onus shall be on the applicant to demonstrate that the development would be of a type which would qualify for any exemptions or reductions set out below. The following categories of development will be considered in this regard:

- (a) 100% exemption from development contribution charges only in respect of Community, Recreation and Amenity Facilities in relation to development by or on behalf of a voluntary organisation which is designed or intended to be used for social, recreational, educational, cultural or religious purposes by the inhabitants of a locality, or by people of a particular group or religious denomination, and is not to be used mainly for profit or gain.
- (b) 100% exemption from development contribution charges only in respect of Community, Recreation and Amenity Facilities in relation to development which is designed or intended to be used as a workshop, training facility, hostel or other accommodation for persons with disabilities and is not to be used mainly for profit or gain.
- (c) 100% exemption from all development contribution charges in respect of social housing units, including those which are provided in accordance with an agreement made under Part V of the Planning & Development Act (as amended by the Planning & Development (Amendment) Act, 2002) or which are provided by an approved voluntary or co-operative housing body. Where Part V Agreements are not in place prior to the decision to grant permission, the full Contribution will be applied and will remain in place unless an agreement which includes the provision of social housing is entered into **by the local authority or the Department of Housing, Local Government and Heritage.**
- (d) 100% exemption from development contribution charges only in respect of Community, Recreation and Amenity Facilities in relation to the redevelopment of a property, which is on the **Derelict Sites Register.**
- (e) 100% exemption from all development contribution charges in relation to **any telecommunications infrastructure (masts, antennae, dishes and other apparatus or equipment being installed for such communication purposes) being deployed as part of a Government endorsed telecommunications strategy, plan or initiative, or where mobile or broadband operators demonstrate to the satisfaction of the planning authority that the proposed telecommunications development provides services to customers who would not otherwise be able to avail of an adequate mobile or broadband service** and where the new development does not place a demand for new, upgraded or additional infrastructure or services.
- (f) 100% exemption from all development contribution charges in relation to change of use development where no additional floorspace, foot print, **or site area** is proposed or where the new development does not place a demand for new, upgraded or additional infrastructure or services.
- (g) 100% exemption from all development contribution charges in relation to renewable energy development which is not supplying electricity to the national grid **(such as small scale renewable energy developments generating energy primarily for onsite usage for domestic, agricultural, small industry and educational purposes)** where the new development does not place a demand for new, upgraded or additional infrastructure or services.

- (h) 100% exemption from all development contribution charges in relation to extensions to dwellings to facilitate the needs of persons in receipt of a disabled persons grant.
- (i) 100% exemption from all development contribution charges in respect of Community, Recreation and Amenity facilities in relation to the first 40 square metres of residential extensions to the originally constructed dwelling unit.
- (j) 100% exemption from all development contribution charges in respect of Community, Recreation and Amenity facilities in relation to the first 300 square metres of agricultural development provided since **the date of imposition of the first development contributions on planning permissions in the Monaghan County Council area.**
- (k) 100% exemption from all development contribution charges in respect of Community, Recreation and Amenity facilities in relation to the first 250 square metres of industrial/warehouse development provided since **the date of the first imposition of development contributions on planning permissions in the Monaghan County Council area.**
- (l) 100% reduction in development contribution charges in relation to shortfall for car parking provision required for development within Tier 4, 5 and 6 settlements as designated in the Monaghan County Development Plan **2019-2025**, where the planning authority deems this exemption appropriate.
- (m) 50% reduction in development contribution **charges** in relation to development within Town Centres as designated in the Monaghan County Development Plan **2019-2025**, **excluding development contributions levied in respect of the provision of car parking spaces in lieu of shortfall for the development.**
- (n) 50% reduction in development contribution charges only in respect of Community, Recreation and Amenity Facilities in relation to the restoration/refurbishment to a high architectural standard of buildings included in the Record of Protected Structures, **excluding any extensions.**
- (o) Reductions in development contributions in relation to development granted temporary planning permission as follows:-
 - 33% of normal rate for permissions of up to 3 years
 - 50% of normal rate for permissions of up to 5 years
 - 66% of normal rate for permissions of up to 10 years
- (p) Any development ancillary to the types of development referred to in paragraphs (a) to (o) above inclusive, **where the ancillary development does not place a demand for new, upgraded or additional infrastructure or services.**

20. Payment of Contributions

The Planning Authority will apply conditions requiring payment of the contributions provided for in the scheme **and based on the terms of the Scheme** on all decisions to grant permissions granted after the making of the Scheme **This shall also apply to any order by An Bord Pleanala where it is a condition of the order that the amount of a development contribution is to be determined by the Planning Authority.**

Contributions will be payable in accordance with the terms of the condition set out in the planning permission. If the contribution is not paid in accordance with the condition, then an amount to include interest at a rate of 5% per annum in respect of the period the payment was withheld **may** be payable **at the discretion of the local authority**. Any amount owed may be recovered either through the courts as a simple contract debt or by use of the enforcement provisions under the Planning & Development Act 2000 (as amended).

The Urban Regeneration and Housing Act 2015 amended Section 48 of the Planning and Development Act to provide that where a new development contribution scheme is adopted by a planning authority to provide for reduced development contribution levies compared to those which were in place under the previous development contribution scheme, the reduced development contributions under the newly adopted scheme shall have retrospective effect for existing planning permissions that have not commenced development. Where there are unsold housing units in a development, the new lower development contribution scheme shall also apply to those unsold housing units. If such a scenario exists, where contributions payable under this new scheme would be less than those specified in the grant of planning permission, the development that has not commenced or the unsold housing units, shall be subject to this new development contribution scheme.

21. Indexation of Contributions

The rates of contribution set out in Appendix 3 will be adjusted on the 1st January each year based on changes to the Wholesale Price Index for Building and **Construction (or equivalent determined by the planning authority)** published by the Central Statistics Office, commencing on 1st January 2022. The adjusted figure will be rounded to the nearest 10 (ten) Euro in respect of a unit/population equivalent/area unit or a fixed contribution and to the nearest 1(one) euro per m² in respect of charges imposed on that basis.

22. Phasing of Payments

The contributions shall be payable prior to commencement of development or as otherwise agreed by the Planning Authority. **Contributions due with regard to permission for retention will become payable upon issue of the final grant of permission**. Contributions amounts shall be payable at the index-adjusted rate relevant to the year in which the development authorised by planning permission is commenced. The Planning Authority may facilitate the phased payment of contributions and may require the giving of security to ensure payment of contributions. In the event of any delay in the receipt of phased payments, contributions will be due at the index-adjusted rate applicable at the time of payment and will be subject to the provisions of Section 19 above.

23. Ring-fencing of Income

Money collected by the local authority under the Scheme must be accounted for separately and can only be applied as capital funding for public infrastructure and facilities, following approval of the members of the **Local** Authority. The Annual Report must contain details of monies paid or owing to it under the scheme and indicate how such monies paid to it have been spent.

24. Appeal to An Bord Pleanála

An appeal may be brought to an Bord Pleanála where the applicant for planning permission under Section 34 of the Act considers that the terms of the Scheme have not been properly applied in respect of any conditions laid down by the Council.

25. Allocation of General Development Contributions raised in respect of Community, Recreation and Amenity Facilities

20% of all development contributions collected in respect of Community, Recreation and Amenity facilities shall be allocated to each Municipal District, and the remaining 40% of contributions allocated to a county wide project or projects. Allocation will be decided by full Council following consideration by the Corporate Policy Group of Monaghan County Council.

26. Special Development Contributions

Under Section 48(2)(c) of the Act a planning authority may levy an additional special contribution on an individual development, where costs, which are not covered by the scheme, are incurred in respect of public infrastructure which benefits the proposed development or is necessary for the development to proceed. Where payment of such a contribution is required, the condition shall specify the particular works carried out or proposed to be carried out by or on behalf of the local authority.

Where these works are not commenced within five years of the date of payment to the authority of the contribution (or final instalment thereof) or have commenced but have not been completed within seven years of the date of payment of the contribution (or final instalment thereof) or where the local authority decides not to proceed with the proposed works or part thereof, the contribution (or an amount in proportion to those works which have not been carried out) shall be refunded to the applicant together with any interest that may have accrued over the period while held by the planning authority.

27. Supplementary Development Contribution Scheme

Section 49 of the Act provides for the making of a Supplementary Development Contribution Scheme in order to facilitate a particular public infrastructure service or project which is provided by a local authority or a private developer on behalf of and pursuant to an agreement with a Local Authority (e.g. through Public Private Partnership) and which will directly benefit the development on which the levy is imposed. Supplementary Development Contribution Schemes may be employed at the discretion of the planning authority for public infrastructure. However they should only be used where the project will bring a direct benefit to the developments which it serves.

In general the same rules of procedure apply to the adoption of a Supplementary Development Contribution Scheme, as to the adoption of a General Contribution Scheme. However, the scheme must in addition specify the area or areas within the functional areas of the planning authority where the scheme will apply and the particular public infrastructure project or service for which the scheme is being applied.

In the area for which the scheme is adopted, these contributions will be payable in addition to those payable under Section 48. Developers should not be required to make two payments in respect of

the same infrastructure, and therefore a public infrastructure project should not be included in both a General and Supplementary Contribution Scheme.

Where the project is to be provided by way of a Public Private Partnership (PPP), the PPP agreement can specify the way in which these contributions will be applied to pay for the infrastructure in question.

Appendix 1

Projected Infrastructure Capital Expenditure for Period 2021-2026*

TRAFFIC & PEDESTRIAN FACILITIES

Projects 2021-2026	Projected Total Cost	Estimated % Local Contribution	Estimated Local Contribution
Urban Link Roads in Monaghan Town and villages within Municipal District	€10,000,000	10%	€1,000,000
Footpath & Public Lighting works in Monaghan Town and villages within Municipal District	€500,000	100%	€500,000
Urban Link Roads in Carrickmacross and Castleblayney towns and villages within Municipal District	€5,000,000	10%	€500,000
Footpath & Public Lighting works Carrickmacross and Castleblayney towns and villages within Municipal District	€500,000	100%	€500,000
Urban Link Roads in Clones and Ballybay towns and villages within Municipal District	€5,000,000	10%	€500,000
Footpath & Public Lighting works in Clones and Ballybay towns and villages within Municipal District	€500,000	100%	€500,000
TOTAL	€21,500,000		€3,500,000

*The projects set out above is not an exhaustive list and additional projects may be included over the period of the Development Contribution Scheme. Similarly, given the uncertainty regarding the amount of development contributions that will be collected over the lifetime of the scheme, not all of the above projects may be progressed during the period 2021-2026.

COMMUNITY, RECREATION AND AMENITY FACILITIES

Projects 2021-2026	Projected Total Cost (approx)	Estimated % Local Contribution	Estimated Local Contribution
Peace Campus	€18,000,000	15%	€2,700,000
Peace Link Extension Clones	€500,000	25%	€125,000
Monaghan Leisure Centre	€108,029	90%	€99,000
Castleblayney, Market Square Regeneration (Gate Lodge 2)	€3,552,000	27%	€1,000,000
Carrickmacross Town Centre Regeneration (RRDF)*	€2,000,000	25%	€500,000
Clones Regeneration and Dev Fund (RRDF)*	€1,000,000	25%	€250,000
Ballybay Regeneration and Dev Fund (RRDF)*	€500,000	25%	€125,000
Workhouse Carrickmacross	€5,000,000	25%	€1,250,000
My Open Library & Upgrades	€540,000	25%	€135,000
Leonard Arms, Clones	€1,200,000	25%	€300,000
Castleblayney, Market Square Regeneration (Market Hse) *	€5,000,000	25%	€1,250,000
Rossmore Park Cycle Path	€361,000	20%	€72,000
Newbliss Courthouse	€1,500,000	10%	€150,000
MUGA Monaghan Town	€450,000	20%	€90,000
TOTAL	€39,350,00	20%	€8,046,000

* regeneration/enterprise projects with some community element

The projects set out above is not an exhaustive list and additional projects may be included over the period of the Development Contribution Scheme. Similarly, given the uncertainty regarding the amount of development contributions that will be collected over the lifetime of the scheme, not all of the above projects may be progressed during the period 2021-2026.

Appendix 2

Estimated Levels of Development for Period 2021-2026

Residential Development

Having regard to the Core/Settlement Strategy of the Monaghan County Development Plan 2021-2026 and the Economic & Social Research Institute (ESRI) 2020 report '*Structural Housing Demand at County Level*', the projected number of residential units required in County Monaghan during the period of the development contribution scheme is estimated at 2,000 units.

During the period 2015 to 2020, commencement notices were lodged with Monaghan County Council for a total of 751 new residential units, with commencement notices for 244 new residential units lodged in 2020. Therefore having regard to the above and the current economic climate, it is considered that the projected number of new residential units to be constructed in County Monaghan over the period 2021-2026 should be assumed to be as follows:-

Projected number of residential units to be constructed	1,500 units
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Non-Residential Development

Having regard to the current economic climate, it is considered that the projected number of non residential units to be constructed in County Monaghan over the period 2021-2026 should be assumed to be as follows:-

Floor area of projected commercial development	12,000 m ²
Floor area of projected industrial development	24,000 m ²
Floor area of projected other development	24,000 m ²

Appendix 3

Levels of General Development Contribution

Traffic and Pedestrian Facilities

Category	Development	Amount of Contribution
1. Provision of car parking spaces in lieu of shortfall	All developments	€2,430 per space or part thereof
2. Provision of public roads, public footpaths / cycle paths, and public lighting in general vicinity of development site	(a) Residential development	€840 per unit
	(b) Non Residential development	€5 per m ²

Community, Recreation and Amenity Facilities

Category	Development	Amount of Contribution
3. Provision of Community, Recreation and Amenity Infrastructure	(a) Residential development outside defined settlements (Tier 5 and 6 settlements included)	Up to 200m ² (2152 sq ft) €1,060 per unit up to 200m ² 200m ² - 300m ² (2152 - 3229 sq ft) €1,060 per unit plus €15/m ² between 200m ² and 300m ² Over 300m ² (3229 sq ft) €3,420 per unit plus €19/m ² greater than 300m ²
	(b) Residential development within defined settlements (Tier 5 and 6 settlements excluded)	Up to 150m ² (1615 sq ft) €1,590 per unit up to 150m ² 150m ² - 300m ² (1615 - 3229 sq ft) €1,590 per unit plus €15/m ² between 150m ² and 300m ² Over 300m ² (3229 sq ft) €3,930 per unit plus €19/m ² greater than 300m ²
	(c) Residential Extensions / Additional Floorspace (including garages and other domestic outbuildings)	Up to 40m ² (436 sq ft) Exempt Over 40m ² (436 sq ft) €10 per m ²
	(d) Industrial / Warehouse Development	Up to 250 m ² (2690 sq ft) Exempt Over 250 m ² €530 plus €7 per m ² over 250 m ² Upper limit of €78,180 will apply to industrial development Extensions/ Additional Floorspace €7 per m ²
	(e) Commercial Development (eg. Retail, Office, Surgery, Restaurant, Public Bar)	New Development €7 per m ² Extensions/ Additional Floorspace €7 per m ²

Category	Development	Amount of Contribution
3. Provision of Community, Recreation and Amenity Infrastructure (cont')	(f) Change of use from residential to commercial	€7 per m ²
	(g) The provision of buildings or other structures for the purposes of agriculture (including canopies/overhanging roofs but excluding any open yards or concrete areas/aprons)	<u>Up to 300 m² (3229 sq ft) footprint</u> Exempt <u>Over 300 m² footprint</u> €530 plus €2 per m ² over 300 m ² <u>Extensions</u> €2 per m ² of footprint
	(h) The use of land for:- 1. Intensive agriculture purposes (eg. market gardening) 2. Afforestation (Initial or replacement) 3. Peat extraction	€530 per hectare or part thereof
	(i) The use of land for the winning and working of minerals, metals and other extracts, including quarrying	<u>Extraction of precious minerals/metals</u> €36,810 per hectare or part thereof <u>Extraction of other minerals/materials</u> €3,160 per hectare or part thereof <u>Extraction of gas/petroleum</u> €15,790 per site of extraction
	(j) The use of land for the deposit of refuse or waste, or infilling of soils	€261 per 0.1 hectare (for sites less than a hectare) €2610 per 0.1 hectare or part thereof (for sites more than a hectare)
	(k) The use of land for:- 1. the keeping or placing of any tents, campervans, caravans or other structures, for the purpose of caravanning or camping or the sale of goods. 2. the parking of motor vehicles 3. the open storage of motor vehicles or other objects or substances.	€1,060 per hectare or part thereof
	(l) Holiday homes/apartments	<u>Up to 150m² (1615 sq ft)</u> €1,590 per unit up to 150m ² <u>150m² - 300m² (1615 - 3229 sq ft)</u> €1,590 per unit plus €15/m ² between 150m ² and 300m ² <u>Over 300m² (3229 sq ft)</u> €3,930 per unit plus €19/m ² greater than 300m ²

Category	Development	Amount of Contribution
3. Provision of Community, Recreation and Amenity Infrastructure (cont')	(m) Renewable Energy Development (which primary purpose is to supply the national grid)	€1,579 per 0.1 MW of total rated power output or part thereof over 10kW total rated power output
	(n) Telecommunications Infrastructure	€10,510 per Mast/Installation €5,280 per Antenna/dish installed on existing mast/Installation
	(o) The provision of an advertisement structure or the use of an existing structure or other land for the exhibition of advertisements.	€31 per m ² of advertising or part thereof
	(p) The provision of overhead transmission or distribution lines for conducting electricity, or overhead telecommunication lines.	<u>Lines carrying less than 400Kv of power</u> €2,110 per Pylon <u>Lines carrying 400Kv or above of power</u> €210,270 per Pylon
	(q) The use of land as a golf course or a pitch and putt course.	€530 per hectare or part thereof
	(r) The provision on, in, over or under land of plant or machinery, or of tanks or other structures (other than buildings) for storage purposes.	€530 per hectare or part thereof €10 per m ² of footprint of structure
	(s) Development not coming within any of the foregoing classes.	€530 per hectare or part thereof €10 per m ² of footprint of structure

Revised Development Contribution Scheme 2021-2026

Council Meeting Presentation

10th May 2021



Presentation Overview

- **Introduction & Context**
- **Need for Development Contributions**
- **Projects Funded During Period 2013-2020**
- **Projects to be Funded During Period 2021-2026**
- **Development Contributions Scheme Changes**
- **Questions**

Introduction & Context

- **Provision of Section 48 of the Planning and Development Act**
- **Planning authority may, when granting permission, include conditions for payment of contributions in respect of public infrastructure and facilities benefiting development in the area**
- **Development Contribution Scheme sets out basis for the determination of contributions**
- **Scheme may make provision for payment of different contributions in respect of different classes or descriptions of development**
- **New Scheme is made every six years, usually after adoption of new County Development Plan**
- **Six week public consultation on draft scheme and adoption by elected members**

Need for Development Contributions

- Ensures that the development will make a contribution to the publicly provided services and facilities that it will benefit from. e.g. public footpaths and lighting
- Allows development to be granted where it would otherwise be refused. e.g. where car parking serving a development can't be provided on site
- Provides 'match funding' to central government funding for local projects. e.g. recreation and amenity facilities
- On average over €500,000 a year is collected and expended on car parking, footpaths, public lighting and recreational, amenity and community facilities, as outlined in the scheme and approved by the elected members

Projects Funded During Period 2013-2020

- **Urban Link Roads in towns and villages**
- **Footpath & Public Lighting works in towns and villages**
- **Garage Theatre, Monaghan**
- **Peace Link, Clones**
- **Branch Library, Monaghan**
- **Market House, Carrickmacross**
- **Recreation Facilities Lough Muckno, Castleblayney**
- **Court House and Gate Houses, Castleblayney**
- **Post Office Community Arts Centre, Clones**
- **Patrick Kavanagh Centre, Inniskeen**

Projects to be Funded During Period 2021-2026

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- Urban Link Roads in towns and villages
- Footpath & Public Lighting works in towns and villages
- Peace Campus, Monaghan
- Peace Link Extension Clones
- Leisure Centre, Monaghan
- Carrickmacross Town Centre Regeneration (RRDF)
- Workhouse, Carrickmacross
- Castleblayney, Market Square Regeneration (Gate Lodge 2)
- Castleblayney, Market Square Regeneration (Market Hse)
- Clones Regeneration and Dev Fund (RRDF)
- Ballybay Regeneration and Dev Fund (RRDF)
- My Open Library & Upgrades

Development Contributions Scheme Changes

- No development contributions on non export to grid renewable energy development e.g. wind turbine to serve a residential house or to power a poultry unit
- No development contributions on telecommunications infrastructure that is part of a Government endorsed strategy, plan or initiative, or where operators demonstrate service is being provided where no or inadequate mobile or broadband service
- Car parking exemptions removed to take account of County Development Plan car parking standards reductions in town centre
- Urban Regeneration and Housing Act 2015 - where new development contribution scheme adopted, any reductions in charges will apply to developments not yet commenced or unsold housing units
- Other clarifications provided e.g. agricultural and industry exemptions
- No changes to charges (which are among lowest in State) except scale of charging based on output of renewable development and area of infilling development

Questions

Progress Review of Monaghan County Development Plan 2019-2025



**Report Under Section 15 of the Planning and
Development Act 2000 (as amended)**

April 2021

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Executive Summary

1. The current Monaghan County Development Plan was adopted on 4th March 2019 and became effective on 1st April 2019.

2. Under Section 15 of the Planning and Development Act 2000, Planning Authorities are required to secure the objectives of the Development Plan, and to prepare a report on progress in achieving the objectives of the Plan in the first two years of the making of the Development Plan. The main report sets out progress to date in compliance with this requirement and specifically reviews the progress being made in securing each objective contained within the Development Plan. This executive summary is a synopsis of the progress to date.

3. In respect of the strategic aims/objectives set out in Chapter One, the management of development in a manner that is consistent with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly Area (NWRA RSES) combined with the consistent application of the objectives and policies within the Development Plan is achieving the sustainable development of the County, with a balance being realised between building the critical mass of settlements and allowing appropriate development such as small scale indigenous businesses and rural generated housing to take place in the countryside where appropriate. Balanced economic development through improved infrastructure, protection of assets, and social inclusion are also being delivered through the consistent application of the objectives and policies within the Development Plan.

4. The greater scrutiny of the potential impacts of development upon the environment is helping to protect species and sites of acknowledged importance as well as assisting in restoration and regeneration of degraded habitats and the consistent application of policies and objectives relating to the protection of the landscape and amenity areas in the County is assisting to secure objectives to protect the heritage of the County.

5. Chapter Two sets an overall objective of strong, sequential urban growth to facilitate critical mass of population in the settlements and ensuring sustainable and balanced rural housing. This is being achieved by the consistent application of the principles of the Core Strategy, by delivering a more compact form of development in the urban areas, resulting in more effective use of existing infrastructure and services, and by strictly managing urban generated housing in the rural areas around the towns to prevent urban sprawl, and to facilitate favourable consideration of rural generated housing in the countryside.

6. The objectives set out in Chapter Three seek to enable every household to avail of an affordable, quality dwelling suited to its needs, in a suitable environment and as far as possible at the tenure of its choice. This Chapter recognises that the Council, through its role as both the Housing and Planning Authorities, has the capacity to influence the supply and location of new housing within sustainable communities where people want to live and work now, and into the future. Since the adoption of the Development Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the securing of these objectives. The primary focus of the Housing Section in 2020 continued to centre around increasing housing stock through the housebuilding programme and the ongoing acquisition of houses. Monaghan County Council has made excellent progress under the Rebuilding Ireland Social Housing Programme and exceeded the Rebuilding Ireland target for 2021 in late 2019. By year end of 2020, 127 housing units were added to the current stock of 1,648 units through acquisitions and new builds.

7. Chapter Four relates to economic development, and whilst it is acknowledged that the current economic climate has a significant determining factor upon economic development, this chapter acknowledges the favourable consideration of agricultural expansion and diversification projects, new industrial developments and expansions, the proper management of retail development and the measures taken to encourage and promote tourism within the County, are contributing to economic development. This chapter also recognises that changing work practices and the advancement of technology have provided greater opportunities for those who can and wish to work from home. As such this chapter notes that in some circumstances small scale, home based business in rural areas may be facilitated. These working practices have become prominent during the current COVID-19 pandemic and are likely to become more common beyond the current situation. The contribution to the improvement in the quality of life and the environmental benefits in terms of energy conservation, reduced commuting emissions and reduced traffic congestion are recognised as benefits of home-based working.

8. Chapter Five contains objectives in respect of the development of community infrastructure. Monaghan County Council continues to deliver services and provide assistance to community groups in a manner that is progressing these objectives. The provision of facilities and the awarding of funding for projects in respect of community, recreation and amenity facilities to date is also helping to secure these objectives. The provision of facilities to encourage walking and cycling are also making strides in fulfilling the objectives set out in this chapter.

9. The objectives set out in Chapter Six to protect and enhance the natural heritage of the County are being achieved by robust assessment of the impact of development upon landscapes, species and habitats, sites of acknowledged importance, through environmental assessments, appropriate assessments, and the requirement for the retention of and additional landscaping. A key element of securing these objectives is the protection of wetlands which are valuable habitats and serve important purposes such as flood water storage and water purification. The objectives contained within Chapter Six to protect the built heritage of the County are being achieved by rigorous assessment of the impact of development upon protected structures and monuments, by the provision of advice and assistance in terms of reuse, repair and adaptation of protected structures, the taking of enforcement action where necessary to prevent the loss or damage of protected structures and monuments, and by the proposed addition of new structures to the Record of Protected Structures. The ongoing protection of built heritage, both in the rural and urban areas of the County and the requirement for a high standard of design is assisting to maintain and enhance the built environment.

10. Despite the restrictions imposed as a result of the COVID-19 pandemic, the infrastructural improvements set out in Chapter Seven, that have been completed or are underway to date, are progressing the objectives of improved and safer roads through road improvements and realignments, and the uptake of alternative sustainable modes of transport. The infrastructural projects carried out within the County by Monaghan County Council since the adoption of the Development Plan are also assisting in providing a framework for improving economic development.

11. Chapter Eight recognises that the environment is a valuable but vulnerable resource and subsequently contains objectives and policies to manage and protect the quality of the environment, particularly water quality. The continued drive to reduce, reuse and recycle waste, and improvements in the management of waste, as well as a strong public awareness campaign are delivering progress on achieving the objectives in respect of waste management. In addition, the favourable consideration of renewable energy development where appropriate to reduce dependency on fossil fuels is assisting in securing the objectives set out in this chapter. Measures to address and adapt to climate change are being actioned through the consistent application of environmental objectives and policies within

the Development Plan. In addition, the greater scrutiny of the risk that flooding poses and the impact that development can have on flood events is assisting in securing the objectives set out in this chapter in respect of flooding.

12. The objectives for settlements set out in Chapters Nine, Ten, Eleven, Twelve, Thirteen and Fourteen are being achieved both in the management of development within towns and villages through requirements for a high standard of design and urban built form, and by seeking to improve urban environments through the carrying out of public infrastructural works, investment in environmental improvement works, the progression of site resolution plans in respect of unfinished housing, the taking of action in respect of derelict sites, the encouragement of development on vacant or underused sites and properties, and the maintenance and enhancement of recreation and amenity facilities. The adherence to the zoning objectives set out in these chapters are progressing the sustainable and effective management of development within the five towns and the consistent application of development management policies contained throughout the Development Plan, are securing on an ongoing basis the objectives in respect of improved residential environments, the vitality and viability of town centres, the need for sufficient land and facilities for industrial development, while maintaining and enhancing the natural and built environments of the settlements.

13. The objective of ensuring the orderly and sustainable of development of County Monaghan as set out in Chapter Fifteen has been and continues to be secured in an ongoing manner during the lifetime of the Plan through the assessment of proposals for development against the policies and objectives contained within Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

14. Chapter Sixteen sets out the provisions for the implementation and monitoring of the securing of the objectives of the County Development Plan over the period 2019-2025. Specific to Chapter Sixteen is the requirement to assess how the strategic objectives of the Monaghan County Development Plan 2019-2025 for sustainable population growth in line with the Core Strategy are being achieved, including the delivery of residential development. Part of this review includes an assessment of the progress in achieving 30% of all new residential development being located in urban areas and it has been established that reasonable progress has been made in this regard to date. Following a review of the planning permissions applied for or decided upon for residential units on lands zoned Proposed Residential A and Proposed Residential B in the five towns it has been established that insufficient numbers of residential units have been permitted to fulfil the Core Strategy allocation for zoned Proposed Residential lands since the adoption of the Development Plan, with the exception of Carrickmacross. Although some progress has also been made in achieving 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements, it has been established that insufficient numbers of residential units have been permitted to fulfil the Core Strategy allocation within the Tiers 1 to 4 settlements at this stage of the Development Plan, with the exception of Castleblayney. It is recommended that further investigation and consideration of an approach that complies with the principles of the Core Strategy to address this shortfall is commenced.

15. Despite the challenges experienced as a result of the COVID-19 pandemic in the last year, substantial progress has been made in securing many of the objectives in the Development Plan and it is considered that the remaining objectives in the Development Plan can be progressed and realised a fair and equitable manner to the benefit of County Monaghan.

16. The Planning and Development Act 2000 (as amended) specifies that a County Development Plan is made every six years and that a full review must commence not later than four years after the making of the Development Plan. Consequently, a full review of the Development Plan will commence in Spring 2023 and will conclude on or before April 2025.

Background and Preface

The Monaghan County Development Plan 2019-2025* was adopted on 4th March 2019 and became effective on the 1st April 2019.

The Plan is divided into following chapters which each set out broad objectives.

Chapter One	Introduction
Chapter Two	Core Strategy
Chapter Three	Housing
Chapter Four	Economic Development
Chapter Five	Community
Chapter Six	Heritage, Conservation and Landscape
Chapter Seven	Transport and Infrastructure
Chapter Eight	Environment, Energy and Climate Change
Chapter Nine	Strategic Objectives for Settlements
Chapter Ten	Monaghan Settlement Plan
Chapter Eleven	Carrickmacross Settlement Plan
Chapter Twelve	Castleblayney Settlement Plan
Chapter Thirteen	Clones Settlement Plan
Chapter Fourteen	Ballybay Settlement Plan
Chapter Fifteen	Development Management Guidelines
Chapter Sixteen	Implementation and Monitoring

For the purposes of clarity and ease of reference this report follows the format of the Plan.

Under Section 15 of the Planning and Development Act 2000, Planning Authorities are required to secure the objectives of the Plan, and to prepare a report on progress in achieving the objectives of the Plan in the first two years of the making of the Plan. The Act also provides that a report on the implementation of the Housing Strategy be included in the review. This report sets out progress to date in compliance with this requirement. The contents of this report are accurate up to 31st December 2020.

*subsequently referred to as "the Plan"

Chapter One – Introduction

1.0 Introduction

This chapter provides the legal background to the Plan, outlines the processes involved in producing and adopting the Plan and sets out the relationship of the Plan to European, national, regional and county strategies as well as Government guidelines. This Chapter sets out the strategic aim of the plan which is to facilitate sustainable development and build on the strengths of the County by supporting the provision of employment opportunities and residential developments within quality urban and rural environments that provide a high standard of physical and social infrastructure for their respective communities.

1.1 Strategic Objectives

The realisation of achieving the strategic aim of the plan will be pursued by seeking to secure the following strategic objectives:

SO 1	To develop to its full potential each part of County Monaghan in economic, social and environmental terms.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the policies and objectives contained within Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Examples of how this objective is continually being secured are detailed as follows:

- The alignment of the objectives and policies of the Plan with the National Planning Framework (NPF) and the Northern and Western Regional Assembly Regional, Spatial and Economic Strategy (NWRA RSES).
- The consistent application of the framework policies contained in Chapters 2, 3, 4, 5, 6, 7, 8 and 9 of the Plan. For example the requirement for justification for a dwelling in the Rural Area Under Strong Urban Influence around Monaghan which will assist in ensuring that the town progresses towards a critical mass population in line with its Key Town status in the Northern and Western Regional Assembly Regional, Spatial and Economic Strategy (NWRA RSES).
- The consistent application of the development management objectives and policies set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example, policy INDP2 which gives favourable consideration to proposals, subject to compliance with normal development management and technical requirements for the establishment or expansion of industrial, commercial enterprises which would provide increased employment opportunities.
- The consistent application of the development management objectives and policies contained within Chapters 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example, objective HCLSO 1 which seeks to encourage the conservation and preservation of the County's natural environment and cultural heritage.
- The development contributions applied to planning permissions over the period 2019-2025 which will assist in providing a portion of the finance for the planned investment in public infrastructure over the lifetime of the Plan.
- The ongoing delivery of the Dublin Street Regeneration Plans in Monaghan Town and the making of local area action plans in Carrickmacross and Castleblayney to ensure more efficient use of land within town centres/urban footprints and which will act as a catalyst for regeneration.
- The requirement for the provision of public and private open spaces within housing developments.
- The acquisition of social and affordable housing in new developments under Part V provisions.
- The requirement for ducting provision for broadband in new residential developments.

- The favourable consideration of tourist related development such as angling facilities on various lakes around the County.
- The protection of the amenity of attractions such as Lough Muckno and the Ulster Canal by consistently applying policies restricting obtrusive development within their environs.
- The conservation of built heritage by consistent application of the relevant development management policies and objectives set regarding protected structures in Chapters 6, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan.
- Favourable consideration of proposals for dwellings in rural areas to maintain the vitality and vibrancy of the countryside and to support services in villages and the countryside.
- Sequential development of towns and villages by ensuring that new developments are linked to existing footpaths.
- Greater enforcement of compliance with conditions relating to individual effluent disposal systems, access and visibility requirements, landscaping requirements, etc.
- Greater pre planning advice facilitation to ensure a high rate of success for applicants.

SO 2	To sustain traditional settlement patterns while developing the role and function of each town, village and settlement throughout the County in accordance with the settlement strategy.
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This objective has been and will continue to be achieved through the consistent application of development management policies and objectives in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will ensure sustainable and balanced rural housing and strong, sequential urban growth which will facilitate critical mass of populations in the urban areas, thereby supporting the retention of services and facilities and the development of new and expanded services and facilities.

SO 3	To realise the potential of County Monaghan in the context of its strategic location along the Border, adjacent to the eastern economic corridor and to improve linkages and communications between Monaghan and its neighbouring counties.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 of the Plan.

Furthermore, Monaghan County Council continues to collaborate with relevant partners in providing infrastructure throughout the County to attract new investment. For example, the following enterprise projects will be at construction phase in 2021:

- IDA Ireland's Advance Technology Unit at Knockaconny, providing the agency with a 1,350sqm facility to market and attract new, inward investment and employment to Monaghan. Supported by Monaghan County Council, the unit is being constructed under IDA Ireland's Regional Property Programme (RPP) funded by Government which was set up to address deficits in the commercial property market that were not being met by the private sector.
- Castleblayney Enterprise Centre is which will provide over 20 business units in a new state of the art building in partnership with the local community.
- The Bioconnect Innovation and Research Centre at Knockaconny which will provide a unique and innovative facility and service.

The Local Enterprise Office (LEO) Monaghan is also fully committed to supporting small and medium enterprises (SMEs) to continue growing their business against this continuing backdrop of uncertainty on the terms of the UK's new relationship with Europe continues. As part of LEO support during 2020, a high-level Innovation seminar in partnership with Silverhill Foods was launched. In the later part of the year a novel Enterprise Excellence programme which focused on LEAN manufacturing and competitiveness was rolled out. Support to local businesses through one to one clinics and the

mentoring programme will continue to deal with specific issues businesses may have in relation to Brexit. Area of supports included business planning, currency hedging, innovation, diversification and building cross-Border relationships.

SO 4	To support balanced economic development throughout the County by delivering improved infrastructure and services.
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This objective has been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will assist in the creation of employment opportunities so that the County is not only seen as a place to visit and live in but a place to invest in. For example planning permission will be granted for appropriate indigenous industrial development under Policy ICP1 in Chapter 15 whilst agricultural diversification projects under policies AGRP 1 and AGRP2 in Chapter 4 will be considered where they are appropriate and respect the integrity of the natural heritage and resources in the County.

SO 5	To protect and nurture the County's rich natural resources, heritage, tourism assets and amenities along with the environmental quality of the natural and built environment in both the urban and rural areas.
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Objective SO 5 has been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 6, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan and where applicable, the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Environment, Community and Local Government. Such policies and objectives include the requirement to retain vegetation, carry out additional landscaping, reinstate lost vegetation and through requirements to protect sensitive habitats such as wetlands and woodlands. In addition, under the Planning and Development Act 2000 (as amended) and associated Regulations, all planning applications which might affect or be unduly close to any archaeological site, monument or feature must be referred to the Minister for Housing, Local Government and Heritage. Since the adoption of the Plan and as a result of such referrals, specific archaeological conditions have been attached to a number of planning permissions which require developers to engage suitably qualified archaeologists to carry out pre-development testing at sites. In addition, enforcement action will be taken where necessary and appropriate to prevent or halt the loss of features of architectural and historical interest and ensure the reinstatement of any features.

SO 6	To plan for greater social inclusion and to improve the quality of life of all who live and work in County Monaghan.
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This objective has been and will continue to be achieved through the consistent application of development management policies and objectives in Chapters 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will ensure that all sectors of the community, particularly those who are marginalised, remain distinctive and that all residents have access to a range of accommodation, facilities, and services in which to enjoy their desired lifestyle and within which have the opportunities to improve their skill set. In addition, the above objective is also being secured by the work of the Community Development Section of Monaghan County Council which is responsible for implementing various programmes and initiatives to ensure social inclusion. For example, following an inclusive public consultation process, Monaghan County Council has developed a new Age Friendly Strategy. The strategy contains a range of actions that aim to address the issues impacting on the quality of life of older people in the County. The strategy has a strong focus on improving accessibility of the built environment for older people and people with mobility difficulties. Furthermore in 2020, Monaghan County Council developed a guide to inclusive consultation. The guide provides information and guidance on how the organisation can provide opportunities for all people in the community to participate in public consultation process and has been applied during the public consultation for the N2 Clontibret to Border and Ardee to Castleblayney road upgrade projects.

In 2020, Monaghan County Council through the Local Community Development Committee prepared the Migrant Integration Strategy and Action Plan 2020-2023. The strategy was prepared following consultation with migrant communities and service providers in the County and includes a series of actions that will support and enhance the integration of migrant community into all aspects of life in County Monaghan. Furthermore, utilising funding of €150,000 derived from the Department of Justice and Equality AMIF (Asylum, Migration and Integration Fund) to implement a project to deliver a programme of activities to support migrant integration in the County, Monaghan County Council appointed an Integration Officer in September 2020. The Integration Officer will deliver a targeted programme of work in communities, schools and services providers to support the integration of the migrant communities in the communities of the County between 2020-2022.

In September 2020, Monaghan County Council supported National Make Way Day 2020, a campaign that brings the disabled and wider community together to consider the needs of people with disabilities in the public spaces we all share. A virtual meeting was hosted by the Cathaoirleach of Monaghan County Council, following which Monaghan County Council agreed to conduct quarterly access audits of the streetscapes in the County to identify and address issues impacting on accessibility for people in the County. A checklist has been drawn up and agreed by the participants that will support Monaghan County Council to carry out the accessibility inspections.

SO 7	To provide a framework for the management and regulation of development and use of land that will guide day to day planning decisions.
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This objective has been and will continue to be secured through the consistent application of the policies objectives, standards, technical criteria and guidance contained within the Plan which will ensure that development takes place in an orderly and sustainable manner throughout the County.

SO 8	To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads.
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The above objective has been and will continue to be secured on an on going basis during the lifetime of the Plan, through the oversight and management of various projects funded through Transport Infrastructure Ireland (TII) including road realignments, reconstruction of surfaces, ensuring a high standard of road maintenance and improving junction standards. For example, since the adoption of the Plan the following projects have been progressed by Monaghan County Council in conjunction with TII:

- Two major road schemes, the N2 Clontibret to NI Border and N2 Ardee to Castleblayney, have progressed to Phase 2 with the preferred route corridors for both of these schemes being published in February 2021.
- A Minor Improvement Scheme, the N2 Monaghan to Emyvale Phase 3 was substantially completed.
- A Minor Improvement Scheme, the N54 realignment at Tullybryan, was progressed and Part 8 consent obtained.
- The Blackwater Bridge replacement scheme was substantially completed.
- A Feasibility Report regarding the replacement of the N53/A37 Ballynacarry Bridge has been approved by TII and it is anticipated that consultants to develop the design will be appointed in 2021.
- 4Km of pavement schemes were completed between 2019 and 2020, including along the N54 at Clonoony, the N2 at Aclint, and the N54 in Monaghan Town.
- A Feasibility Report regarding safety improvements to the N54 Park Road/Margaret Skinnider Roundabout has been approved by TII and will progress to Part 8 Planning in 2021.
- A total of €1,400,000 was allocated in 2020 from TII for various maintenance works on the National Roads to cover road pavement repairs, fencing retrofit, vehicle restraint system barrier repair/replacement and public lighting retrofits.

Chapter Two – Core Strategy

2.1 Introduction

This chapter provides an overarching view of the population structure in the County and likely population change up to 2025. The hierarchy of the towns and villages and their respective roles are also set out within this chapter as well as details on the two different rural area types within the County.

2.2 Core Strategy Strategic Objective

CSSO 1	To ensure that new development within the County will provide for sustainable development that enables economic growth, delivery of accessible and high-quality infrastructure and services and guides population growth in accordance with the settlement strategy.
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The overall objective of the Settlement/Core Strategy is to ensure strong, sequential urban growth to facilitate critical mass of population in the urban areas and sustainable and balanced rural housing, thereby supporting the retention of services and facilities, and the development of new and expanded services and facilities. This objective has been and will continue to be secured through the consistent application of the policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will ensure that development takes place in an orderly and sustainable manner throughout the County.

2.3: Key Town of Monaghan Objective

SHO 1	To facilitate the development of Monaghan to maintain its position as the key town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the viability and vitality of the town centre.
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The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Plan through the favourable consideration of appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10 and 15 of the Plan. This will ensure the continued strengthening of Monaghan Town as a major centre of population in the regional and cross Border context, to ensure it provides benefits across the County and the region in terms of attracting private investment in jobs and the economy, as well as securing investment in infrastructure that is critical to the County. The progression of the Dublin Street Regeneration Plans will assist in sustainable development that will not detract from the viability and vitality of the town centre.

2.4: Tier 2 Strategic Towns Objective

SHO 2	To promote the Strategic Towns as prosperous and thriving local development and service towns where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
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This objective recognises the function of Carrickmacross and Castleblayney as Tier 2 Strategic Towns as a result of their existing population base and infrastructural capacity which can accommodate reasonable levels of new residential and commercial development. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 11, 12 and 15 of the Plan which will ensure the continued strengthening of the identified strategic towns and allow them to play a critical role in driving growth and economic development in the County. The progression of the Local Area Action Plans for Carrickmacross and redevelopment of the area around Lough Muckno in Castleblayney will assist in the promoting the development of these towns.

2.5: Tier 3 Service Towns Objective

SHO 3	To promote and develop the Service Towns to create self sufficient sustainable and vibrant communities which will act as local development and service centres for their respective hinterlands.
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This objective recognises the important role the Tier 3 service towns of Clones and Ballybay have for both their urban population and their rural hinterland. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 13, 14 and 15 of the Plan which will ensure these Service Towns continue to provide local retailing, service, social and leisure facilities to the local population. The recent redevelopment of town centre properties in Clones to provide social housing and the progression of the redevelopment of the unfinished site at Main Street Ballybay are assisting in securing this objective.

2.6: Tier 4 Village Network Objective

SHO 4	To promote and facilitate development that is commensurate with the nature and extent of the existing villages and support their role as local service centres.
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The above objective recognises the importance of Tier 4 settlements to the rural area. This objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, and 15 of the Plan which will continue to ensure that the Tier 4 settlements continue to function as local growth settlements to serve the needs of their hinterlands. For example, the completion of the unfinished housing development in Scotstown for social housing will assist in sustaining population and services within the village.

2.7: Tier 5 Rural Community Settlements Objective

SHO 5	To support and encourage the development of Tier 5 settlements to ensure that local services are sustained in the rural community settlements.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, and 15 of the Plan. Compliance with this objective will ensure that Tier 5 settlements continue to function as a critical component of the social, community and cultural identity of the County.

2.8: Tier 6 Dispersed Rural Communities Objective

SHO 6	To support the viability of dispersed rural communities and seek to encourage the growth of Tier 6 settlements generally in the form of single dwellings.
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Objective SHO 6 has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, and 15 of the Plan.

2.9: Rural Settlements Objective

SHO 7	To support a balanced approach to the development of rural areas to retain vibrancy, to accommodate within the rural area people who are functionally or socially part of the rural community and to direct urban generated housing demand into established rural settlements.
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Within the Plan, it is recognised that the demand for one-off housing in the County stems from two different backgrounds:

- Rural Generated Housing Need - those people who are part of the rural community, have lived in the rural area for a long period and/or work in the rural area.
- Urban Generated Housing Need – Those people who have lived in urban areas, work in urban areas, and who have no established direct link to the rural area.

The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8 and 15 of the Plan. For example, the control on the fringes of settlements any development that would weaken the identity and form of settlements through the requirement that all applications for dwellings in the Rural Areas Under Strong Urban Influence around the towns of Monaghan, Carrickmacross, Castleblayney and Clones are accompanied by evidence that the proposed development complies with Policy RSP 2. In addition, by maintaining population levels in Category 2 Remaining Rural Areas through accommodating the locally generated rural need and consolidating the existing town and village structure.

2.10: Rural Settlement Objective

RSO 2	To permit small scale residential development reflective of the character of the existing settlement in accordance with the relevant criteria set out in Section 2.7.1.
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Objective RSO 2 has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 9 and 15 of the Plan which will ensure that the Tier 5 and Tier 6 settlements continue to satisfy rural housing need within a structured low-density environment and provide a more sustainable pattern of development to scattered one off housing. For example, where a multi-unit residential development (more than 2 houses) is proposed in a Tier 6 settlement, the onus will be on the developer to justify the demand for the housing proposed, which must be centred on the focal point of the settlement and subject to the satisfactory provision of infrastructure and services.

2.11: Rural Settlement Objective – Category 1 Rural Area Under Strong Urban Influence

RSO 3	To facilitate housing in rural areas under strong urban influence for those who have a rural generated housing need and to apply a presumption against urban generated rural housing development.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the consistent application of the development management policies set out in Chapters 2 and 15 of the Plan. For example, the control on the fringes of settlements any development that would weaken the identity and form of settlements through the requirement that all applications for dwellings in the Rural Areas Under Strong Urban Influence around the towns of Monaghan, Carrickmacross, Castleblayney and Clones are accompanied by evidence that the proposed development complies with Policy RSP 2 of the Plan.

2.12: Rural Settlement Objective – Category 2 Remaining Rural Areas

RSO 4	To maintain population levels in the remaining rural areas by accommodating appropriate rural development and to consolidate the existing town and village structure.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the consistent application of the development management policies set out in Chapters 2, 3, 4, 5, 9 and 15 of the Plan. The implementation of these policies ensures the encouragement of development and subsequent maintenance of populations levels by accommodating locally generated rural need and consolidating the existing town and village structure.

Chapter Three – Housing

3.1 Introduction

This chapter sets out the objectives and policies to seek to enable every household to avail of an affordable, quality dwelling which is suited to its needs, in a suitable environment and as far as possible at the tenure of its choice. This chapter recognises that both the Housing and Planning Authorities have the capacity to influence the supply and location of new housing in the County.

3.2 Housing Objective

HSO 1	To plan positively for future housing in the County within existing defined settlements, to realise the economics of providing infrastructure and services in towns and villages, enabling their plan led expansion whilst facilitating sustainable rural housing where it supports and promotes the prosperity of existing rural communities.
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This objective has been and continues to be secured in an ongoing manner during the lifetime of the Plan through the consistent application of the development management policies set out in Chapters 2, 9, 10, 11, 12, 13, 14 and 15 to ensure sustainable and balanced rural housing, and strong, sequential urban growth to facilitate critical mass of populations in the urban areas, thereby supporting the retention of services and facilities and the development of new and expanded services and facilities.

The suite of policies and objectives and associated land use zonings set out in the Plan are facilitating the delivery of 30% of all new homes within existing built-up footprints over the lifetime of the Plan. The application of objectives SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and policies CCP3, UDP1 and CP5 of the Plan is encouraging the reuse of backlands/brownfield sites and existing buildings, and the zoning of proposed residential lands largely contained within the existing established settlement footprint is ensuring effective use of existing infrastructure and services.

The application of Policy RDP 4 provides for low density residential development to take place on greenfield lands within the footprint of designated settlements as an alternative to rural one off housing, and will promote growth within the settlements of the County over the lifetime of the Plan.

The application of the development management policies set out in Chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan is encouraging the location of new residential development within existing towns and villages, and the delivery of new housing via the utilisation of existing buildings/and or brownfield/infill sites. Section 2.4.1 of the Plan specifically relates to the regeneration of existing lands and to encourage same within urban centres, a relaxation of the applicable management standards is being applied where appropriate. For example, in addition to incentives such as reduced development management contribution charges applicable to town centre developments, the Plan allows for a 50% reduction in the number of car parking spaces required to service a new development within the town centre.

Since the adoption of the Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements. For example the Clones Renewal Scheme has resulted in the provision of 24 new residential units within the town centre on brownfield and derelict sites; in Ballybay Monaghan County Council is actively driving the completion of an unfinished multi use development along the Main Street and associated backlands which includes new residential units and a surgery/primary care for the town; and the Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within Monaghan town centre.

In addition to this, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses. Monaghan County Council has also acquired unfinished housing development sites in Monaghan Town and Scotstown with the objective of delivering social housing units within the urban footprint of these settlements. In relation to the lands acquired at Latlorcan in Monaghan Town, a draft master plan has been prepared in respect of the 22 acres of partially serviced housing land resulting in the delivery of 66 social and private sector housing units, including the potential for serviced sites to encourage self build dwelling developments to take place within the settlements, as opposed to in the rural area. In relation to the lands acquired at Scotstown (refer to Figure 7 overleaf) a total of 32 new social housing units will be delivered on a long standing unfinished housing development. Monaghan County Council has also been proactive in acquiring derelict sites in settlements across County with the objective of delivering residential units at these locations.

Part of this review includes an assessment of the progress in achieving 30% of all new residential development being located in urban areas, as well as the progress in achieving 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements.

The primary focus of the Housing Section in 2020 continued to centre around increasing housing stock through the housebuilding programme and the ongoing acquisition of houses. In addition, the speedy turnaround of vacancies and the maintenance and improvement of the Council's existing stock remained ongoing. Monaghan County Council made excellent progress under the Rebuilding Ireland Social Housing Programme. By year end of 2020, 127 housing units were added to the current stock of 1648 units through acquisitions and new builds. These units are, and will continue to be, let in an efficient time frame to address the housing needs of the public.

Assessments of housing need and allocations of property, the ongoing management of housing stock, as well as managing a broad range of other social housing supports including Housing Assistance Payment Scheme, Rental Accommodation Scheme, leased properties and providing grant aid for improvements to houses occupied by elderly and disabled homeowners remained a priority for the Housing Section. Significant investment has been made through the ongoing planned maintenance programmes in the Council's housing stock to ensure its long-term viability whilst response maintenance addresses immediate matters that require attention.

Monaghan County Council currently has no long term vacant social housing units but has initiated a survey of privately-owned vacant properties within the County and will through all means currently available seek to return vacant properties to use.

In 2020 the initial target set by the Department of Housing, Local Government and Heritage was to purchase just one house as the focus of public spending moved towards the building of new houses. As new build projects countrywide were delayed due to COVID 19 the Department increased Monaghan County Council's target under individual acquisitions to 10 to be completed in 2020. The increased target of 10 acquisitions was achieved in Q3 of 2020. Many of the houses acquired by Monaghan County Council are of category known as "Buy & Renew" where significant renovation work is carried out to upgrade the houses to a minimum Building Energy Rating of B2.

Monaghan County Council provided one house through the Repair & Lease scheme in 2020 and fourteen potential Repair & Lease opportunities are under consideration.

Monaghan County Council is on track to deliver 91 dwellings under the Rebuilding Ireland Programme in 2020. Housing projects completed or nearing completion in 2020 include a development of 26 houses in a new Monaghan County Council housing development called Plás an Bhrí, Bree,

Castleblayney. In addition, 6 out of 24 dwellings currently under construction as part of the Clones Renewal Scheme will be completed in 2020 and six turnkey houses under construction at Coill an Rí on the Kingscourt Road in Carrickmacross are on programme for completion in 2020. Monaghan County Council exceeded the Rebuilding Ireland target for 2021 in late 2019 and Housing Section continues to seek and submit additional projects to the Department of Housing, Planning and Local Government to provide additional housing to address the housing needs of the County into the future. With respect to Part V development, Monaghan County Council agreed the provision of 10 social houses at Coill an Rí, Kingscourt Road, Carrickmacross in 2019. The first 8 of the houses were completed in 2019 with the remaining 2 houses being completed in 2020. In addition, Monaghan County Council agreed a further 2 houses under Part V in Castle Park, Castleblayney. These were provided in May 2020 one year ahead of schedule.

Approved Housing Bodies have recently contributed significantly to the provision of social housing in County Monaghan. In 2020 several developments made good progress with 24 houses at Lough na Glack, Carrickmacross being provided by North and East Housing Association being substantially completed in 2020. Oaklee Housing Association is working towards the completion of 19 houses at Liseggerton in Clones which will be ready for letting in early 2021. A further 38 houses commenced construction at Bree, Castleblayney in 2020 for Tuath Housing Association, whilst North & East Housing Association is continuing work on a proposal for 4 apartments in Ballybay and 12 apartments in Carrickmacross, which are well advanced and on schedule for completion in 2021. The development of 33 dwellings at Magheross in Carrickmacross is progressing with the first 7 houses becoming available for letting in in late 2020 and the remaining 26 in 2021.

The refurbishment of 80 dwellings and associated external and site development works under Phase 4 of the Mullaghmat Remedial Works Scheme commenced in 2019. The project is being managed on behalf of Monaghan County Council by the Housing Agency.

Monaghan County Council completed the initial two phases of works, Gortakeegan Pilot Project 1 & 2, which consisted of the refurbishment and extension of eight existing halting site day/utility units over 2 phases, in 2019 and 2020. The project involved the conversion of the eight units into six dwellings and associated site works. Subject to funding, works are to be completed in 2021.

Chapter Four – Economic Development

4.1 Introduction

This chapter sets out the range and structure of employment in County Monaghan. Attention is drawn to the fact that the agriculture and the agri-food sector comprise 60% of the County's total employment and to the strong entrepreneurial spirit evident in the County which has seen the successful development of a significant number of Small and Medium Enterprises (SMEs) in key sectors including Engineering, Information Communications Technology (ICT), Tourism, Culture and business support services. This Chapter also recognises that the County must strive to broaden its solid but relatively narrow economic base and prioritise the creation of higher skilled jobs to stem the flow of young educated people out of the County.

4.2: Economic Development Strategic Objective

EDSO 1	To promote Monaghan as a local and regional centre of trade, business and tourism and to build on its strong spirit of enterprise to create a dynamic local economy with job creation at its heart.
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The objective has been and will continue to be secured through the identification of land suitable for industrial and commercial development in settlements across the County, through the protection of lands designated for these uses, through the provision and facilitation of industrial units/enterprise facilities in appropriate locations and through the encouragement of the creation, consolidation and growth of existing industrial/commercial enterprises in a sustainable manner by the consistent application of the development management policies and objectives in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

During the uncertain times experienced as a result of the COVID-19, Monaghan County Council, in tandem with Government departments and State Agencies, continues to work to support business throughout the County, through for example, the implementation of the Restart Grants processes as well as through support systems offered by the Local Enterprise Office. Financial supports and rate remissions also provide short-term assistance to the business community.

Furthermore, Monaghan County Council continues to collaborate with relevant partners in providing infrastructure throughout the County to attract new investment. For example, the following enterprise projects will be at construction phase in 2021:

- IDA Ireland's Advance Technology Unit at Knockaconny.
- Castleblayney Enterprise Centre.
- The Bioconnect Innovation and Research Centre at Knockaconny.

In addition, the Local Enterprise Office (LEO) and Economic Development Officers continued to provide support to small enterprises in 2020 with record allocations of Business Continuity and Trading Online Vouchers and direct mentoring services during the course of the year. It is the Council's intention to continue to source funding to develop commercial opportunities in the enterprise, tourism and cultural sectors in 2021 and support SMEs in the challenging months ahead.

LEO Monaghan is also fully committed to supporting SMEs to continue growing their business against this continuing backdrop of uncertainty on the terms of the UK's new relationship with Europe continues. As part of LEO support during 2020, a high-level Innovation seminar in partnership with Silverhill Foods was launched. Support to local businesses through one to one clinics and the mentoring programme will continue to deal with specific issues businesses may have in relation to Brexit. Area of supports included business planning, currency hedging, innovation, diversification and building cross-Border relationships.

The Monaghan Local Community Development Committee (LCDC) continues to provide a strategic overview to support community and economic development in the County. The LCDC monitors progress and continues to implement the Monaghan Local Economic and Community Plan 2016-2021 (LECP). The LCDC will oversee the development of a new LECP in 2021.

Furthermore, the above objective has been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan, the policies and objectives set out within the County Monaghan Retail Development Strategy 2016-2022 and in accordance with the Retail Planning Guidelines for Planning Authorities. The assessment of proposals for retail development against these policies and objectives will ensure the appropriate location of retail development in urban areas, promote a diversity, range and quality of retail outlets and preserve the retail functions and hierarchy of the settlements in the County.

It is recognised that the County possesses extensive natural resources and an environment of considerable scenic value, which combined with its attractive towns and cultural heritage provides a major opportunity for the development of tourism, which should be capitalised on. The above objective has been and continues to be secured by the consistent application of the development management policies and objectives set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan and by the work of the Tourism Section of Monaghan County Council in association with other organisations. For example, since the adoption of the Plan, the tourism website, Monaghtourism.com has been redeveloped and features a clean, easy to navigate menu that allows users to access information quickly and conveniently. Festivals and event listings are contained on the site, a tourism app has been developed and is also maintained. Numerous promotional brochures have been produced and distributed as well as the successful MyMonaghan social media campaign which runs annually and features local people talking about their passions and telling their stories. In addition, as part of the ongoing work by Monaghan Local Enterprise Office to build resilience and innovation within business, a bespoke network for craft and tourism business has been launched in conjunction with Monaghan Tourism. This network provides a forum to build business relationships in preparation for when the tourism market improves following the restrictions imposed as a result of the COVID-19 pandemic in County Monaghan and will assist providers to identify, develop an act upon market opportunities, to share information and see potential business partners for future ventures.

Chapter Five – Community

5.1: Introduction

This chapter provides a series of objectives and policies relating to the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the County and its population.

5.2: Community Objective

CSO 1	To protect and enhance existing community and recreation facilities throughout the County and to secure the provision of additional facilities subject to demand and availability of resources in cooperation with the relevant stakeholders, the Local Community Development Committee and their associated Local Economic and Community Plan.
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The above objective has been and will continue to be secured through the lifetime of the Plan through the consistent application of the development management policies and objectives in Chapters 5 and 15 of the Plan which will ensure that the provision of community infrastructure is provided for within appropriate locations throughout the County. For example, policy CFP1 affords for the consideration of new social and community infrastructure/service-related development in urban and rural areas. In addition, policy RDP8 contained in Chapter 15 requires that appropriate recreational facilities such as open spaces, formal play areas, playing pitches, all weather surfaces, changing facilities, etc are provided within housing developments. The nature and scale of the facilities is dependent upon the scale of the residential development proposed.

Since the adoption of the Plan, and with funding received from the Town and Village Renewal Scheme and the Outdoor Recreation Infrastructure Scheme (ORIS), the following works have been undertaken:

- The provision of an outdoor gym and upgrading of the existing playground at Oriel Park.
- Upgrading of parking facilities, provision of changing facilities and the creation of a “beach” at Emy Lough.
- The provision of a walkway around the village green at Smithborough.
- The creation of a picnic area at Lough Muckno.
- Drainage and resurfacing works at Mindszenty Park, Castleblayney to make the existing park more accessible.
- The provision Rossmore Giants, and a playground at Rossmore Park, Monaghan Town.
- The upgrading of the Town Park in Ballybay.

Under the Outdoor Recreation Funding Scheme 2019 – Measure 3, an application for a family cycle trail in Rossmore Forest Park was submitted. This was successful and the project was awarded €289,355, with match funding of €72,338 being provided by Monaghan Municipal District. A Design team was appointed in July 2020 and consultations were held with key stakeholders including Coillte, Emyvale Cycling Club and Cycle Ireland. The project is now at detailed design stage and is expected to be completed by end June 2021. Funding under this scheme in 2020 also saw investment in the “Hilly Way” Cycle route connecting Kingscourt to Carrickmacross along the Lough Fea Estate, and will ultimately connect to the Navan to Kingscourt route.

Monaghan County Council has continued to collaborate with local communities with respect to the provision of community and recreation facilities. For example, in 2019 a derelict site was acquired for the development of a town park in Scotshouse. In 2020 the town park was completed with funding received from Town and Village Programme and provides a place for people to hold outdoor events, to meet and to relax. The area in front of the community centre was also re-designed and resurfaced with help from CLAR in 2019. The level of collaboration between the community and the Council has

been extraordinary, and the initiative was shortlisted under the 'Best Practice in Citizen Engagement' category of the 2020 Chambers Ireland Excellence in Local Government Awards.

Monaghan County Council remains committed to ensuring that every community in the County has a Community Plan to ensure that all parts of the County continue to thrive, enjoy good quality facilities supporting a wide variety of activities for all. Community plans are helping communities identify issues which are needed to be addressed and prioritise projects which must be undertaken in order to make their communities a better place for all. In 2020, Scotshouse and Oram launched their completed Community Plans. Oram launched its plan in the Spring 2020 and used the occasion to mark the 'official opening' of their CLAR-funded streetscaping project, which saw the completion of a footpath connecting the social centre and the school, and the redesign and resurfacing of the social centre car park.

Despite 2020 being a difficult year for interacting with communities, a Community Plan for Lough Egish/Aughnamullen was also completed, and funding has already been secured to construct a footpath from Lough Egish crossroads up to the Food Park. The Ballinode community planning process has been advanced through online surveys, and a draft plan is expected to go to public consultation before the end of 2021.

All of County Monaghan is an eligible area under LEADER rules and applications for support were considered up to 31st December 2020. LEADER provides rural communities the resources and opportunity to actively engage and direct the local development of their area through community-led local development. At the end of the LEADER programme on 31st December 2020, 112 projects had been approved to a value of €5.7m, (99.82% of available funds). The outstanding balance of €7k was transferred into the new incoming Transitional LEADER Programme that was announced in December 2020 to be delivered over 2021 and 2022. Almost €1.7m has been allocated to Monaghan LAG in project funds under that programme to be allocated before the end of 2022. Types of projects approved funding under the LEADER Programme included Astro turf pitches, walking tracks, tourist accommodation and community led tourism promotion projects.

Chapter Six – Heritage, Conservation and Landscape

6.1 Introduction

This chapter provides a series of policies which have the overarching objective of guiding future development whilst ensuring the protection of the environment, biodiversity, landscape, natural and built heritage for the benefit of future generations.

6.2: Heritage, Conservation and Landscape Objectives

HCLSO 1	To promote and encourage the conservation and preservation of the County's natural environment, cultural heritage and amenities in accordance with legislation, plans and policies developed to specifically address these areas and to ensure a rich cultural landscape, healthy environment and the full provision of ecosystem services in the County.
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The above objective has been and will continue to be secured through the lifetime of the Plan through the consistent application of the development management policies and objectives in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example policy TWP1 seeks to minimise the loss of trees and hedgerows associated with any development proposal and encourages the retention of existing mature trees, hedgerows and woodlands in new developments, whilst policy BHP 8 requires proposals for works to protected structures to be carried out in accordance with best practice guidance contained within the Architectural Heritage Protection Guidelines (2011).

Within the County, there is one Candidate Special Area of Conservation (Kilroosky Lough Cluster SAC) and one Special Protection Area (Sliabh Beagh SPA), and this objective is also secured through the screening of development proposals, both public and private, for the need for an appropriate assessment. This objective is also secured through the screening and carrying out where necessary of appropriate assessments of policy documents and strategies.

Under the Planning and Development Act 2000 (as amended) and associated Regulations, all planning applications which might affect or be unduly close to any archaeological site, monument or feature must be referred to the Minister for Housing, Local Government and Heritage. Since the adoption of the Plan and as a result of such referrals, specific archaeological conditions have been attached to a number of planning permissions which require developers to engage suitably qualified archaeologists to carry out pre-development testing at sites and thus also help to secure the above objective.

In addition, this objective has been and will continue to be secured in conjunction with the Heritage Section of Monaghan County Council, for example, The Monaghan Biodiversity and Heritage Strategic Plan 2020-2025 was adopted in November 2020 and contains thirteen priority themes, with action plans for each theme and methodologies on how the Plan will be implemented across the local authority and into the wider community.

In May 2019, Monaghan County Council became a partner in the All Ireland Pollinator Plan which aims to create an Ireland where pollinators can survive and thrive. In October 2019, over 250,000 mixed species of bulbs with 130 bulbs per sqm were planted across the County in green areas and now offer food for pollinators. In addition, a new Linear Park in Carrickmacross has been designed and will include trees and fruit trees native to County Monaghan and also wildflower meadows. The project is awaiting funding under the Neighbourhood Scheme and is due to commence in early 2021.

Other projects which have been progressed since the adoption of the Plan include the development of Sliabh Beagh Conservation Action Plan in association with Interreg CANN project. This is the second year of the five year project which involves 11 partners and three jurisdictions, Ireland, Northern Ireland and Scotland. The aim of the project is to produce conservation action plans and to improve

the conservation status of wetland habitats and key species. Monaghan County Council leads the upland sites work package and is leading the work on the cross-Border site of Sliabh Beagh. Conservation action has commenced onsite and will continue into 2021. In addition, the first phase of a project to develop an action plan for Monaghan's wetlands was commenced as part a National Biodiversity Action Plan funded project. This project will identify sites from the Monaghan wetland database, where ecosystem services can be identified for enhancement and restoration to improve biodiversity and contribution towards climate change mitigation and adaptation.

To date, there are 712 entries on the Record of Protected Structures for County Monaghan. In 2020, the Planning Section of Monaghan County Council continued to administer the Built Heritage Investment Scheme (BHIS) and the Historic Structures Fund (HSF) which involves funding from the Department for Housing, Local Government and Heritage for the repair and conservation of protected structures. Five projects received a total of €60,000 funding from the Department for the repair and conservation of protected structures under the BHIS in 2020. Three projects were allocated €90,000 under the HSF in 2020, and approximately €53,000 was allocated towards two other Protected Structures under the July Jobs Stimulus Package. The grants awarded under these schemes provide much needed assistance to the owners and custodians of the architectural heritage stock in County Monaghan to ensure the survival of these structures into the future. The projects involved the work of skilled conservation professionals, craftspeople and tradespersons.

In 2020 a film entitled Monaghan Gothic was published on YouTube and showcases the architectural heritage of the County, whilst the involvement of the public on a project to map and create an inventory of the holy wells in County Monaghan together with their traditional practices and customs commenced in November 2020.

In conjunction with relevant communities work has also commenced on nine conservation studies relating to early medieval religious sites across the County, whilst the promotion of the Black Pigs Dyke continued through organised talks and walks, with the publication of a Black Pigs Dyke Archaeological Monograph due in 2021.

Chapter Seven – Transport and Infrastructure

7.1: Introduction

This chapter sets out the framework for the provision and maintenance of the County's transportation system and public infrastructure provision which are recognised as essential to delivering the County's economic competitiveness and to improving the quality of life of the residents of the County and improving social inclusion. It is an aim of the Plan to facilitate the development of the County through the provision of essential services and infrastructure while minimising impacts upon the environment.

7.2: Transport and Infrastructure Objective

TISO 1	To achieve a sustainable, efficient and integrated transport system and ease of movement throughout County Monaghan by enhancing the existing transport infrastructure in terms of the road, cycling and pedestrian facilities and by promoting more compact urban forms close to existing facilities to encourage more sustainable movement patterns.
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The above objective has been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 2, 5, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan with favourable consideration being given to appropriate proposals for development which incorporates facilities for and encourages walking and cycling, incorporates appropriate densities in towns and villages and ensures that development in towns and villages occurs in a sequential form. For example, critical mass of settlements is being pursued through the application of the principles of the Core Strategy and applying the policies in respect of Rural Areas Under Strong Urban Influence. In addition, Monaghan County Council, delivers this strategic objective through the development of new cycle and pedestrian facilities; the provision of new bus stops along the local and national bus routes; the provision of cycle lockers and the resistance of any development that would pose a threat to the safety and efficient movement of pedestrians and vehicles.

Objective TISO1 has been and will continue to be secured through the progression of roads proposals and infrastructure provisions set out in Chapters 5, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example Monaghan County Council is working in partnership with Louth County Council and in association with Transport Infrastructure Ireland (TII) and Westmeath National Roads Office (WNRO) to develop the 32km N2 Ardee to Castleblayney Road Scheme. Monaghan County Council is also working in association with TII and WNRO to develop the 28km N2 Clontibret to Border Road Scheme. Together with the other improvements planned for the N2/A5 route, these proposed road schemes will significantly improve transport connectivity along the N2 and provide safer and more efficient access to other strategic national roads.

Improvement works to the N2 Monaghan to Emyvale Road were substantially completed in January 2020. Funding of €2.63 million was received from TII to cover the construction, design, supervision and land costs for the year. The scheme involved the widening of the existing road to a Type 2 single carriageway with new footpaths, cycleway, signage, road markings, public lighting, road drainage, safety barriers, landscaping and associated accommodation works. The construction of a new bridge over the Blackwater river in Monaghan Town was substantially completed in November 2020. In 2020, a number of safety schemes were undertaken on the N2, N12, N54 and N53 throughout 2020. A new pedestrian crossing on the N54 at Smithborough and the realignment of the N2 Tirnaneil junction are expected to commence in Summer 2021.

In addition, the above objective is also being and will continue to be secured through the continued creation of opportunities by Monaghan County Council to use alternative modes of transport to motorised vehicles, such as walking and cycling through the provision of projects for example, the proposed extension to the existing Monaghan Town Ulster Canal Greenway, through the lifetime of

the Plan. In addition, it is noted that continued progress was made throughout 2020 on the development of a county-wide Walking and Cycling Strategy which looks at walking and cycling as activities which promote healthy living, adds to climate change adaptation through active travel. The Strategy will include actions which aim to advance the promotion of walking and cycling in the County, including the provision of increased cycling infrastructure in towns. Monaghan County Council applied for and received funding from the Jobs Initiative Active Travel Fund to purchase ten cycle lockers which will afford for the secure storage of electric bikes and make them available for staff use on a year-round basis. It is anticipated that the bikes will be in place in early 2021.

In August 2020 Monaghan County Council received a funding allocation of €1,172,275 from the Active Travel Funding Scheme. The funding will support the local authority response to COVID-19 challenges and assist with work to equip local communities and businesses with improved walking and cycling infrastructure. The funding allows for changes to traffic management arrangements to facilitate the reallocation of overall road space to improve facilities and safety for pedestrians and cyclists.

In addition to the above, initial preparation has taken place to ensure the following projects will be delivered by Monaghan County Council within the lifetime of the Plan.

- Cycle path along the N2 from Corracrin to Emyvale.
- Installation of bike lockers in Monaghan, Clones and Carrickmacross.
- Installation of cycle paths and traffic calming measures along the R183 (former N2), Castleblayney.
- Resurfacing and footpath upgrades along the R162, Ballybay.
- Upgrades to footpaths along LT 14114, Monaghan Town.
- Installation of cycle path and traffic calming along Dublin Road, Castleblayney.
- Installation of cycle paths and traffic calming measures along the former N2, Carrickmacross.
- Provision of new footpaths and traffic calming measures along the R180 at Lough Egish.

7.3: Telecommunications Objective

TCO 1	To facilitate the development of a high quality and sustainable telecommunications network for County Monaghan to support economic growth, improve quality of life and enhance social inclusion.
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The above objective has been and will continue to be secured through the consistent application of the development management objectives and policies as set out in Chapters 7 and 15 of the Plan to ensure favourable consideration is given to the provision of high quality information communications technology throughout the County while balancing the benefits of telecommunications infrastructure against public amenity and requiring the sharing of support structures where possible. The National Broadband Plan (NBP) was signed by Government in November 2019. Under the NBP, more than 15,000 premises are due to receive high speed broadband in the County over the next 5-7 years and will offer a minimum of 500Mb/sec broadband to all users. Monaghan County Council is facilitating the surveys and rollout plans which are required to deliver this project and continues to support the rollout of the NBP by National Broadband Ireland (NBI), Openeir and all of their subcontractors. It is expected that NBI will deliver fibre to 3,735 premises across County Monaghan in 2021. In addition, Monaghan County Council has overseen the installation of high speed broadband facilities for a network of 15 broadband connection points across the County. In 2020, high speed broadband has been delivered to 10 broadband connection points in key community facilities, including community centres, schools and Ballybay Wetlands Enterprise Hub, where internal and external wifi is now available.

Monaghan County Council continues to facilitate the rollout, availability and installation of dedicated dark fibre internet connectivity through the Metropolitan Area Network and use of resources accessible via Kelvin Project, whilst under the WIFI4EU scheme, the local authority is delivering broadband and wifi to a network of 30 community centres and public buildings across the County.

Through the Broadband Officer, the Local Enterprise Office and the Economic Development Unit, Monaghan County Council continues to support economic growth and offer advice about telecommunications options to all parties as well as promoting the availability of broadband connectivity for all users and continues to engage with mobile telecommunications providers to address issues around mobile blackspots and poor coverage.

The General Development Contributions Scheme is also being amended to exempt the provision of broadband and telecommunications development from development contribution charges in areas with poor or no coverage.

Chapter Eight – Environment, Energy and Climate Change

8.1: Introduction

The Chapter recognises that the environment is a valuable resource which is becoming increasingly vulnerable due to the growth in population, economic development, intensive farming and other factors. This Chapter sets out the Council's aim to adequately manage and protect the quality of the environment and through the various aims and objectives, seeks to deliver higher standards of protection for water and air, to promote sustainable waste management through education and regulations, and to prevent and mitigate the anticipated impacts of climate change by reducing the dependency on finite resources and committing to a low carbon future.

8.2: Environment, Energy and Climate Change Strategic Objective

EECSO 1	To afford a high level of environmental protection in County Monaghan through the provision of quality environmental services which adhere to the precautionary principle, to provide for sustainable development through the promotion of energy efficiency and renewable energy to deliver a low carbon future for County Monaghan, to implement measures to reduce the human causes of climate change and to consider its effects when formulating development plan policies.
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Objective EECSO 1 has been and will continue to be secured through the consistent application of the development management policies in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example the implementation of the Monaghan Land Use and Transportation Study in Monaghan Town and the requirement for urban development to be of a more compact form under objective SSO 11 in Chapter 9 will help to support the encouragement of alternative modes of transport to motorised vehicles such as walking and cycling, and thus contribute to a reduction in green house gases and a low carbon economy. In addition, policy ENP 2 in Chapter 15 requires the provision of at least one energy efficient measure to be incorporated within the design of all new developments, such as solar panels and wood burning installations, as well as through the encouragement and favourable consideration of proposals for wind energy generation and other renewable energy sources in appropriate locations throughout the County. The above objective has been and will continue to be secured in conjunction with other relevant sections of the Council as detailed below.

Water Quality

The Plan notes that water is an integral part of our natural and cultural heritage and acknowledges that the quality of water is important for fisheries, tourism, wildlife conservation and habitat protection. The Council is committed to protecting the quality of the County's water resource which shall be secured through the consistent application of the development management policies in Chapters 8 and 15 of the Plan and in conjunction with the Environment Section of the Council. For example, when assessing proposals for development regard is had to the maps contained within Chapter 8 which set out areas of sensitive surface waters and ground waters, vulnerable ground waters, aquifer protection areas and river basin management plan priority areas. The requirement within the Plan for a Water Protection Plan and detailed site drainage plans to be submitted with all planning applications (Policy WPP4) affords for a greater scrutiny and control of run off and effluent from proposed developments. In addition, the requirement to specify the use of silt traps, Sustainable Drainage Systems (SuDS) and petrol/oil interceptors within proposals is also assisting water quality protection. Regular consultation with Inland Fisheries Ireland, where appropriate, to obtain comments on development proposals and the attaching of conditions on permissions issued in respect of the protection of the physical structure of the water courses as well as water quality and habitats is also assisting in securing water quality. The task of improving water quality in the County is a slow process given the extent of one off rural housing, expanding urban area pressures, the legacy of intensive agriculture in the County and the current high level of intensive agricultural operations in the County.

The above objective has been and continues to be secured through enhanced scrutiny of the disposal of by products/organic fertilisers from intensive agricultural activities, regular farm surveys and inspections, regular business surveys and inspections and the monitoring and authorisation of discharges from urban areas by the Environmental Protection Agency (EPA).

Water quality regulation, enforcement, and monitoring will continue to represent a significant challenge going into 2021 and beyond as the most recent EPA report indicates that surface water quality has declined nationally by 5.5% since 2015.

The aim for Monaghan County Council and all agencies involved in water quality is to reverse the trends in nutrient discharges by identifying and implementing the right targeted measures in the right place. During 2020 significant preparatory work has been carried out in relation to the preparation of the River Basin Management Plan (RBMP) 2022-2027. The RBMP is the key tool for implementation of the EU Water Framework Directive (WFD), key European legislation which requires our rivers, lakes, groundwater and coastal water to achieve a healthy state, or what is known as 'good ecological status'. During 2021 the Council's Environment Section will be targeting specific waterbodies with a view the seeking improvements in these waterbodies. These waterbodies will be agreed with the EPA prior to the publishing of the draft RBMP. The Environment Section will also continue to liaise closely with the Local Authorities Waters Program (LAWPRO) on trying to improve water quality in the designated Priority Areas for Action.

The work of the water quality team is critical as Monaghan County Council strives to play a leading role in both maintaining and improving water quality. During 2020 Environmental Section continued its farm inspection program, a targeted program that focuses on high risk farming activity throughout the County. Whilst COVID-19 has impacted upon work in this area, it is expected that approximately 50 farms will have been inspected in 2020. Further targeted farm inspections will be carried out in 2021.

Monaghan County Council is required to licence discharges of effluent to groundwaters and surface waters under Section 4 of the Water Pollution Act 1977 & 1990 as amended. Such facilities are issued with a site specific discharge licence from Monaghan County Council with conditions on the quantity and quality of effluent that can be discharged to a river or to a percolation area/polishing filter. The type of facility typically requiring an effluent discharge licence include food production facilities, filling stations, nursing homes, housing estates, community facilities and industrial facilities. In 2020 there were 27 active Discharge Licence premises in Monaghan. In 2021 these facilities will continue to be monitored and it is the intention to carry out a work program to identify additional facilities that require authorisation under Section 4 of the Water Pollution Act.

During 2020 the Environment Section delivered a comprehensive water sampling program. This programme involves the sampling of rivers, lakes, bathing water areas, discharge licenses and pollution incidents as they arise. Sampling is a statutory requirement and is carried out in conjunction with the Environmental Protection Agency. As a result of this sampling it can be determined whether a river or lake is improving in quality or reducing in quality. It also is essential when sampling discharges or dealing with pollution incidents to ascertain the quality of an effluent and its impact on waters it is discharging to. It is expected that by the end of 2020 the following water sampling program will have been delivered:-

- WFD Operational lake sampling – 68 samples
- WFD Operational river sampling – 168 samples
- Bathing waters sampling – 40 samples

Climate Change

This chapter reinforces the Council's commitment to addressing climate change in a pro-active manner through the consistent application of the development management policies/objectives in Chapters 2, 7, 8, 9 and 15. For example the requirement for new urban development to be of a more compact form during the lifetime of the Plan will support and encourage the use of alternative modes of transport to motorised vehicles such as walking and cycling and thus contributing to a reduction in green house gases and a low carbon economy. In addition, the consistent application of Policy ENP 2 in Chapter 15 to incorporate at least one energy efficient measure in the design of all new developments will make a significant contribution to the reduction in carbon emissions over the lifetime of the Plan.

Climate change continues to be a major challenge at National and International level with policy responses required in terms of, not only, mitigating the causes of climate change, but also in adapting to the inevitable consequences of our changing climate. In late 2019, Monaghan County Council's Climate Change Adaptation Strategy 2019-2024 was adopted. During 2020, despite the COVID-19 pandemic, significant progress was made in progressing the measures and actions contained within the strategy and within the National Climate Action Plan 2019. Some of the major milestones achieved in 2020 include:-

- Signing of the Climate Charter
- Piloting of Climate Action training by Monaghan County Council in conjunction with the Eastern and Midlands Climate Action Regional Office.
- Setting up of a designated Strategic Policy Committee on Climate Action and Environmental Services.
- Inclusion of climate action as a core objective in the new Corporate Plan.
- Preparation of an in-house Climate Action Delivery Plan 2020-2021 to identify and progress specific actions in the Climate Change Adaptation Strategy for delivery or part delivery over an 18-month period.

In 2021 work on climate action will focus on the further implementation of the actions identified in the Climate Action Delivery Plan 2020-2021. The Council has made substantial progress over a relatively short period but these are only the first steps in a journey where the country is now legally committed to becoming carbon neutral by 2050.

Flooding

Policies FMP1-FMP5, SDP1-SDP5 and FMP1-FMP5 seek to assess the risk of flooding in the County, to secure existing floodplains as a form of flood defence and to prevent development in locations at risk of flooding or which would give rise to flooding as a consequence. The appropriate assessment of development proposals under these policies against the risk of flooding or consequential impacts of flooding elsewhere having regard to data on flooding in the County, the responsible management of flood plains, and appropriate proposals for the management of storm water from proposed developments are all contributing to the management of flood risk.

Renewable Energy

This chapter recognises that the availability of a reliable, sustainable and cost-effective energy resource is vital to ensuring economic and social progress. This chapter provides an analysis of renewable technologies and outlines measures to reduce the dependency on fossil fuels in order to achieve national targets. Monaghan County Council continues to make good progress towards improving its energy efficiency. An energy reduction of 37.1% to the end of 2019 (provisional) has been achieved with a further 3.5% planned in 2020 with the result that the Council has reached the 33% target by 2020 one year ahead of target.

Public Lighting is the single biggest energy user in Monaghan County Council, equating to 35% of total energy usage. The Council has an ongoing programme to convert all public lights in the County to energy efficient LED lights by 2021. This is funded directly by the Council for Non-National Roads and paid back through energy and maintenance cost savings. Transport Infrastructure Ireland (TII) has also provided funding to upgrade public lights to energy efficient LEDs on the National routes and, during 2020, the last and final scheme on the National Routes in County Monaghan was completed. 90% of all public lights in County Monaghan will be converted to LED by the end of 2020 and 100% by mid-2021.

In addition, in 2020 six Council owned residential units received energy efficiency works consisting of external insulation, a new heat pump heating system, and new windows and doors. A funding application has been submitted to undertake works to a further seven properties. Upon completion of work, these older housing stock properties will have an increased energy efficient Building Energy Rating (BER).

ESB Networks is currently rolling out the national project for the removal of old analog ESB meters and replacing them with new digital Smart ESB Meters. Monaghan County Council has elected to become an “early adopter” for the installation of the new Smart Meters, and currently there are 50 of the low-usage old analog meters being changed. Benefits of the new Smart Meters include more accurate monitoring of electricity usage, allowing for greater control of usage, reducing the frequency of estimated readings and bills, allowing consumers to avail of variable tariffs where consumption can be moved to offpeak times and permitting end users to feed-in electricity to the grid when the new feed-in tariffs become active in 2021.

Derelict Sites/Dangerous Structures

The policies and objectives contained within the Plan seek to ensure all lands and buildings are maintained in a reasonable condition as well as encouraging alternative uses for vacant or derelict buildings. For example the favourable consideration of development proposals in the town centre for the refurbishment and reuse of existing buildings, and for backlands and infill development that respects and complements the existing town streetscape and architecture and are acceptable when assessed against the development management policies and objectives set out in Chapters 8, 12 and 15 of the Plan. This is also being secured through the exemptions for derelict buildings and reductions for town centre development specified in the General Development Contributions Scheme for County Monaghan. Monaghan County Council will continue to apply the powers of the Derelict Sites Act 1990 and the Local Government (Sanitary Services) Act 1964 to force owners to clean up derelict sites. Both Acts require local authorities to keep registers of all derelict sites and dangerous structures, and permit them to purchase land compulsorily and to carry out necessary work themselves and subsequently charge the owners for the cost. Since the adoption of the Plan the Council has served a number of Derelict Sites Notices and has commenced the acquisition of properties through the provisions of the Derelict Sites Act 1990.

At Lui na Greine, Scotstown, Monaghan County Council secured funding approval in January 2020 from the Department of Housing, Local Government and Heritage under the Rebuilding Ireland programme to provide 32 social houses. The scheme includes the completion of 4 derelict unfinished houses and construction of 28 new houses on a derelict site in Scotstown. Construction commenced on this site in May 2020 and the contractor is making good progress. When completed the project will replace a former derelict site with an estate providing the highest quality finished homes with a Building Energy Rating of A3 and above. The total all in project budget is just below €7 million and the works are programmed for substantial completion in Q4 2021.

Air Quality Enforcement and Regulation

Air quality is becoming an increasingly important issue at National level. Whilst air quality in the County is regarded as being generally good there is significant work being carried out by the Council in relation to air quality regulation. By Q4 2020, there were 36 facilities in the County authorised under the Decorative Paints Regulations and the Solvent Regulations. The vast majority of these facilities were car refinishers and dry cleaners. During 2021, work in this area will concentrate on ensuring that the good level of compliance will continue under these regulations. Other works planned for 2021 include solid fuel sampling and inspections to ensure compliance with the Solid Fuel Regulations as well as continued liaising with the EPA in the roll-out of the Ambient Air Monitoring Program (AAMP).

Chapter Nine – Strategic Objectives for Settlement Plans

9.1: Introduction

This Chapter sets out the strategic objectives which are specific to the development of the settlements as well as the land use zoning categories/objectives. The objectives contained within this chapter should be read in conjunction with the plans for the five towns and the associated zoning maps contained within Chapters 10, 11, 12, 13 and 14 of the Plan.

9.2: Specific Strategic Objectives for Settlement Plan Towns

SHO 1	To facilitate the development of Monaghan (Town) to maintain its position as the key town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of the town centre.
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Monaghan Town is designed as the County's key town due to its size and the broad range of services across a variety of services which it provides. Through the policies and objectives of the Plan, it is recognised that the strengthening of Monaghan Town as a major centre of population in the regional and cross Border context is important to ensure it provides benefits across the County and the region in terms of attracting private investment in jobs and the economy, as well as securing investment in infrastructure that is critical to the County. Furthermore, the Plan recognises the strategic Border location of Monaghan Town along the Dublin to Letterkenny/Derry City corridor and adjacent to the Dublin/Belfast eastern economic corridor, and the opportunities this affords. The above objective has been and will continue to be secured in an ongoing manner by the consistent application of the objectives and policies contained within Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10 and 15 of the Plan.

SHO 2	To promote the Strategic Towns as prosperous and thriving local development and service towns where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
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Carrickmacross and Castleblayney are designated as Tier 2 Strategic Towns due to the existing population base in infrastructural capacity to accommodate reasonable levels of new residential and commercial development. The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 11, 12 and 15 of the Plan which will ensure that the Strategic Towns continue to play critical roles in driving the growth and economic development in the County.

SHO 3	To promote and develop Tier 3 Service Towns in order to create self-sufficient sustainable and vibrant communities which will act as local development and service centres for the Border catchment and the mid Monaghan hinterland whilst protecting the significant built heritage and archaeological heritage aspects of Clones town.
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Ballybay and Clones are designated as Tier 3 Service Towns due to their functions as service settlements for their urban population but also a rural hinterland population. The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 13, 14 and 15 of the Plan.

A number of policies and objectives contained within Chapter 13 of the Plan will ensure the continued protection and conservation of built and archaeological heritage features of Clones and will also ensure that new development enhances, respects and complements the existing town streetscape and architecture. In addition, under the Historic Towns Initiative in 2020, the Ballybay Clones Municipal District received €103,000 from the Heritage Council for the enhancement of the Monastic Sites of Clones which will improve the quality of the town for residents and tourists.

Furthermore, the initiatives and work programme of the Planning and Heritage Sections of Monaghan County Council and the input and advice from the Department of Housing, Local Government and Heritage will also assist in continuing to secure this objective.

9.3: Specific Strategic Objectives for Settlements

SSO 1	To create a clear strategic framework for the sustainable development of the towns and their hinterlands through the zoning and servicing of lands in a manner consistent with the Core Strategy as set out in Chapter 2.
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This objective has been and continues to be secured in an ongoing manner during the lifetime of the Plan through the consistent application of the development management policies and land use zoning objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which provide an overall strategy for the proper planning and sustainable development of the County, including the towns and their hinterlands. The continued consistent application of the policies, objectives, standards, technical criteria and guidance contained within the Plan will ensure that development takes place in an orderly and sustainable manner throughout the County.

SSO 2	Provide a basis for public and private sector investment in infrastructure, services and development, offering clear guidance to both sectors in framing development proposals, in partnership with the community
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The above objective has been and will continue to be secured through the consistent application of the land use zoning objectives which are contained within Chapter 9 of the Plan, the policies and objectives related to the designated zoned land uses set out in Chapters 9, 10, 11, 12, 13 and 14 of the Plan, and the planned investment in public infrastructure set out in Chapter 7 of the Plan. The land use zoning objectives allow for the rational use of land and for the provision of adequate services/facilities for current and future developments. The five towns have a variety of land uses zonings within their settlement limits which will provide compatible land uses and sufficient lands for sustainable development throughout the lifetime of the Plan.

SSO 3	Facilitate the provision of adequate services and facilities in the areas of education, medical/health, transport and public administration and encourage co-location of these services.
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The above objective has been and will continue to be secured through the favourable consideration of development proposals for education, medical/health, transport and public administration, against the development objectives and policies set out in Chapters 5, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

SSO 4	Attract investment in new employment opportunities to the towns while supporting sustainable enterprises.
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The above objective has been and will continue to be secured through the favourable consideration of economic development proposals against the development management policies as set out in Chapters 8, 9, 10, 11, 12, 13 and 15 of the Plan. For example, part of the consideration of any proposal for new retail development will be assessed against the need for the development and whether it will have an adverse impact upon existing retail establishments and thus the vitality and viability of the town centre.

SSO 5	Promote the towns as residential, employment, retail and service centres as well as industrial and commercial centres.
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The above objective has been and will continue to be secured on an ongoing manner through the favourable consideration of development proposals against the development management policies as set out in Chapters 2, 3, 4, 5, 7, 9, 10, 11, 12, 13, 14 and 15 of the Plan. A significant amount of land has been zoned for both Proposed Residential and Strategic Residential Reserve, for Industry,

Enterprise and Employment, and as Town Centre within the development limits of the five towns to facilitate the expansion of them.

SSO 6	Protect and enhance the heritage, character and streetscape of the towns and ensure they are attractive places to live and work.
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The above objective has been and will continue to be secured through the consistent assessment of development proposals in urban areas against the objectives and policies as set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan to ensure protection and conservation of built heritage features in the town, to encourage the refurbishment and reuse of existing buildings and backlands, and to ensure that new development enhances, respects and complements the existing town streetscape and architecture. In addition, the initiatives and work programme of the Heritage Section in the Council, and the input and advice from the Department of Housing, Local Government and Heritage and will assist in securing this objective.

SSO 7	Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks.
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The objective has been and will continue to be secured during the lifetime of the Plan through the provision and maintenance of public amenity areas and sports facilities. For example, having obtained funding from the Department of Children and Youth Affairs, proposals for the upgrading of the playground in O'Neill Park, Clones were finalised. The playground will be the first Natural Play playground in the County and also the first playground designed in-house by Council Staff. The playground is more earth-friendly and supports the Council's climate change adaption agenda.

In addition to the above, under the Outdoor Recreation Infrastructure Scheme (ORIS), a number of amenities in the towns and villages throughout the County have been upgraded as follows:-

- Emyvale: outdoor gym and upgraded playground at Oriel Park
- Emy Lough: Upgraded parking, changing facilities and creation of a 'beach'
- Smithborough: walk around the village green
- Lough Muckno: creation of a picnic area at shoreside
- Mindszenty Park: drainage and resurfacing to make the park more accessible
- Rossmore Park: family cycling trail, Rossmore Giants, upgraded surfaces to walks, provision of playground
- Upgrade of Ballybay town park

A key feature to the long-term sustainability of artists and their creative practice is the availability of spaces and places for them to be able to advance their creative process. Monaghan County Council fulfilled an important development in this sphere by completing the re-development of the "Old Post Office" in Clones into a superbly designed artists' studios.

After an investment of €1.2million, the Patrick Kavanagh Centre was opened to the public in July 2020. The Centre is set in a deconsecrated early 19th century church in the poet's home village of Inniskeen, and was designed to work as a museum, resource centre, cinema and performance space. Funded through Monaghan County Council's Development Contribution Scheme, with grant aid from Failte Ireland and the Department of Arts, Culture, Gaeltacht and Heritage, the Centre is the flagship visitor centre for the County, with a new exhibition, performance space and Kavanagh Trail through the village.

SSO 8	Provide as resources permit, specific area action plans and/or masterplans for the towns to provide for the most efficient and suitable co-ordinated development to take place.
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Two areas either side of the Main Street in Carrickmacross have been designated to be the subject of Local Area Action Plans and offer significant development potential. The Public Realm Plan for

Carrickmacross was used as the basis for the successful application for funding under the Rural Regeneration Fund for completion of the Local Area Action Plans. Consultants have been appointed to formulate these plans and work is progressing to the development of draft plans for public consultation. Despite the limitations and restrictions in place under COVID-19, work has commenced on the preparation of same and subject to developer input, it is anticipated that the local area action plans will be produced for both areas during the lifetime of the Plan.

SSO 9	To designate development limits around the urban areas in order to manage development in a sustainable manner and restrict urban sprawl and the merging of distinctive areas.
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The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 9, 10, 11, 12, 13 and 15 of the Plan and through the favourable consideration of development in urban areas of appropriate densities, the favourable consideration of redevelopment proposals in existing urban areas, and the resistance of development that would lead or contribute to urban sprawl (Policy RCP 2) and would be contrary to the principle of establishing strong consolidated settlements with critical mass of population to support services and facilities.

SSO 10	Promote the development of all settlements with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the provisions of the Core Strategy
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The above objective has been and will continue to be secured through the planned investment in public infrastructure as set out in Chapter 7 of the Plan, by the consistent application of the objectives and policies set out in Chapters 2, 3, 4, 5, 9, 10, 11, 12, 13, 14 and 15 of the Plan and through favourable consideration of development in urban areas of appropriate densities, the favourable consideration of redevelopment proposals in existing urban areas, and the resistance of development that would lead or contribute to urban sprawl and would be contrary to the principle of establishing strong consolidated settlements with critical mass of population to support services and facilities. The Planning Authority will give favourable consideration to higher residential densities within and close to the town centre where the densities reflect the character of the area and the development is on lands that can be adequately served by public infrastructure.

SSO 11	Promote sustainable compact development forms, including more comprehensive backland development where appropriate and promote the efficient use of available public infrastructure and services.
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The above objective has been and will continue to be secured by the constant application of the objectives and policies contained in chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Compliance with these policies and objectives will facilitate the delivery of 30% of all new homes within existing built-up footprints, a target contained within the National Planning Framework. Objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and Policies CCP3, UDP1 and CP5 of the Plan encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. The Core Strategy contained within Chapter 2 of the Plan also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4).

Since the adoption of the Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements.

For example the Clones Renewal Scheme will result in the provision of 24 new residential units within the town centre on brownfield and derelict sites, while in Ballybay Monaghan County Council is actively driving the completion of an unfinished multi use development along the Main Street and associated backlands which includes new residential units and a surgery/primary care for the town. The Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares in Monaghan Town is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre.

In addition to the above, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses. Monaghan County Council also acquired unfinished housing development sites in Monaghan Town and Scotstown with the objective of delivering social housing units within the urban footprint of these settlements.

In relation to the lands acquired at Latlorcan in Monaghan Town, a draft master plan has been prepared in respect of the 22 acres of partially serviced housing land resulting in the delivery of 66 social and private sector housing units, including the potential for serviced sites to encourage self build dwelling developments to take place within the settlements, as opposed to in the rural area. In relation to the lands acquired at Scotstown a total of 32 new social housing units will delivered on a long standing unfinished housing development. Monaghan County Council has also been proactive in acquiring derelict sites in settlements across County with the objective of delivering residential units at these locations.

SSO 12	Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.
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This objective has been and will continue to be secured through the planned investment in public infrastructure as set out in Chapter 7 of the Plan and also by the consistent application of the objectives/policies set out in Chapters 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

SSO 13	Protect important landscape features within or on the edge of settlements by prohibiting development within designated Landscape Protection/Conversation (LPC) areas unless it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LPC areas, or the wider setting or character of the settlement.
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The above objective has been and will continue to be secured by the resistance of development that would be detrimental to the objective of protecting landscape features within or on the edge of settlements, and by giving favourable consideration to development only where it is demonstrated to the satisfaction of the planning authority that there will be no adverse impact upon these landscape features.

SSO 14	Promote public transport strategies that could facilitate services in the lower tier settlements.
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Monaghan County Council has continued to assist in the development of Local Link routes to lower tier settlements including the introduction of the Cavan Monaghan route via the villages to service hospital and colleges and the introduction of night time weekend routes in Scotshouse to facilitate socialising.

SSO 15	Encourage the development of specialist niche activities or roles that could help distinguish the settlements and thereby promote their development.
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The above objective has been and will continue to be secured by establishing the particular strengths and roles of towns and villages and giving favourable consideration to development associated with furthering these strengths. For example, the newly refurbished Patrick Kavanagh Centre and

associated Kavanagh Trail opened in 2020 in the village of Inniskeen while the South Lodge Angling Stretch has been developed on Lough Muckno to provide additional facilities for angling visitors.

SSO 16	Ensure that new development within settlements is appropriate in terms of use, siting, scale, layout, design, materials and character.
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The above objective has been and will continue to be secured through the consistent application of the development management policies and objectives set out in Chapters 3, 4, 5, 6, 8, 9, 10, 11, 12, 13 and 15 of the Plan and the favourable consideration of urban development proposals which respect the characteristics of adjoining development. For example, the Plan notes that the majority of development taking place within Tier 6 settlements will be individual dwellings whilst in Tier 5 settlements it is acknowledged that residential development will only be suitable at a small scale, reflective of the character of the existing settlement.

SSO 17	Promote and encourage the delivery of the refurbishment and regeneration of the backlands of the towns as well as appropriate development on infill sites, derelict sites, vacant plots and brownfield sites.
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The above objective has been and will continue to be secured by the constant application of the objectives and policies contained in chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Compliance with these policies and objectives will facilitate the delivery of 30% of all new homes within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. The Core Strategy also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4). The Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares in Monaghan Town is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre. In addition to the above, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses on backlands within the town centre.

SSO 18	To develop, subject to resources, sustainable transport solutions within and around the major towns in the County that encourage a transition towards more sustainable modes of transport.
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The above objectives have been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan. For example, the requirement for new urban development to be of a more compact form will support and encourage the use of alternative modes of transport to motorised vehicles such as walking and cycling during the lifetime of the Plan. The above objectives are also being and will continue to be secured through the creation by Monaghan County Council of opportunities to use alternative transport modes such as walking and cycling through the provision of projects such as development of Phase II of the Ulster Canal Greenway from Middletown to Smithborough which is currently being developed. In addition, progress has continued on developing a county-wide Walking and Cycling Strategy for the County which will look at walking and cycling activities which promote healthy living and add to climate change adaption through active travel. The Strategy will also contain actions which aim to advance the promotion of walking and cycling in the County including the provision of increased cycling infrastructure in towns.

9.4: Objectives for Urban Residential Developments

UDO 1	To promote the towns as residential centres and encourage the development of new residential accommodation on zoning housing lands.
UDO 2	To ensure there is sufficient zoned, serviceable land to meet the future housing needs of the towns as set out in Chapter 2, Core Strategy of the Monaghan County Development Plan 2019-2025.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the zoning and protection of sufficient lands required to fulfil housing demand as set out in Chapter 2 of the Plan and by the favourable consideration of proposals for appropriate residential development on zoned residential lands and town centres when assessed against the development management policies and objectives set out in Chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

UDO 3	To provide directly, or in partnership with the voluntary or private sector, sufficient social and affordable housing to meet the needs of the area.
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Monaghan County Council is currently providing unprecedented numbers of newly built homes and additional social housing through acquisition under the national Rebuilding Ireland programme and under the Traveller Accommodation Programme. In 2019 an additional 147 units were provided, including 43 houses built by Monaghan County Council at Plás Lorcáin in Monaghan Town and 50 houses built in partnership with Respond Housing Association at Coill an Rí in Carrickmacross.

In 2019 Monaghan County Council also completed the construction of 8 new houses at Bree in Castleblayney, and acquired 2 new houses under Part V in Castleblayney and 8 new houses under Part V in Carrickmacross. The remaining 36 social houses delivered in 2019 were provided through acquisition/Buy & Renew, provision of bedroom accommodation in Traveller units, Mortgage to Rent, Repair & Leasing and one Void (vacant social house returned to use).

In 2019 and 2020 no additional Affordable Housing was provided in County Monaghan as the cost of buying a second hand house remained lower than the cost of building a new house and the potential open market value of newly constructed houses in County Monaghan remained relatively low. In acknowledgement that a cohort of people on incomes above the threshold for social housing cannot afford to buy new houses the Government announced in October 2020 that a new shared equity affordable housing scheme is to be devised which may help people on low to middle incomes to buy newly built houses.

By the end of 2020 Monaghan County Council was on track to provide circa 130 additional social housing units. Under Part V in 2020 two social houses have been provided in Carrickmacross and two in Castleblayney. The Clones Renewal Scheme is delivering 6 apartments completed in 2020 with a further 18 under construction. The Approved Housing Body delivery programme includes 66 social housing units in Clones, Castleblayney and Carrickmacross in 2020. Monaghan County Council's 26 houses at Plás an Bhrí in Castleblayney reached substantial completion as did a further three units of Traveller specific accommodation. Acquisitions account for the majority of the balance of social housing delivered in 2020 with small numbers also delivered under Mortgage to Rent and Repair & Leasing.

UDO 4	To encourage social integration and a mixture of tenures in all housing developments.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement for all new housing development proposals to incorporate and integrate social housing within them and by ensuring that new social housing schemes provided by

Monaghan County Council are located in appropriate residential locations or on zoned residential lands and are sufficiently integrated into wider housing tenures. For example, Monaghan County Council has provided social housing under Part V within a housing development that is predominately social housing owned by Respond Housing Association. It is envisaged that the remainder of the development will be private housing and/or Affordable Housing.

Through turnkey construction projects on private land Monaghan County Council has provided social housing in existing private housing developments and has encouraged the development of social housing in areas previously predominated by private housing.

In addition, Monaghan County Council has agreed the sale of sites for the construction of one-off private houses in Monaghan town in a development where 43 new social houses were recently constructed.

Furthermore, the above objective has been and will continue to be secured through the consistent application of policy RDP3 in Chapter 15 of the Plan which requires developers to provide a mix of housing types within multi-unit residential schemes including single storey units to help create sustainable balanced communities.

UDO 5	To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns.
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The above objective has been and will continue to be secured by the constant application of the objectives and policies contained in chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Compliance with these policies and objectives will facilitate the delivery of 30% of all new homes within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2 and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. Since the adoption of the Plan the Council has served a number of Derelict Sites Notices and has commenced the acquisition of properties through the provisions of the Derelict Sites Act 1990. The Core Strategy also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4).

UDO 6	To comply with the Housing Strategy for County Monaghan 2013 and any subsequent strategy.
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Objective UDO 6 has been and will continue to be secured in conjunction with the Housing Section of Monaghan County Council who continue to work to address the housing needs of the County as outlined in the Housing Strategy. The measures available to the Housing Section including the Housing Assistance Payment, the Rental Accommodation Scheme, leasing and acquisitions as well as the more traditional forms of provision of own build development and development by Approved Housing Bodies, which are being fully utilised to address this need.

UDO 7	To require developers of residential lands along existing and proposed roads to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependent on the likely impact of the road or the development on amenity.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement that proposals for residential development along bypass roads are developed sensitively with appropriate buffers provided to protect the residential amenity of the dwellings.

UDO 8	To promote compact forms of residential development such as infill and back land development and to ensure through the development management process that access points to back land areas are reserved or that adequate frontage is reserved to provide future road access to enable comprehensive back land development.
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The above objective has been and will continue to be secured by the constant application of the objectives and policies contained in chapters 2, 9, 10, 11, 12, 13, 14 and 15 of the Plan. Compliance with these policies and objectives will facilitate the delivery of 30% of all new homes within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4, CPO2, and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. The Core Strategy also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4). For example, the Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares in Monaghan Town is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre. In addition to the above, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses on backlands within the town centre.

UDO 9	To implement an Active Land Management Strategy in relation to vacant land within County Monaghan and to maintain and update as required a Vacant Sites Register to ensure efficient and sustainable use of the County's land resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015
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The above objective has been and shall continue to be secured by Monaghan County Council through the continued regeneration of land and buildings which are in need of development and renewal throughout the County, particularly within designated settlements. The Plan highlights that a proportion of future urban development will occur on infill/brownfield/regeneration lands within the built envelop of existing settlements. To encourage same within urban centres, a relaxation of the applicable management standards has been included where appropriate. For example, in addition to incentives such as reduced development management contribution charges applicable to town centre developments, the Plan allows for a 50% reduction in the number of car parking spaces required to service a new development within the town centre. The Plan notes that up to 20% of the population growth within urban settlements could be provided for through the development of these sites.

The above objective is also being secured by Monaghan County Council which continues to actively use the provisions of the Derelict Sites Act 1990 and the Planning and Development Act 2000 as amended to address vacant and derelict properties across the five towns in County Monaghan, which may result in a more expedient resolution to certain instances of vacancy and dereliction. Since the adoption of the Plan the Council has served a number of Derelict Sites Notices and has commenced the acquisition of properties through the provisions of the Derelict Sites Act 1990.

UDO 10	To encourage and support proposals for new residential development that will result in the regeneration/renewal of town centre areas and/or a reduction in vacancy/dereliction in the context of the proposed planning and sustainable development of the area.
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The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 2, 3, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will facilitate the delivery of 30% of all new homes to be within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, and policies RHP2, RHP5 and BHP7 encourage reuse of brownfield sites and existing buildings for residential purposes.

Furthermore, the zoning of proposed residential lands is largely contained within the existing established settlement footprint and the Core Strategy also sets out to focus the delivery of the majority of new residential units provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4).

Since the adoption of the Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements. For example the Clones Renewal Scheme will result in the provision of 24 new residential units within the town centre on brownfield and derelict sites, and in Ballybay Monaghan County Council is actively driving the completion of an unfinished multi use development along the Main Street and associated backlands which includes new residential units.

9.5: Objectives for Town Centres

TCO 1	Promote and develop town centres as the principal location for retail, office, leisure, entertainment, cultural and service uses and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.
TCO 2	Protect the vitality and viability of the town centres by promoting a diversity of uses, with a presumption in favour of development that would make a positive contribution to ensuring that the town centres continue to provide a focus for shopping
TCO 3	Promote the vitality and viability of the town centres by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices etc outside the designated town centres.
TCO 4	Use statutory legislation to discourage and prevent dereliction and encourage regeneration and development in the towns.

Ensuring the continued vitality and viability of the town centres is imperative to ensure their sustainability and strengthening. The land use zoning matrix contained within Chapter 9 of the Plan set out the development types which are considered acceptable or open for consideration in the town centre. The town centre can accommodate a mixture of land uses, many of which are interdependent and make a contribution to increasing the vitality and viability of the centre. The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of development proposals against the development management policies and objectives set out in Chapters 2, 3, 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan and by resisting the location of developments outside the town centres that would be detrimental to the vitality and viability of town centres.

The above objectives are also being and will continue to be secured through the favourable consideration of development proposals in the town centre for the refurbishment and reuse of existing buildings and backlands, and infill development that respects and complements the existing town streetscape and architecture and are acceptable when assessed against the development management policies and objectives set out in Chapters 9, 10, 11, 12, 13, 14 and 15 of the Plan.

These objectives are also being secured through the exemptions for derelict buildings and reductions for town centre development specified in the General Development Contributions Scheme for County Monaghan. The application of the powers of the Derelict Sites Act 1990 and the Local Government (Sanitary Services) Act, 1964 which can be used to force owners to clean up derelict sites will also assist in securing this objective. Both Acts require local authorities to keep registers of all derelict sites and dangerous structures and permit them to purchase land compulsorily and to carry out necessary work themselves and subsequently charge the owners for the cost. To date the Derelict Sites Register contains 35 sites which are located across the five towns in the County.

TCO 5	Ensure that sufficient parking is available for town centre uses.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through consistently applying the car parking standards to developments as set out in Table 15.6 in Chapter 15 of the Plan, through the application of the General Development Contributions Scheme for County Monaghan which will assist in providing finance for the provision of appropriate car parking over the lifetime of the Plan, and by progressing proposals for public car parking as and when they arise. For example, a car parking strategy for Carrickmacross is currently being developed by consultants who have been examining existing parking availability, options for additional parking, duration of parking (on street and within the carparks) and the consideration of the town's needs into the future.

TCO 6	Continue to provide public investment directly and in partnership with the voluntary and private sector to support the vibrancy of the towns.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the progressing proposals for environmental improvement schemes in towns as and when they arise, and through the requirement for development proposals for appropriate standards of design.

TCO 7	Encourage the principal of living over the shop within the town centres.
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Ensuring the continued vitality and viability of the town centres is imperative to ensure their sustainability and strengthening. The land use zoning matrix contained within Chapter 9 of the Plan acknowledges that residential development is a permitted use in Town Centre areas. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of residential development proposals against the development management policies and objectives set out in Chapters 2, 3, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

Monaghan County Council has continued to encourage the principle of 'living over the shop' through a number of projects for example, the inclusion of Castleblayney within the Town Centre Living Initiative (TCLI), a pilot scheme managed by the Department of Rural and Community Development (DCRD) to develop innovative proposals that encourage the reuse of vacant and underused buildings in town centres for living. The Town Centre Living Initiative pilot project under which €100,000 in grant aid has been received is ongoing and a report has been produced by the appointed consultants in April 2020 based on their surveys and findings. It is anticipated that works identified by the Consultants will continue in 2021.

TCO 8	Encourage and facilitate the undergrounding of utility cables in the town centres.
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The above objective has been and will continue to be secured through co-ordination with electricity and communications service providers over the lifetime of the Plan to ensure that new utility services are located underground and that existing overhead services are relocated underground, particularly in conjunction with other road and street improvement works and through the consistent application of policy DSP 2 in Chapter 15 which requires all services to be located underground and in easily accessible locations.

TCO 9	Continue to encourage and accommodate the regeneration of back lands in the towns where appropriate, including the construction of new urban streets to provide access to inaccessible lands.
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The above objective has been and will continue to be secured by the consistent application of the objectives and policies set out in Chapters 2, 3, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will

facilitate the delivery of 30% of all new homes to be within existing built-up footprints. In addition, objectives SSO11, SSO17, UDO5, UDO8, VO2, MPO4 and CPO2, and policies CCP3, UDP1 and CP5 encourage the reuse of backlands/brownfield sites and existing buildings, and policies RHP2, RHP5 and BHP7 encourage reuse of brownfield sites and existing buildings for residential purposes. Furthermore, the zoning of proposed residential lands is largely contained within the existing established settlement footprint and the Core Strategy also sets out to focus the delivery of the majority of new residential units provided over the Plan period within the footprint of the urban settlements (Tiers 1 to 4).

For example, the Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares in Monaghan Town is being progressed and will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre. In addition to the above, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses on backlands within the town centre.

9.6: Objectives for Retailing

SRO 1	Protect the vitality and viability of the town centres as the principal shopping area by encouraging development that would maintain and consolidate the retail core (as defined by the town centre boundary) of the towns.
SRO 2	Prohibit the location of retail development outside the town centres unless where it is compliant with the policies laid out in the County Monaghan Retail Strategy 2016-2022 (and any subsequent strategy) and the DECLG Retail Planning Guidelines for Planning Authorities (and any subsequent guidelines)
SRO 3	Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of retail development proposals located within town centres when assessed against the development management policies and objectives set out in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan and the provisions of the Retail Planning Guidelines for Planning Authorities 2012 and the County Monaghan Retail Strategy 2016-2022 and by resisting the location of retail developments outside town centres that would be detrimental to the vitality and viability of town centres.

The above objectives have been and will continue to be secured through the favourable consideration of retail development proposals in town centres which involve the refurbishment and reuse of existing buildings and backlands, and infill retail development that respects and complements the existing town streetscape and architecture and are acceptable when assessed against the development management policies and objectives set out in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

9.7: Objectives for Industry, Enterprise and Employment

IEO 1	Ensure that sufficient and suitable land is reserved for new industrial development at appropriate locations, where there are existing infrastructural facilities, services and good communications, or where they can be provided at a reasonable cost.
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The above objective has been achieved through the zoning of significant amounts of land for Industry, Enterprise and Employment within the development limits of the five towns to facilitate new and expanding industrial and employment generating enterprises.

IEO 2	Facilitate the growth and/or expansion of existing industrial enterprises where appropriate, subject to development management guidelines as set out in Chapter 15, Development Management Guidelines of the Monaghan County Development Plan 2019-2025. Such developments should not unduly impact on the residential amenity of existing residential properties.
IEO 3	Encourage and promote the sustainable development of industry within the towns over the plan period.
IEO 4	Co-operate with IDA Ireland, Enterprise Ireland, community groups and other relevant bodies to ensure a co-ordinated approach to the provision of necessary infrastructure and services to support industrial development.
IEO 5	Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.

The above objectives have been and will continue to be secured through the favourable consideration of industrial development proposals on zoned Industry, Enterprise and Employment lands and in other appropriate locations which do not have adverse impacts in terms of traffic generation, noise, effluent disposal, residential amenity and visual amenity when assessed against the policies as set out in Chapters 4, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

Monaghan County Council continues to collaborate with relevant partners in providing infrastructure throughout the County to attract new investment. For example, the following enterprise projects will be at construction phase in 2021:

- IDA Ireland's Advance Technology Unit at Knockaconny will be completed in late 2021, providing the agency with a 1,350sqm facility to market and attract new, inward investment and employment to Monaghan. Supported by Monaghan County Council, the unit is being constructed under IDA Ireland's Regional Property Programme (RPP) funded by Government which was set up to address deficits in the commercial property market that were not being met by the private sector.
- Castleblayney Enterprise Centre is due to commence construction in early 2021 and will provide over 20 business units in a new state of the art building in partnership with the local community.
- The Bioconnect Innovation and Research Centre at Knockaconny will also commence construction in early 2021, and will provide a unique and innovative facility and service on a national scale.

IEO 6	Continue to support and facilitate cross-Border co-operation and trade between County Monaghan and the North of Ireland.
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The above objective has been and will continue to be secured through the favourable consideration of appropriate development proposals which encourage or facilitate cross Border trade. Monaghan County Council is involved with cross Border organisations such as Irish Central Border Area Network (ICBAN), East Border Region, Castleblayney And South Armagh (CASA), Clones Erne East Blackwater Partnership (CEEBP), and the Centre for Cross Border Studies in progressing cross Border business and tourism developments.

The Local Enterprise Office (LEO) Monaghan is also fully committed to supporting small and medium enterprises (SMEs) to continue growing their business against this continuing backdrop of uncertainty on the terms of the UK's new relationship with Europe continues. As part of LEO support during 2020, a high-level Innovation seminar in partnership with Silverhill Foods was launched. In the later part of the year a novel Enterprise Excellence programme which focused on LEAN manufacturing and competitiveness was rolled out. Support to local businesses through one to one clinics and the mentoring programme will continue to deal with specific issues businesses may have in relation to Brexit. Area of supports included business planning, currency hedging, innovation, diversification and building cross-Border relationships.

9.8: Objectives for Infrastructure and Services

RPO 1	Construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve road safety.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the implementation of the objectives as set out in Chapter 7 of the Plan, by carrying out road improvements and the construction of new roads as set out in Chapter 7 of the Plan as and when resources become available to do so. Since the adoption of the Plan Monaghan County Council has applied to the Department of Transport, Tourism and Sport for funding for the N2 to N12 Link Road which will open up development lands in the townlands of Annaghagh and Tullyherim in Monaghan Town. It anticipated that this scheme will be advanced during the lifetime of the Plan.

RPO 2	Reduce traffic congestion and improve access and traffic flow throughout the towns.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the following initiatives:

- The implementation of the Monaghan Land Use Transport Study
- The upgrade of the traffic light junction at Dawson Street, Monaghan to a smart vehicle actuation system which will improve the efficiency of the junction.
- The development of traffic modelling software for Monaghan Town to allow proposed changes to traffic flows to be modelled prior to implementation.
- The implementation of HGV restrictions in the town centres of Monaghan and Carrickmacross.
- The delivery of strategic routes in accordance with objective RPO1.

In addition to the above, the Council shall continue to progress to design stage other urban link routes identified in the Plan.

RPO 3	Construct and maintain pedestrian and traffic safety measures, and implement traffic control measures, where required, throughout the towns.
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The above objectives have been and will continue to be secured through the implementation of the objectives set out in Chapter 7 of the Plan by progressing proposals for pedestrian and traffic safety in the settlements as and when they arise. It is anticipated that the following initiatives will be delivered during the lifetime of the Plan:

- Safety improvement upgrade at the Margaret Skinnader roundabout, Monaghan Town.
- Provision of new pedestrian crossings in Carrickmacross, Smithborough, Glaslough and Emyvale.
- Provision of enhanced safety measures at two N2 junctions at Tullyvaragh, Carrickmacross and Tirraneill, Monaghan

In addition to the above, the Low-Cost Safety Scheme delivers between 8 and 10 schemes annually and is aimed at eliminating safety risks along the road network. In 2020, works to the following roads and junctions were delivered through the aforementioned scheme:-

- L2331 to L23313 Cootehill to Rockorry
- LP1400 junction with LP1400 and LP 1420
- R938 Dublin Road, Castleblayney
- R162/R184 Junction known locally as Hanratty's Cross
- R162 Drumacruttan National School.
- R927 Pedestrian Crossing, Carrickmacross
- LP39002/R190 Ballinadian, Ballybay
- Guardhill, Kileevan, Newbliss
- LS5111/5112 Edenmore Crossroads.

RPO 5	Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
RPO 6	Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.

The above objectives have been and will continue to be secured in an ongoing manner during the through the implementation of the objectives as set out in Chapter 7 of the Plan, by progressing proposals for pedestrian and traffic safety in the settlements as and when they arise, and by carrying out road improvements and the construction of new roads as set out in Chapter 7 of the Plan as and when resources become available to do so. For example, the Municipal District of Ballybay-Clones has received funding to provide a dedicated footpath to connect to an existing footpath adjacent to the GAA Grounds and Aughnamullen Church at Lough Egish.

RPO 4	Regulate and manage car-parking facilities throughout the towns in accordance with Chapter 15, Development Management Guidelines of the Monaghan County Development Plan 2019-2025 and ensure that adequate off-street car parking and servicing space is provided in all new developments.
RPO 7	Ensure that, where appropriate, adequate space is provided in all new developments for off-street car parking and require adequate provision of loading space within the curtilage of new developments.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through consistently applying the car parking standards for developments as set out in Table 15.6 of Chapter 15 of the Plan, through the application of the General Development Contributions Scheme for County Monaghan which will assist in providing finance for the provision of appropriate car parking over the lifetime of the Plan, and by progressing proposals for public car parking as and when they arise. In addition, the continued operation of pay parking in Monaghan Town assists in the regulating of car parking and generates income for the provision of additional car parking where deemed necessary.

RPO 8	Control and restrict any new direct access points or intensification of use of existing accesses onto the national road network within the general speed limit areas in accordance with the policies contained within the Monaghan County Development Plan 2019-2025.
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The above objective has been and will continue to be secured by strictly managing the creation of new accesses or the intensification of existing accesses onto the national road network in the general speed limit areas in accordance with the objectives and policies set out in Chapters 7 and 15 of the Plan and the National Roads and Spatial Planning Guidelines for Planning Authorities.

9.9: Objectives for Natural and Built Heritage

SNO 1	Promote the value of Monaghan's Natural and Built Heritage resources as an asset for the local economy and a key benefit to the amenity of the area and the well-being of the community.
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The above objective has been and will continue to be secured by the provision of community facilities and amenities based around the natural and built heritage of the County. For example, since the adoption of the Plan, and with funding received from the Town and Village Renewal Scheme and the Outdoor Recreation Infrastructure Scheme (ORIS), the following works have been undertaken:

- The provision of an outdoor gym and upgrading of the existing playground at Oriel Park.
- Upgrading of parking facilities, provision of changing facilities and the creation of a 'beach' at Emy Lough.
- The provision of a walkway around the village green at Smithborough.
- The creation of a picnic area at Lough Muckno.

- Drainage and resurfacing works at Mindszenty Park, Castleblayney to make the existing park more accessible.
- The provision Rossmore Giants, and a playground at Rossmore Park, Monaghan Town.
- The upgrading of the Town Park in Ballybay.

SNO 2	Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity value.
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The above objective has been and will continue to be secured by strictly managing development within or adjoining Areas of Amenity in accordance with the objectives and policies set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan and by resisting development that would compromise the value of these areas of amenity.

SNO 3	Protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the towns and require the retention of existing mature trees and hedgerows in all new developments, except in exceptional circumstances.
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Trees and hedgerows, given their importance to biodiversity and landscape character, are considered to be of special amenity value. The above objective has been and will continue to be secured through the consistent application of the development management policies and objectives contained in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan, which include requirements to retain vegetation, reinstate lost vegetation, as well as the designation of Tree Preservation Orders where necessary or appropriate.

SNO 4	Prohibit development in Landscape Protection/Conservation Areas unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be contrary to the zoning objectives as outlined in Chapter 9 of the Monaghan County Development Plan 2019-2025.
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The above objective has been and will continue to be secured by the resistance of development that would be detrimental to the objective of protecting landscape features within or on the edge of settlements, and by only giving favourable consideration to development where it is demonstrated to the satisfaction of the planning authority that there will be no adverse impact upon these landscape features.

SNO 5	Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species, or features worthy of protection.
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The above objective has been and will continue to be secured through the consistent application of the policies and objectives set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan. This objective is also being and will continue to be secured through the screening of development proposals, both public and private, for the need for an appropriate assessment, and in the preparation of policy documents and strategies through the screening and carrying out where necessary of appropriate assessments of policy documents and strategies.

SNO 6	Protect and preserve the Protected Monuments and Structures located within the towns.
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SNO 7	Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies set out in Monaghan County Development Plan 2019-2025 and the DEHLG Architectural Heritage Protection Guidelines. In these area repair and refurbishment of existing building will be favoured over demolition and new build.
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SNO 8	To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in accordance with DEHLG Architectural Heritage Protection Guidelines, during the plan period
SNO 9	Protect and conserve the streetscape character, architectural quality and heritage of the towns.

The above objectives have been and will continue to be secured through the consistent assessment of development proposals in urban areas against the objectives and policies as set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan to ensure protection and conservation of built heritage features in the town, and to ensure that new development enhances, respects and complements the existing streetscape and architecture. In addition, the initiatives and work programme of the Heritage Section in the Council, and the input and advice from the Department of Housing, Local Government and Heritage and will assist in securing these objectives.

SNO 10	Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.
SNO 11	Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.
SNO 12	Preserve features which contribute to the townscape and character of the town (e.g. archways, facades, stonework, iron railings etc).

The above objectives have been and will continue to be secured through the consistent assessment of development proposals in urban areas against the objectives and policies as set out in Chapters 6, 9, 10, 11, 12, 13, 14 and 15 of the Plan to ensure the protection and conservation of built heritage features in the town, to encourage the refurbishment and reuse of existing buildings and backlands, and to ensure that new development enhances, respects and complements the existing town streetscape and architecture. In addition, the initiatives and work programme of the Heritage Section in the Council, and the input and advice from the Department of Housing, Local Government and Heritage will assist in securing these objectives.

9.10: Objectives for Recreation and Amenity

REO 1	Promote the value of the County's recreational and amenity resources as a key asset to the local economy and to the health and well being of the community.
REO 2	Prohibit development on zoned recreation/open lands unless it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effects on the environment.
REO 3	Provide sufficient recreation/open space and amenity areas within the towns for their populations and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere.
REO 4	Support the development of social, recreational, sporting and community facilities in appropriate locations.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan by only giving favourable consideration to proposals for appropriate development on these zoned Recreation and Amenity lands when assessed against the development management policies and objectives set out in Chapters 5, 9, 10, 11, 12, 13, 14 and 15 of the Plan and to resist development that would compromise the use of these lands for public amenity and recreation.

Since the adoption of the Plan, and with funding received from the Town and Village Renewal Scheme and the Outdoor Recreation Infrastructure Scheme (ORIS), the following works have been undertaken:

- The provision of an outdoor gym and upgrading of the existing playground at Oriel Park.
- Upgrading of parking facilities, provision of changing facilities and the creation of a "beach" at Emy Lough.
- The provision of a walkway around the village green at Smithborough.
- The creation of a picnic area at Lough Muckno.

- Drainage and resurfacing works at Mindszenty Park, Castleblayney to make the existing park more accessible.
- The provision Rossmore Giants, and a playground at Rossmore Park, Monaghan Town.
- The upgrading of the Town Park in Ballybay.

REO 5	Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.
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The above objective has been and will continue to be secured through the interaction with educational authorities at the early stages of planning for new educational facilities and the giving of favourable consideration to appropriate development proposals for educational facilities when assessed against the development management policies and objectives set out in Chapters 5, 9 and 15 of the Plan. The Planning Section remains willing to co-operate with educational bodies to ensure that development of educational facilities is progressed. For example, in conjunction with the Department of Education, the site identified for an education facility in Castleblayney is being progressed.

REO 6	Maintain existing rights of way and investigate the creation of additional public rights of way, either by agreement, or by use of compulsory powers.
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The above objective has been and will continue to be secured during the assessment of development proposals that may impact upon public rights of way and through the provision and maintenance of pathways over public rights of way.

REO 7	Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centres. Alternative out of town centre sites shall only be considered acceptable where it is clearly demonstrated to the satisfaction of the Planning Authority that there are no town centre or edge of centre sites that are suitable, viable or available (sequential approach)
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The above objective has been and will continue to be secured through the favourable consideration of development proposals for recreational facilities in town centres and resisting proposals at out of town centre locations except where it is demonstrated to be appropriate when assessed against the development management policies and objectives set out in Chapters 5, 9, 10, 11, 12, 13, 14 and 15 of the Plan.

9.11: Objectives for Tourism

STO 1	Promote and facilitate the development of County Monaghan as a tourism centre in cooperation with the public and private sector.
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The above objective has been and will continue to be secured through the favourable consideration of development proposals for tourism facilities when assessed against the development management policies and objectives set out in Chapters 5, 8, 9, 10, 11, 12, 13 and 15 of the Plan. The above objective has also been and will continue to be secured through the provision of advice to individuals, communities and businesses in respect of funding, training and mentoring, and the provision of marketing and promotion for the entire County. For example, Monaghan County Council runs annual Tourism Marketing campaigns and media trips in conjunction with Tourism Trade, while under the Failte Ireland Destinations Towns scheme Monaghan County Council sought and was awarded €497,962 to deliver initiatives which will assist in the presentation of Monaghan Town as a visitor destination.

STO 2	Accommodate sustainable tourism related projects related to natural assets of the towns.
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The above objective has been and will continue to be secured through the lifetime of the Plan by encouraging and facilitating tourism related projects facilities which are acceptable when assessed against the development management policies and objectives set out in Chapters 5, 8, 9, 10, 11, 12,

13 and 15 of the Plan. For example, the Clones Kingfisher Cycle trail loop has been upgraded since the adoption of the Plan.

STO 3	Encourage and accommodate the reopening of the Ulster Canal.
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The above objective has been and will continue to be secured during the lifetime of the Plan through resisting development that would adversely affect the built heritage or the integrity of the Ulster Canal, or would otherwise compromise the reopening of the Ulster Canal when assessed against the objectives and policies set out in Chapters 6, 7, 10 and 13 of the Plan, and by giving favourable consideration to proposals for the redevelopment of it. In addition, collaboration with Waterways Ireland is ongoing in respect of the development of the Clones Canalside Marina project.

Following on from the allocation of €4.95m under the Intereg VA Sustainable Transport Programme to deliver 22km of cross Border Greenway from Smithborough to Middletown, environmental studies were carried out within a 40m wide corridor along the route of the Ulster Canal in 2017 and 2018. In June 2019, Design Consultants were appointed for the project and in September 2019, and issued the route options drawings. Public consultation events were held in Smithborough, Tyholland and Middletown to give stakeholders an opportunity to provide feedback to the design team on the route options. The preferred route was selected in early 2020 and following the temporary relaxation of COVID-19 restrictions, public information events were held in Tyholland and Middletown in August 2020 to present the Preferred Route to the local communities. Planning applications on both sides of the Border are in the process of being submitted. It is expected that construction will commence before the end of 2021, subject to planning and land acquisition being in place, and will take approximately 15 months to construct.

STO 4	Promote and develop improved cross Border networks to encourage tourism and business to operate in both Northern Ireland and the Republic of Ireland.
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Monaghan County Council is currently involved with cross Border organisations in progressing cross Border business and tourism developments. For example, the participation of the Patrick Kavanagh Centre in the ICBAN Spot-Lit Literary Programme (EU project), collaboration with the East Border Region with respect to the Peace Plus Programme, and the continued collaboration with Waterways Ireland regarding the development of the Ulster Canal.

STO 5	Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.
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The above objective has been and will continue to be secured during the lifetime of the Development Plan through the provision and maintenance of tourist information facilities. For example, the Tourist Office which is located within the Market House, Monaghan Town is open seasonally (June-September) on an annual basis. In addition, visitor information points have been established in Clones and Carrickmacross libraries, while Kavanagh Country signage has been installed in Inniskeen. The Tourism Section of Monaghan County Council also ensures the distribution of tourism literature to a variety of centres throughout the County.

9.12: Objectives for Local Area Action Plans

APO1	To require, in areas which have been identified as requiring the preparation of a Local Area Action Plan, that any such plan shall be prepared and agreed with the Planning Authority prior to any development application being considered on the subject lands.
APO 2	To require a written statement and a plan indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.

APO 3	To require proposals in relation to the overall design of a development to include details of maximum heights, external finishes of structures and overall appearance. The proposal should positively contribute to the public realm.
APO 4	To provide linkages with the Town Core in terms of safe and accessible pedestrian and vehicular linkages.
APO 5	To require that all plans are consistent with the policies and objectives of the County Development Plan 2019-2015.
APO 6	To include guidance with regard to quality architectural treatment, topography, urban structure and built form consistent with the established character of the town.

Two areas either side of the Main Street in Carrickmacross that have been designated to be the subject of Local Area Action Plans and offer significant development potential. The Public Realm Plan for Carrickmacross was used as the basis for the successful application for funding under the Rural Regeneration Fund for completion of the Local Area Action Plans. Despite the limitations and restrictions in place under COVID-19, work has commenced on the preparation of same and subject to developer input, it is anticipated that the local area action plans will be produced for both areas during the lifetime of the Plan.

9.13: Objectives for Social Inclusion

SIO 1	To identify and zone land for the purposes of providing or extending educational, community or recreational facilities where a demonstrated need exists.
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This objective has been and will continue to be achieved through the consistent application of development management policies and objectives in Chapters 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of the Plan which will ensure that all sectors of the community, particularly those who are marginalised, have access to a range of facilities and services and have the opportunities to improve their skill set.

SIO 2	To secure greater social inclusion through the provision of an appropriate mix of house types within residential areas in accordance with the provisions of Chapter 3, Housing of the Monaghan County Development Plan 2019-2025.
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The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement for all new housing development proposals to incorporate and integrate social housing within them and by ensuring that new social housing schemes provided by Monaghan County Council are located in appropriate residential locations or on zoned residential lands and are sufficiently integrated into wider housing tenures. In addition to ensure suitability of house type choice the Plan requires the provision of lower density housing within the urban settlement boundaries, under policy RDP3 of Chapter 15.

The Housing Section of the Council has achieved this objective in all social housing developments built directly for Monaghan County Council. For example 8 social houses were completed in Bree, Castleblayney in 2019 which provided 4 number single storey 2 bedroom houses and 4 number two storey bedroom houses. Monaghan County Council's development of 43 social houses at Plas Lorcain has provided 2 number two storey 4 bedroom houses each with one accessible ground floor bedroom, 12 number two storey 3 bedroom houses, 23 number two storey 2 bedroom houses, and 6 number single storey 2 bedroom houses specifically designed to address the housing need.

The Housing Section also encourages private developers, planning applicants and Approved Housing Bodies to include single-storey houses in private housing developments. Examples include 20 number houses proposed for Ballinode village where the applicant has included 4 number single storey 2 bedroom houses within the planning application, and 19 number single storey 2 bedroom houses substantially completed by Oaklee Housing Association in Clones in 2020.

Furthermore, the above objective has been and will continue to be secured through the consistent application of policy RDP3 in Chapter 15 of the Plan which requires developers to provide a mix of housing types within multi-unit residential schemes including single storey units to help create sustainable balanced communities.

SIO 3	To require that the quantitative and qualitative standards for public open space in all new residential development as required in Chapter 15, Development Management of the Monaghan County Development Plan 2019-2025 are complied with.
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The above objective has been and will continue to be secured through the consistent assessment of development proposals against policies RDP 8, RDP 9 and RDP 10 as set out in Chapter 15 of the Plan to ensure that all residential units have access to an areas of private and public open space to ensure an adequate quality of life for the occupiers. In addition, the above objective will also be secured by the work of the Community Development Section of Monaghan County Council which is responsible for implementing various programmes and initiatives to ensure social inclusion. For example, following an inclusive public consultation process, Monaghan County Council has developed a new Age Friendly Strategy. The strategy contains a range of actions that aim to address the issues impacting on the quality of life of older people in the County. The strategy has a strong focus on improving accessibility of the built environment for older people and people with mobility difficulties.

Furthermore, in September 2020, Monaghan County Council supported National Make Way Day 2020, a campaign that brings the disabled and wider community together to consider the needs of people with disabilities in the public spaces we all share. A virtual meeting was hosted by the Cathaoirleach of Monaghan County Council, following which Monaghan County Council agreed to conduct quarterly access audits of the streetscapes in the County to identify and address issues impacting on accessibility for people in the County. A checklist has been drawn up and agreed by the participants that will support Monaghan County Council to carry out the accessibility inspections.

SIO 4	To ensure that adequate provision is made for public transportation infrastructure including pedestrian and cycling linkages.
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The above objective has been and will continue to be secured through the consistent application of the development management policies/objectives in Chapters 7, 9 and 15 of the Plan, consolidation of development in towns and villages, reducing dependency on private transport, and encouraging public transport. For example, following an inclusive public consultation process, Monaghan County Council has developed a new Age Friendly Strategy. The strategy contains a range of actions that aim to address the issues impacting on the quality of life of older people in the County. The strategy has a strong focus on improving accessibility of the built environment for older people and people with mobility difficulties. The above objective is also being and will continue to be secured through the creation by Monaghan County Council of opportunities to use alternative transport modes such as walking and cycling.

9.14: Specific Strategic Objective for Tier 4 Village Plan Areas

VPSP 1	To promote and facilitate development that is commensurate with the nature and extent of the existing settlement to support their role as local service providers.
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This objective recognises the importance of the Tier 4 settlements to the rural area. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 4, 5, 9 and 15 of the Plan. This will continue to ensure that the Tier 4 settlements continue to function as local growth settlements to serve the needs of their hinterlands.

9.15: Objectives for Tier 4 Village Plans

VO 1	To support the villages in their role as local rural service centres for their population and rural hinterland, with the principles of environmental, economic and social sustainability including protection of the village's heritage and the natural and built environment.
VO 2	To promote and facilitate limited residential development commensurate with the nature and scale of the village, utilising brownfield and infill opportunities in order to regenerate and consolidate the village in compliance with the Core Strategy, except where there is an otherwise demonstrable need.

The above objectives have been and will continue to be secured through the consistent application of the development management policies and objectives in Chapters 2, 4, 5, 9 and 15 of the Plan.

VO 3	To facilitate additional community facilities and services within the village envelop, where possible and on the fringes of the village where no other suitable sites are available.
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This objective has been and will continue to be secured through the consistent application of the development management policies/objectives in Chapters 5, 9 and 15 of the Plan. For example, permission will be granted for additional community facilities and services where they are appropriate and respect the integrity of the natural heritage and resources of the County.

Chapter Ten – Settlement Plan for Monaghan Town 2019-2025

10.1: Introduction

The overall objective of the Monaghan Town Plan is aimed at promoting growth and development while protecting the natural and built environment. The Plan aims to give direction to the town's expansion while encouraging an inclusive, transparent and accountable approach to future development during the plan period and beyond.

10.2: Monaghan Settlement Plan Strategic Objective

MTSO 1	To facilitate the development of Monaghan to maintain its position as the key town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.
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Monaghan Town is designed as the County's key town due to its size and the broad range and variety of services which it provides. Through the policies and objectives of the Plan, it is recognised that the strengthening of Monaghan Town as a major centre of population in the regional and cross Border context is important to ensure it provides benefits across the County and the region in terms of attracting private investment in jobs and the economy, as well as securing investment in infrastructure that is critical to the County. Furthermore, the Plan recognises the strategic Border location of Monaghan Town along the Dublin to Letterkenny/Derry City corridor and adjacent to the Dublin/Belfast eastern economic corridor, and the opportunities this affords.

This objective recognises the function of Monaghan Town to encourage commercial and employment opportunities, to provide an increased range of social and recreational facilities, and to ensure that its expansion takes place in an orderly and sustainable manner which will not detract from the vitality and viability of the town centre. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 10 and 15 of the Plan which will ensure the continued strengthening of Monaghan Town as a major centre of population, as well as securing investment in infrastructure that is critical to the County to attract private investment in jobs and the economy.

10.3: Monaghan Town Centre Objectives

MPO 1	Ensure that all development proposals in the vicinity of Dublin Street/Roosky have regard to the Local Area Action Plan for the lands to the North East of Dublin Street.
MPO 2	Ensure that all development proposals within the Dublin Street Regeneration Plan area have regard to the regeneration strategy and development objectives of the Dublin Street Regeneration Plan.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development on these lands when assessed against the development management policies and objectives set out in Chapters 9 and 15 of the Plan and the provisions of both the Local Area Action Plan and the Dublin Street Regeneration Plans, and to resist development that would compromise the provisions of both aforementioned plans.

MPO 3	To provide a new multi-user Peace Campus on the old Machinery yard site within the lifetime of the plan subject to the availability of funding.
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A part VIII application for the Peace Campus Building (17/8003) was approved by the Elected Members at the Council meeting on the 8th May 2017. The main construction contract was awarded by Monaghan County Council in July 2020. Works on site have commenced and when completed the

development will comprise a four storey community building, with external amenity space and associated car parking facilities. Facilities within the building will include a Youth Zone, café, exhibition space, multi-use meeting and office facilities, arts and multimedia facilities, cultural heritage exhibition area and library. The facility has been designed to encourage social interaction and shared, flexible spaces which can evolve with the needs of the community. The €17.6 million project is supported by the European Union's PEACE IV Programme, managed by the Special EU Programmes Body (SEUPB) which awarded €9.5 million to Monaghan County Council to deliver the project.

MPO 4	Encourage new developments which refurbish existing buildings and backlands in order to eliminate dereliction and reinforce the town centres.
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The above objective has been and will continue to be secured by the consistent application of the objectives and policies contained in Chapters 2, 9, 10, and 15 of the Plan which encourage the reuse of backlands/brownfield sites and existing buildings, whilst the zoning of proposed residential lands is largely contained within the existing established settlement footprint. The Core Strategy in Chapter 2 of the Plan also sets out to focus the delivery of the majority of new residential units that are provided over the Plan period within the footprint of the urban settlements.

Since the adoption of the development plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements. The Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares is being progressed which will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre, and thus reinforce and improve the town centre.

10.4: Retailing Objective

MPO 5	Extend the town's retail base as the County Town and maintain the Tier 1 designation in the County Monaghan Retail Strategy 2016-2022.
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Monaghan Town is identified as a Tier 1 town in the retail hierarchy with the Plan and the County Monaghan Retail Strategy 2016-2022. In the Retail Planning Guidance for Planning Authorities, it is classed as a Tier 2 Regional Town in the National retail hierarchy. Objective MPO 5 has been and will continue to be secured in an ongoing manner during the lifetime of the development plan through the favourable consideration of proposals for appropriate retail development when assessed against the development management policies and objectives set out in Chapters 9, 10 and 15 of the Plan, the provisions of the Retail Planning Guidelines for Planning Authorities 2012 and the Retail Development Strategy for County Monaghan 2016-2022. For example, part of the consideration of any proposal for new retail development will be assessed against the need for the development and whether it will have an adverse impact upon existing retail establishments and thus the vitality and viability of the town centre.

10.5: Industry and Enterprise and Employment Objective

MPO 6	Promote Monaghan as the key industrial and employment centre in line with its County Town Status
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A significant amount of land has been zoned within Monaghan Town for Industry, Enterprise and Employment which will provide for new industrial, enterprise and employment generating development and also to facilitate the expansion of existing industrial and employment generating enterprises. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development for industry and employment when assessed against the development management policies and objectives set out in Chapters 4, 9, 10 and 15 of the Plan and by the protection of those

lands zoned as Industry, Enterprise and Employment. Delivery of the IDA Ireland's Advanced Technology Unit and also the Bioconnect Innovation and Research Centre, both at Knockaconny in Monaghan Town, are ongoing will continue in 2021.

10.6: Public Transport Objective

MPO 7	To investigate the feasibility of creating a town centre 'hub' that caters for public bus and taxi connections
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The Monaghan Municipal District continues to investigate the potential for the creation of a town centre hub to cater for public bus and taxi connections.

10.7: Monaghan Tourism Objectives

MPO 8	To support the established festivals and events and to deliver on increased bed nights in suitable locations.
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Objective MPO 8 has been and will continue to be secured by Monaghan County Council through the staging of festivals and events such as the Monaghan Country Music Festival, and by continuing to provide logistical support to festival organisers, such as arranging road closures and crowd control barriers. In addition, established festivals and events continue to be promoted by Monaghan County Council via print and online calendar as well as through all Monaghan Tourism and County Council social media sites.

MPO 9	To support the re-opening of the Ulster Canal in Monaghan Town and any complementary developments along the route of the Ulster Canal, including the proposed Ulster Canal Greenway network.
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The above objective has been and will continue to be secured during the lifetime of the Plan through protecting the Ulster Canal from development that would be inappropriate or compromise the reopening of the Ulster Canal when assessed against the objectives and policies set out in Chapters 5, 6, 7, 9 and 10 of the Plan and by giving favourable consideration to proposals for the provision of complementary developments in accordance with the objectives and policies in the development plan. Preparatory work in relation to an extension to the Ulster Canal Greenway from Monaghan Town to the Border and it is anticipated that a Part 8 application for the project will be submitted in early 2021.

10.8: Recreation, Amenity and Open Space Objectives

MPO 10	Ensure Peter's Lake and its environs are a key amenity area both for urban dwellings and the general public.
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The above objective has been and will continue to be secured during the lifetime of the Plan by resisting development that would detrimentally impact upon the natural amenities of Peter's Lake when assessed against the development management policies and objectives set out in Chapters 6, 9, 10 and 15 of the Plan. In addition, Monaghan County Council continues to undertake maintenance and upgrade works to Peter's Lake and environs when required.

MPO 11	To provide sufficient open space and amenity areas within and adjacent to the town.
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The above objective has been and will continue to be secured during the lifetime of the development plan by the provision of open space and amenity areas in appropriate locations. For example, a number of recent upgrade works to Rossmore Forest Park, funded under the Outdoor Recreation Infrastructure Scheme, were completed over Summer 2020.

MPO 12	Encourage and facilitate the provision of appropriate and sensitive recreational development within Rossmore Park.
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The above objective has been and will continue to be secured during the lifetime of the development plan by giving favourable consideration to compatible developments which would complement the natural amenities of Rossmore Park when assessed against the development management policies and objectives set out in Chapters 6, 9, 10 and 15 of the Plan. A number of recent upgrade works to Rossmore Forest Park, funded under the Outdoor Recreation Infrastructure Scheme, were completed over Summer 2020. These included improvements to the entrance area, resurfaced entry road, landscaped car park with additional parking spaces, wildflower planting and three new giant sculptures. As a result of all the improvements to the park, Rossmore recently received the Community Woodlands Award in the RDS Spring Agriculture & Forestry Awards 2020.

10.9: Natural and Built Heritage Objective

MPO 13	To protect natural amenities such as Peter’s Lake, Rossmore Park, Tom Young’s Wood, and Wright’s Wood from intrusive development that would detrimentally impact on them or their designation.
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Objective MPO 13 has been and will continue to be secured during the lifetime of the Plan by resisting development that would detrimentally impact upon the natural amenities of these locations when assessed against the development management policies and objectives set out in Chapters 6, 9, 10 and 15 of the Plan.

Chapter Eleven – Settlement Plan for Carrickmacross Town 2019-2025

11.1: Introduction

The overall objective of the Carrickmacross Town Plan is to give direction to the town's expansion while encouraging an inclusive, transparent and accountable approach to future development during the plan period and beyond.

11.2: Carrickmacross Settlement Plan Strategic Objective

CMSO 1	To promote Carrickmacross town as a prosperous and thriving local development and service town where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
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Carrickmacross is designated as Tier 2 Strategic Town due to the existing population base and its infrastructural capacity to accommodate reasonable levels of new residential, industrial and commercial development. This objective recognises the function of Carrickmacross as a location with strategic development potential of a regional scale due to its existing population base and its infrastructural capacity to accommodate reasonable levels of new residential, industrial and commercial development. The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Plan through the favourable consideration of proposals for appropriate development proposals when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 11 and 15 of the Plan which will ensure that the town continues to play a critical role in driving the growth and economic development in the County.

11.3: Town Centre Objectives

CMO 1	Support the existing town centre use along Main Street while developing an expanded town centre south of the town.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the plan through the favourable consideration of proposals for appropriate town centre uses when assessed against the development management policies and objectives set out in Chapters 9, 11 and 15 of the Plan, and the provisions of the Retail Planning Guidelines for Planning Authorities 2012 and the Monaghan County Retail Strategy 2016-2022. For example, part of the consideration of any proposal for new retail development will be assessed against the need for the development and whether it will have an adverse impact upon existing establishments, and thus the vitality and viability of the town centre.

CMO 2	Prepare and implement Local Area Action Plans (LAAP) for lands identified on Map CKDP1 between Main Street and Mullinary Street and lands between Chapel Lane and O'Neill Street.
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The two areas either side of the Main Street in Carrickmacross have been designated to be the subject of Local Area Action Plans and offer significant development potential. The Public Realm Plan for Carrickmacross was used as the basis for the successful application for funding under the Rural Regeneration and Development Fund for completion of the Local Area Action Plans. Consultants have been appointed to formulate these plans and work is progressing to the development of draft plans for public consultation. Despite the limitations and restrictions in place under COVID-19, work has commenced on the preparation of same and the design teams for these projects have now completed draft plans for each project. Subject to developer input, it is anticipated that the local area action plans will be produced for both areas during the lifetime of the Plan.

CMO 3	Require that any development along the by-pass provides appropriate buffers to the residential amenity and the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependent on the likely impact of the road or the development on amenity.
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Objective CMO 3 has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement that proposals for residential development along by pass roads are developed sensitivity with appropriate buffers provided to protect the residential amenity of the dwelling.

11.4: Industry, Enterprise and Employment Objectives

CMO 4	Promote Carrickmacross as the key industrial centre in the south of the County.
CMO 5	Promote lands to the east of Carrickmacross bypass for strategic industrial development with potential for significant employment generation.

A significant amount of land has been zoned within Carrickmacross Town for Industry, Enterprise and Employment which will provide for new industrial, enterprise and employment generating development and also to facilitate the expansion of existing industrial and employment generating enterprises. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development for industry and employment when assessed against the development management policies and objectives set out in Chapters 4, 9, 11 and 15 of the Plan and by the protection of those lands zoned as Industry, Enterprise and Employment. In addition, a funding application has been submitted under the Rural Regeneration Fund for the development of a new technology hub in Carrickmacross.

11.5: Tourism Objectives

CMO 6	Promote and facilitate the development of Carrickmacross as a tourism centre in co-operation with the public and private sector.
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Tourism in County Monaghan is promoted on a county wide basis, however the continued collaboration with Failte Ireland in the development of a South Monaghan Tourism Cluster and training programme, and the inclusion of Carrickmacross within the Heritage Island marketing group, which provides promotional material to Tour Operators, will continue to be important contributions to the securing of the above objective during the lifetime of the Plan. The above objective will be secured in conjunction with the Tourism Officer, local development associations, the Chamber of Commerce and other relevant committees having regard to the Monaghan Tourism Strategy 2015-2020. For example, in 2020 Monaghan County Council in partnership with Farney Community Development Ltd., purchased the Carrickmacross Workhouse. The development of the site and buildings will provide facilities for the social and community needs of the south Monaghan area. In addition, a new visitor attraction, the Workhouse Experience, also funded through the Town and Village Renewal Scheme together with the Municipal Allocation Fund, will be opened in time for the 2021 tourism season. Combined with the Kavanagh Centre and the Craft Centre at the Market House, the Workhouse will complete a cluster of tourism activities in the South of the County that will help to attract visitors and contribute to the local economy.

In addition to the above, funding has been secured under the Town and Village Renewal Scheme to erect a bandstand canopy and picnic benches at the Carrickmacross Civic Offices.

CMO 7	To support the refurbishment of the Market House building within the lifetime of the plan.
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Works to the Market House were substantially completed in 2020 and the building now houses the new Carrickmacross Lace Gallery, a new craft shop and craft shop studio and a unisex public toilet. Consultations to secure a sustainable tenancy arrangement for the craft studio remain ongoing.

11.6: Recreation and Amenity Objectives

CMO 8	Develop lands at the Ardee Road as the primary location for active recreational development in the town.
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The above objective has been and will continue to be secured on an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development for recreational purposes when assessed against the development management policies and objectives set out in Chapters 5, 9, 11 and 15 of the Plan.

CMO 9	Develop and expand the town park at Lisanisk Lake.
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Subject to funding availability, the above objective will be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 5, 6, 8, 9, 11 and 15 of the Plan and resisting development that would compromise the amenities of Lisanisk Lake.

CMO 10	Protect Bath Avenue from intrusive development.
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Objective CMO 10 has been and will continued to be secured in an ongoing manner during the lifetime of the Plan by resisting development that would compromise the amenities of Bath Avenue when assessed against the development management policies and objectives set out in Chapters 5, 6, 8, 9, 11 and 15 of the Plan.

CMO 11	To support the implementation of the Carrickmacross Active Travel Town, Walking and Cycling Strategy 2017 and any subsequent versions.
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The Carrickmacross Active Travel Town, Walking and Cycling Strategy was adopted in July 2017 to develop and create a network of safe and convenient walking and cycling routes for the town and also improve the quality of life for those living in the community. A number of funding applications under the Outdoor Recreation Infrastructure Scheme (ORIS) have been submitted for approval and include for the erection of directional walking signs along five routes in Carrickmacross, as well as a proposal for a walking trail at Lough Na Glack to the Ardee Road.

11.7: Natural and Built Heritage Objectives

CMO 12	To protect the natural amenities from intrusive development that would detrimentally impact on their designation as Areas of Secondary Amenity.
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Objective CMO 12 has been and will continue to be secured during the lifetime of the Plan by resisting development that would detrimentally impact upon Areas of Secondary Amenity when assessed against the development management policies and objectives set out in Chapters 6, 9, 11 and 15 of the Plan.

CMO 13	To protect and enhance the character of the Architectural Conservation Areas within the town.
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Objective CMO 13 has been and will continue to be secured during the lifetime of the Plan by resisting development that would adversely affect the character and appearance of the Architectural

Conservation Areas when against the development management policies and objectives set out in Chapters 6, 9, 11 and 15 of the Plan.

CMO 14	Prohibit development within the environs of Lough Naglack, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.
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Objective CMO 14 has been and will continue to be secured during the lifetime of the Plan by resisting development that would detrimentally impact upon Lough Naglack when assessed against the development management policies and objectives set out in Chapters 6, 9, 11 and 15 of the Plan

Chapter Twelve – Settlement Plan for Castleblayney Town 2019-2025

12.1: Introduction

This chapter provides a number of objectives which will ensure the sustainable and co-ordinated growth and development of Castleblayney in a manner which will also act as a catalyst for the economic, physical, cultural and environmental development of the town.

12.2: Castleblayney Settlement Plan Strategic Objective

CBSO 1	To promote Castleblayney as a prosperous and thriving and local development and service town where the principles of environmental, economic and social sustainability including protection of the town's heritage, natural and built environment are enshrined.
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Castleblayney is designated as Tier 2 Strategic Town due to the existing population base and its infrastructural capacity to accommodate reasonable levels of new residential, industrial and commercial development. This objective recognises the important role Castleblayney plays in providing local level residential, retailing, social and leisure functions for the town and surrounding rural community. The above objective will ensure that urban development will be maintained and supported by way of consolidation of the town centre and expanding services which meet the needs of the locality, while ensuring that the growth occurs in a manner that protects and enhances the towns natural and built heritage assets.

The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 12 and 15 of the Plan.

12.3: Town Centre Development Objectives

CBO 1	Prepare and implement a Local Area Action Plan (LAAP) for lands to the rear of Muckno Street in consultation with landowners.
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It is anticipated that the above objective will be secured through the preparation of the LAAP during the lifetime of the Plan subject to availability of resources.

CBO 2	To encourage new developments which refurbish existing buildings in order to regenerate the town centre and to eliminate dereliction.
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The above objective has been and will continue to be secured through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 9, 12 and 15 of the Plan. Since the adoption of the Plan funding has been secured from the Rural Regeneration and Development Fund and works have commenced on Phase 2 of the Castleblayney Market Square regeneration project to convert and extend the Gate Lodge to the north of the main entrance to Lough Muckno for use as a public library and gallery space as well as public realm works at Market Square. These works follow on from the recent development and reuse of the Gate Lodge to the south of the main entrance to Lough Muckno. Funding has also been obtained to carry out a study and formulate a plan for the eventual re-development and refurbishment of the Market House building structure.

Monaghan County Council has continued to encourage the principle of 'living over the shop' through a number of projects. For example, the inclusion of Castleblayney within the Town Centre Living Initiative (TCLI), a pilot scheme managed by the Department of Rural and Community Development (DCRD) to develop innovative proposals that encourage the reuse of vacant and underused buildings in town centres for living. The Town Centre Living Initiative pilot project under which €100,000 in grant aid has been received is ongoing and a report has been produced by the appointed consultants in April

2020 based on their surveys and findings. It is anticipated that the actions identified by the Consultants will be progressed in 2021.

12.4: Industry, Enterprise and Employment Objective

CBO 3	Promote Castleblayney as a key industrial centre and employment centre.
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A significant amount of land has been zoned within Castleblayney Town for Industry, Enterprise and Employment which will provide for new industrial, enterprise and employment generating development and also to facilitate the expansion of existing industrial and employment generating enterprises. The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of proposals for appropriate development for industry and employment when assessed against the development management policies and objectives set out in Chapters 4, 9, 12 and 15 of the Plan and by the protection of those lands zoned as Industry, Enterprise and Employment. Notably, funding was received under the first round of Rural Regeneration and Development Fund funding for the development of a new Enterprise Hub at McGrath Road in Castleblayney which is a joint initiative with Enterprising Monaghan and Castleblayney Community Enterprise. Works have commenced on site, with an anticipated completion date of March 2022. The 1,350 sqm facility will provide 26 office units for letting and 4 storage units at underground level and will be managed by Castleblayney Community Enterprise CLG.

12.5: Roads Objectives

CBO 4	To require that a 15 metre corridor is maintained between the zoned lands and the fence line either side of the Castleblayney by-pass to protect the road for any future upgrade works.
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Objective CBO 4 has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the requirement that proposals for development along the by pass road are developed sensitively with appropriate buffers to allow for future upgrade works.

12.6: Tourism Objectives

CBO 5	To promote Lough Muckno and its environs as the premier tourist attraction in the town.
CBO 6	To accommodate sustainable tourism related projects in and around Lough Muckno which are compatible with Chapter 4, Economic Development of the Monaghan County Development Plan 2019-2025.

The above objectives have been and will continue to be secured in an ongoing manner during the lifetime of the Plan by resisting development that would compromise the amenities of Lough Muckno and to give favourable consideration to proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 6, 9, 12 and 15 of the Plan. To date, Monaghan County Council has provided support to Lough Muckno Anglers regarding the organisation of angling festivals and continues to promote Lough Muckno via the Monaghan Tourism website, app and brochures. In 2019 a grant from Inland Fisheries Ireland with match funding from the Municipal District afforded for the development of 40 further fishing pegs at South Lodge bringing the total number of pegs on the lake up to almost 1,000 and allowing the lake to host major match angling events such as the European Police Championships in September 2019. In addition, the lakeshore clubhouse at Lough Muckno was refurbished in 2019 under the Outdoor Recreation Infrastructure Scheme (ORIS) with match funding from Monaghan County Council. This facility provides a base for outdoor land and water-based recreation pursuits and is managed under licence by Castleblayney Outdoor Adventure Centre Ltd. The development of a new pedestrian path linking the clubhouse to the Dundalk Road and the development of an open water swimming area at the White Island took place in 2019. In addition, under the Town and Village Renewal Scheme, funding

has been secured for a public information digital notice board, walking trail maps and seating benches at Muckno Park.

CBO 7	To support the recommendations of the CHL Consulting Company Ltd Options and Appraisal Report on Hope Castle and its annex buildings to provide a pathway for the delivery of a destination tourism facility at Lough Muckno.
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The recommendations of the CHL Consulting Company Ltd Options and Appraisal Report on Hope Castle and its annex buildings will continue to be supported during the lifetime of the Plan by resisting development that would compromise the amenities of Lough Muckno and by giving favourable consideration to proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 6, 9, 12 and 15 of the Plan.

12.7: Recreation and Amenity Objectives

CBO 8	To support the implementation of the Castleblayney Walking and Cycling Strategy 2012 and any updated versions.
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The Castleblayney Active Travel Town Walking and Cycling Strategy was adopted in 2012 to help to develop the town with a network of safe and convenient walking and cycling routes that will improve the quality of life for everybody in the community by prioritising walking and cycling for travel to work, education, shopping and day to day business in the town whilst also providing high quality routes for leisure and fitness activities. Monaghan County Council has submitted a funding application under the Outdoor Recreation Infrastructure Scheme (ORIS) to develop a proposed music trail and walking trail signage for Castleblayney.

CBO 9	Develop a town park at Drumillard within the lifetime of this plan
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To date this objective has been secured by the provision of playing pitches at this location.

12.8: Natural and Built Heritage Objectives

CBO 10	To provide for the restoration/reuse of Hope Castle and the Annex buildings during the lifetime of the plan, subject to the availability of resources.
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The Castleblayney Market Square Regeneration project includes for the refurbishment and extension to the Hope Castle Gate Lodge No. 2 to provide a modern 21st century public library and external public realm works inclusive of paving, street furniture and natural landscaping. Phase 1 of the project works, which commenced in 2020, will involve removal and undergrounding of existing ESB overhead service cables in the Market Square area of Castleblayney and the provision of new decorative public lighting together with all associated civil works.

The Phase 2 main contract works tender for the public library and external public realm works was advertised in June 2020. Following selection of the preferred tender, a tender's assessment will be carried out and relevant information will be submitted to the Department under the Rural Regeneration and Development Fund seeking approval to proceed to contract award.

CBO 11	Prohibit development within the environs of Lough Muckno, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the development plan by resisting development that would compromise the amenities of Lough Muckno and to only give favourable consideration to proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters, 6, 8, 9, 12 and 15 of the Plan.

CBO 12	Protect and conserve the River Fane and Gas Lake and their environs from inappropriate development.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the development plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 6, 8, 9, 12 and 15 of the development plan and to resist development that would compromise the amenities of the River Fane and Gas Lake.

CBO 13	Encourage and facilitate the restoration and refurbishment of the Market House during the plan period and subject to resources being available.
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Initial works on the Market House were completed in August 2019, which included:-

- Asbestos slates and the existing roof structure taken down and removed
- The cupola taken down and placed in storage
- Unstable sections of the four chimneys taken down to eaves level
- Removal of all existing windows and clear out of all debris from the building interior
- Two chimney structures adjoining wall to first floor level taken down
- Damaged and unstable sections of the terracotta vaulted arched ground floor structure taken down and removed
- Installation of stability bracing to the building interior completed and protective paint coating applied
- Timber bracing remedial works to all existing windows (circa 52 no.) throughout the building
- Precast concrete lintels and dry packing installed to replace missing/rotten timber lintel heads for windows and doors throughout the building (27 no. windows and 20 no. doors)
- Lime mortar capping applied to the top of relevant sections of external and internal walls

A Conservation Architect was engaged by Monaghan County Council to oversee the works once the surveying and recording of all associated conservation elements from the building had been completed. Structural engineers engaged by the Council carried out an assessment of the masonry walls of the Market House in August 2020 and recommended that an ongoing monitoring programme is established to identify further threats to the stability of the walls. To date in excess of €400,000 has been expended on structural works including consultants' fees. Funding was secured in 2020 through the Rural Regeneration and Development Fund to facilitate detailed designs for the refurbishment of the Market House (Castleblayney Market Square Regeneration Phase 2)

Chapter Thirteen – Settlement Plan for Clones Town 2019-2025

13.1: Introduction

This Chapter provides a number of objectives which will ensure the sustainable development of Clones in a manner which respects the wealth of natural and built heritage associated with the town.

13.2: Clones Settlement Plan Strategic Objective

CSSO 1	To promote and develop Clones as a service town to create a self sufficient sustainable and vibrant community which will act as a local development and service centre for the Border catchment and the west Monaghan hinterland.
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Clones is designated as Tier 3 Service Town due to its function as a service settlement for its urban population and rural hinterland population. This objective recognises the role Clones has in providing an established service centre for an isolated rural area as well as a significant hinterland located within County Fermanagh. The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Development Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 13 and 15 of the Plan.

Ballybay-Clones Municipal District obtained funding under the Rural Regeneration and Development Fund for three number projects, St. Tiarnach's Plaza, a Heritage project and a Fermanagh Street Business Hub. Part VIII consent for the Heritage Project was obtained in November 2020, while the preliminary design for St Tiarnach's Plaza has been completed and the Fermanagh Street Business Hub is currently at Preliminary Design Stage.

13.3: Clones Regeneration Objective

CPO 1	To support the aims of the Clones Regeneration Partnership (CRP) with an objective to reverse the economic and social decline of the town and provide an improved quality of life for the people of Clones and its hinterland population.
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The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 13 and 15 of the Plan. For example, works are progressing on the delivery of the Clones Renewal Scheme which comprises 22 social housing units at six locations along Fermanagh Street and Analore Street. In addition, an application was submitted under the Rural Regeneration Development Fund in December 2020 to remodel the former Lennard Arms Hotel for use as a Monastic Centre. Monaghan County Council was successful in receiving €103,000 from the Heritage Council for the Enhancement of the Monastic Sites of Clones. The funding will go towards the lighting up of the National Monuments at The Round Tower and The Wee Abbey. Works have also been carried out at the wall of the Round Tower and to St Tiarnachs Sarcophagos.

Funding was also received under the Town and Village Renewal Scheme to prepare a masterplan and carry out works at the former Shortt's Yard and Farmers yard at Church Hill, Clones which have now been completed.

13.4: Clones Town Centre Objectives

CPO 2	To prioritise development on brownfield lands and derelict sites, and incentivise such development.
CPO 3	To regenerate the town centre as a residential, retail and services centre, with particular emphasis on Fermanagh Street and the Diamond and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.

These objectives will be secured through the favourable consideration of development proposals in the town centre for the refurbishment and reuse of existing buildings and backlands and infill development that respects and complements the existing town streetscape and architecture and are acceptable when assessed against the development management policies and objectives set out in Chapters 9, 13 and 15 of the development plan.

This objective is also being secured through the exemptions for derelict buildings and reductions for town centre development specified in the General Development Contributions Scheme for County Monaghan, as well as the application of the powers of the Derelict Sites Act 1990 and the Local Government (Sanitary Services) Act 1964, which can be used to force owners to clean up derelict sites. Both Acts allow local authorities to keep registers of all derelict sites and dangerous structures, to purchase land compulsorily and to carry out necessary work and charge the owners for the cost. In December 2020, an application was submitted under the Rural Regeneration and Development Fund to remodel the former Lennard Arms Hotel building for use as a Cloness Monastic Centre.

Monaghan County Council has initiated a survey of privately-owned vacant properties within the County and will through means currently available, seek to return vacant properties to use. One significant example of this is the Clones Renewal Scheme. In April 2019, Monaghan County Council secured funding approval to demolish 10 properties on Fermanagh Street and Analore Street, Clones and construct 19 new apartments and 2 new Townhouses in their place. Subsequently an additional derelict property, 63 Fermanagh Street, Clones was added to the project to provide a further 3 apartments bringing the total deliverable units from 21 up to 24. Construction commenced on site in September 2019 and it is anticipated that the works will finish in 2021. The finished homes will be of the highest quality with a Building Energy Rating of A3. The project will help breathe new life into derelict unused properties in Clones town centre whilst providing quality homes for the community. Other projects in Clones are at various stages and are subject to Department for Housing, Planning and Local Government budget. These include 13 McCurtain Street, (project budget €231,000) which is a project currently at tender competition stage involving the renewal of a vacant three storey property into a 2-bedroom family home, and 13 Church Hill, which is a large vacant mixed commercial/residential property that is being converted into 2 number 2-bedroom townhouses. The latter has received Part VIII Planning approval and a project Stage 2 Budget Approval of €268,000.

13.5: Industry, Enterprise and Employment Objective

CPO 4	To promote the location of start up enterprises within Clones Town.
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The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Development Plan through the favourable consideration of proposals for appropriate enterprise development in Clones Town when assessed against the development management policies and objectives set out in Chapters 4, 9, 13 and 15 of the Plan. As previously stated, funding has been secured under the Rural Regeneration and Development Fund for the development of a Business Hub in Fermanagh Street, which is at preliminary design stage.

13.6: Tourism Objectives for Clones Town

CPO 5	To encourage the provision of tourist accommodation on appropriate sites.
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The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Development Plan through the favourable consideration of proposals for appropriate tourism development when assessed against the development management policies and objectives set out in Chapters 4, 9, 13 and 15 of the Plan.

CPO 6	To upgrade and develop angling facilities in Clones and the Erne East Area in cooperation with Inland Fisheries Ireland and other relevant bodies.
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Further funding has been allocated by Monaghan County Council for additional angling developments at Killoosky Lough Cluster in addition to previous works.

CPO 7	To encourage and accommodate the reopening of the Ulster Canal and complementary developments along the route of the Ulster Canal including the development of the proposed Ulster Canal Greenway network, and the provision of a marina at an appropriate location within the town as it provides a vehicle for regeneration.
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This objective has been and will continue to be secured during the lifetime of the development plan through resisting development that would adversely affect the built heritage or the integrity of the Ulster Canal, or would otherwise compromise the reopening of the Ulster Canal when assessed against the objectives and policies set out in Chapters 6, 7, 9, 13 and 15 of the Plan and by giving favourable consideration to proposals for the redevelopment of it. For example, funding has been received by Monaghan County Council under the Rural Regeneration and Development Fund for the development of a marina in Clones. The Ulster Canal Greenway network has been separated into three phases for delivery as follows:

- Phase 1 is the section from Monaghan Town to Middletown Co. Armagh and it is anticipated that this section will be delivered during the lifetime of the Plan.
- Phase 2 is the section along the N2 Monaghan Town bypass and Monaghan County Council intends to bring this section of the network to planning and detailed design stage within the lifetime of the Plan.
- Phase 3 is the section from Monaghan to Smithborough and Monaghan County Council intends to bring this section to planning and detailed design stage within the lifetime of the Plan.

CPO 8	To develop a new image for the town through promoting its heritage assets such as the Round Tower, High Cross, Clones Castle, the Ulster Canal and its sporting tradition as the home of the GAA.
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The above objective has been and will continue to be secured through initiatives such as the development of an enhanced heritage trail, the inclusion of Clones within the Heritage Island marketing group and the development of a Clones Heritage and Economic Plan developed by local group in conjunction with Ballybay Clones Municipal District.

CPO 9	To protect and preserve the Protected Monuments and Structures located within the town of Clones in particular Clones Fort, the Round Tower and Abbey and the High Cross on the Diamond in accordance with the Council's statutory duties.
CPO 10	To protect and conserve the streetscape character, architectural quality and heritage of the Diamond, MacCurtain Street, Cara Street and Fermanagh Street.

Objectives CPO 9 and CPO 10 have been and will continue to be secured during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in 6, 9, 13 and 15 of the development plan.

Chapter Fourteen – Settlement Plan for Ballybay Town 2019-2025

14.1: Introduction

This Chapter provides a number of objectives which will ensure the sustainable development of Ballybay in a manner which will also act as a catalyst for the economic, physical, cultural and environmental development of the town.

14.2: Ballybay Settlement Plan Strategic Objective

BYCO 1	To promote and develop Ballybay Town to create a self-sufficient, sustainable and vibrant community which will act as a local development and service centre for the mid Monaghan hinterland.
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Ballybay is designated as Tier 3 Service Town due to its function as a service settlement for its urban population and rural hinterland population. This objective recognises the need to encourage the development of Ballybay through supporting the expansion of services to meet the needs of its locality as well as developing for example, the potential for tourism based on the recreational facilities it has to offer. The above objective has been and will continue to be secured in an ongoing matter during the lifetime of the Plan through the favourable consideration of proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 2, 3, 4, 5, 6, 7, 8, 9, 14 and 15 of the development plan.

14.3: Ballybay Town Centre Objectives

BO 1	To prioritise development on brown field lands and derelict sites and incentivise such developments.
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This objective has been and will continue to be secured through the favourable consideration of development proposals in the town centre for the refurbishment and reuse of existing buildings and backlands, and infill development that respects and complements the existing town streetscape and architecture, and are acceptable when assessed against the development management policies and objectives set out in Chapters 9, 14 and 15 of the Plan. This objective is also being secured through the exemptions for derelict buildings and reductions for town centre development specified in the General Development Contributions Scheme for County Monaghan. This objective can also be secured through the application of the powers of the Derelict Sites Act 1990 and the Local Government (Sanitary Services) Act 1964 which can be used to force owners to clean up derelict sites. Both Acts allow local authorities to keep registers of all derelict sites and dangerous structures, to purchase land compulsorily and to carry out necessary work and charge the owners for the cost.

Since the adoption of the development plan Monaghan County Council has been actively pursuing the following projects:

- Preparation of a scheme for social housing at rear of Main Street which was acquired under the Derelict Sites Act.
- Implementation of public realm works on lands between Main Street and the Mart site with funding from Town and Village Renewal Scheme.
- Progression of the redevelopment of No 12, Church Street for social housing which has obtained Stage 3 Budget Approval (project budget €471,000) and was advertised for tender in November 2020. This involves addressing a burnt-out derelict house and providing two number 2-bedroom townhouses in its place.

BO 2	To support the provision of a new Ballybay Fire station to serve the town and the surrounding hinterland.
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A number of appropriate sites within the town have been identified and negotiations regarding the acquisition of same is ongoing. It is anticipated that a new fire station will be provided within the lifetime of the development plan.

14.4: Ballybay Retailing Objective

BO 3	To support a wide variety of employment and services in Ballybay town centre.
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This objective has been and will continue to be secured in an ongoing manner during the lifetime of the Plan through the favourable consideration of retail development proposals located within town centres when assessed against the development management policies and objectives set out in Chapters 4, 9, 14 and 15 of the Plan, the provisions of the Retail Planning Guidelines for Planning Authorities 2012, and the County Monaghan Retail Strategy 2016-2022, and by resisting the location of retail developments outside town centres that would be detrimental to the vitality and viability of town centres. The above objectives are also being and will continue to be secured through the favourable consideration of retail development proposals in the town centre involving the refurbishment and reuse of existing buildings and backlands, and infill retail development that respects and complements the existing town streetscape and architecture, and are acceptable when assessed against the development management policies and objectives set out in Chapters 4, 9, 14 and 15 of the Plan.

14.5: Ballybay Industry, Enterprise and Employment Objective

BO 4	To support and encourage the development of research facilities and start up operators within the food business sector at Ballybay Enterprise Park.
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The above objective will be secured during the lifetime of the Plan through the favourable consideration of proposals for appropriate development of research facilities and start up operators within the food business sector at Ballybay Enterprise Park when assessed against the objectives and policies set out Chapters 4, 9, 14 and 15 of the Plan.

14.6: Ballybay Tourism Objective

BO 5	To promote Lough Major and the Dromore River System as the premier tourist attractions in the area.
BO 6	To accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 6, Heritage, Conservation and Landscape of the Monaghan County Development Plan 2019-2025.

The above objectives have been and will continue to be secured through the favourable consideration of appropriate tourist development when assessed against the objectives and policies as set out in Chapters 4, 6, 9, 14 and 15 of the Plan. Monaghan County Council received funding under the Rural Regeneration and Development Fund to carry out a feasibility study for the development of a town paths network within Ballybay and its environs. The study report concluded that there was a strong case for the development of walking tracks around Ballybay and negotiations are ongoing with landowners along the perimeter of Lough Major, to purchase necessary lands to develop dedicated walking tracks around Lough Major and formalise the existing loop. In addition, an ecological appraisal report has been completed, detailing the ecology in the area and any measures required to protect it. Land purchases are to be completed by December 2020, thus allowing for an application for funding under Outdoor Recreation Infrastructure Scheme or similar fund to formalise the path network around Lough Major.

BO 7	To upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies.
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The above objective has been and will continue to be secured through the upgrading and further development of angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and other relevant water protection bodies during the lifetime of the Plan.

BO 8	To develop a new image for the town through promoting its heritage assets such as Lough Major and the Wetlands Heritage Centre located along the Dromore River.
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The above objective has been and will continue to be secured through events and activities such as the Enterprising Monaghan project at Ballybay Wetlands Centre which was supported by Monaghan County Council. In addition, such assets are promoted through the Monaghan Tourism website, App and variety of brochures.

14.7: Ballybay Recreation and Amenity Objectives

BO 9	To support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations.
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The above objective has been and will continue to be secured through the provision of facilities in appropriate locations in the town. For example the Municipal District of Ballybay-Clones has been working closely with the Ballybay Community to develop the facilities at Ballybay Town Park. Monaghan County Council was successful in securing funding from Outdoor Recreation Infrastructure Scheme to improve and expand the walking tracks and paths through the park, as well as including an outdoor classroom facility, a picnic area and significant planting. This work complements existing paths, outdoor gym equipment and other facilities in the park. Works were completed in August 2020.

In addition, Ballybay-Clones Municipal District was successful in securing funding under the Active Travel Scheme 2020 to provide public lighting in the recently re-developed Ballybay Town Park, and these works are to be completed by December 2020. Significant additional funding was received through the Active Travel fund for the development of footpaths in Ballybay as well as the resurfacing of Ballybay Main Street. It is envisaged that these paths will link into the footpaths previously provided through the Town and Village Renewal Scheme and the Outdoor Recreation Infrastructure Scheme. The works are to commence in late 2020.

BO 10	To maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers to create and enhance walkways around the town, with particular emphasis on the lands around Lough Major.
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The above objective has been and will continue to be secured during the assessment of development proposals that may impact upon public rights of way and through the provision and maintenance of pathways over public rights of way. For example, Monaghan County Council received funding under the Rural Regeneration and Development Fund to carry out a feasibility study for the development of a town paths network within Ballybay and its environs. The study report concluded that there was a strong case for the development of walking tracks around Ballybay and negotiations are ongoing with landowners along the perimeter of Lough Major, to purchase necessary lands to develop dedicated walking tracks around Lough Major and formalise the existing loop. In addition, an ecological appraisal report has been completed, detailing the ecology in the area and any measures required to protect it. Land purchases are to be completed by December 2020, thus allowing for an application for funding under Outdoor Recreation Infrastructure Scheme or similar fund to formalise the path network around Lough Major.

14.8: Ballybay Natural and Built Heritage Objectives

BO 11	To protect and conserve the streetscape character and heritage of the town with emphasis on Main Street and the Square.
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The above objective has been and will continue to be secured through the consistent assessment of development proposals against the objectives and policies as set out in Chapters 6, 9, 14 and 15 of the Plan to ensure the protection and conservation of built heritage features in the town, and to ensure that new development enhances, respects and complements the existing town streetscape and architecture. In addition, the initiatives and work programme of the Heritage Section of the Council,

and the input and advice from the Department of Housing, Local Government and Heritage will assist in securing this objective.

BO 12	To encourage the restoration of Ballybay Courthouse during the Plan period 2019-2025.
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Ballybay Courthouse, which is included on the Record of Protected Structures is in private ownership and is in reasonably good physical condition. In the absence of funding being made available to bring it back into use, Monaghan County Council is limited to relying upon the owner to maintain it in a reasonable condition in line with their obligations under the Planning and Development Act 2000 (as amended).

BO 13	To protect Lough Major and the Dromore River System and their environs by prohibiting development within their environs, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and System, and its surrounding landscape will not be threatened.
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The above objective has been and will continue to be secured in an ongoing manner during the lifetime of the Development Plan by resisting development that would compromise the amenities of Lough Major and the Dromore River System, and to only give favourable consideration to proposals for appropriate development when assessed against the development management policies and objectives set out in Chapters 6, 9, 14 and 15 of the Plan.

Chapter Fifteen – Development Management

15.1 Introduction

This Chapter sets out the detailed policies in respect of development management. The policies set out in this chapter establish standards and requirements in respect of the assessment of development proposals. The consistent application of these development management policies will assist in securing the objectives set out in the remainder of the Plan.

15.2: Development Management Strategic Objective

DMO 1	To ensure the orderly and sustainable development of County Monaghan by setting out policies and standards for the management of development within the County.
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This objective has been and will continue to be secured through the consistent assessment of development proposals against the objectives and policies as set out in Chapters 2-15 of the Plan which will ensure that development takes place in accordance with the strategic vision for the County and in an orderly and sustainable manner.

Chapter Sixteen – Implementation & Monitoring

16.1 Introduction

This Chapter sets out the provisions for the implementation and monitoring of the securing of the objectives of the County Development Plan over the period 2019-2025. The purpose of monitoring and reviewing of the Development Plan is to assess the effectiveness in terms of achieving the stated aims and objectives. It is stated in this Chapter that the Plan will be reviewed to assess progress and to determine whether amendments are required, and where it is considered that such amendments are warranted, variations to the Plan will be progressed. The preparation of further action plans or projects will also be progressed, where necessary, to pursue the implementation of the strategic objectives of the Plan. This report comprises the statutory review of the Plan within the first two years of its adoption.

The provision of an accurate, consistent and integrated estimate of housing need at county level is considered by Government to be critical to the planning system. The importance of an integrated approach to population and housing in the planning system has been established under National Policy Objective 36 of the National Planning Framework, which states “New statutory guidelines, supported by wider methodologies and data sources, will be put in place under Section 28 of the Planning and Development Act to improve the evidence base, effectiveness and consistency of the planning process for housing provision at regional, metropolitan and local authority levels. This will be supported by the provision of standardised requirements by regulation for the recording of planning and housing data by the local authorities in order to provide a consistent and robust evidence base for housing policy formulation.”

In December 2020, the Minister for Housing, Heritage and Local Government published Guidelines for Planning Authorities in respect of Housing Supply Target Methodology for Development Planning under Section 28 of the Planning and Development Act, 2000 (as amended). These guidelines have been issued to assist in providing the required consistent and coherent approach to be taken by planning authorities in incorporating national and regional population and housing projections into their statutory functions.

The guidelines endorse the Economic and Social Research Institute (ESRI) research paper based on an updated econometric and demographic projection model, and published by the Institute in December 2020. This ESRI research applies the projection model to four different development scenarios with the NPF 50:50 City scenario, which captures two core national policy objectives, aiming to have population growth more evenly distributed throughout Ireland and less focused on Dublin and its surrounding area, and also taking advantage of the potential of cities to accommodate more compact growth and to drive regional development, the recommended housing demand scenario to be used by planning authorities in their planning functions.

In respect of Monaghan under the NPF 50:50 City scenario, an annual average of 306 households are required every year from 2019 for 12 years to meet the target of 3,668 households by 2031. The period of the Monaghan County Development Plan 2019-2025 represents six years / half of that time period and so 1,834 households are required during the lifetime of the Plan. The Monaghan County Development Plan 2019-2025 Core Strategy projects that household size will fall annually by 0.02 from 2.75 persons per household in 2016 to 2.69 in 2019 and ultimately to 2.6 by the end of the plan period in 2025. Based on an ultimate household size of 2.6, the required 1,834 households under the NPF 50:50 City scenario over the period 2019 to 2025 would equate to 4,769 persons.

The projected population increase during the lifetime of the Monaghan County Development Plan 2019-2025 is 5,867. Based on a household size of 2.6 by the end of the plan period in 2025, that

translates to 2,257 households required during the lifetime of the plan. Therefore, the Monaghan County Development Plan Core Strategy has projected more households being required over the period of the plan than that set out in Appendix 1 of the Guidelines under the NPF 50:50 City scenario. It is considered that this over provision is reasonable and proportionate in the event that there is higher population growth in the period 2020 to 2025 than in the period 2026-2031, and thus the current County Development Plan has sufficient scope for greater household numbers growth during its lifetime.

16.2 Active Land Management

Active Land Management is stated in Chapter Sixteen as a key tool to securing the implementation of the objectives of the plan. The use of Vacant Sites and Derelict Sites Legislation as set out in the Urban Regeneration and Housing Act 2015 is to be utilised in this regard.

Since the adoption of the Plan, Monaghan County Council has established a strong track record in facilitating and delivering urban housing and regeneration which will significantly contribute to the delivery of 30% of all new residential development being located in urban areas, and 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements.

The Clones Renewal Scheme, which was initiated and secured through the Derelict Sites powers available to Monaghan County Council, has resulted in the provision of 24 new residential units within the town centre on brownfield and derelict sites. In Ballybay, also under Derelict Sites legislation, Monaghan County Council is actively driving the completion of an unfinished multi use development along the Main Street and associated backlands which includes new residential units and a surgery/primary care centre for the town.

The Dublin Street Regeneration Scheme which is a significant town centre redevelopment project comprising 6 hectares is being progressed which will facilitate the potential delivery of 120-140 new residential units on backlands within the town centre. In addition to this, two Local Area Action Plans (LAAP) in respect of backlands in Carrickmacross town centre are being prepared which will provide a framework for the delivery of a significant number of residential developments along with other town centre uses. Furthermore, in Castleblayney a Town Centre Living Initiative is being piloted to encourage the reuse of town centre properties for residential accommodation.

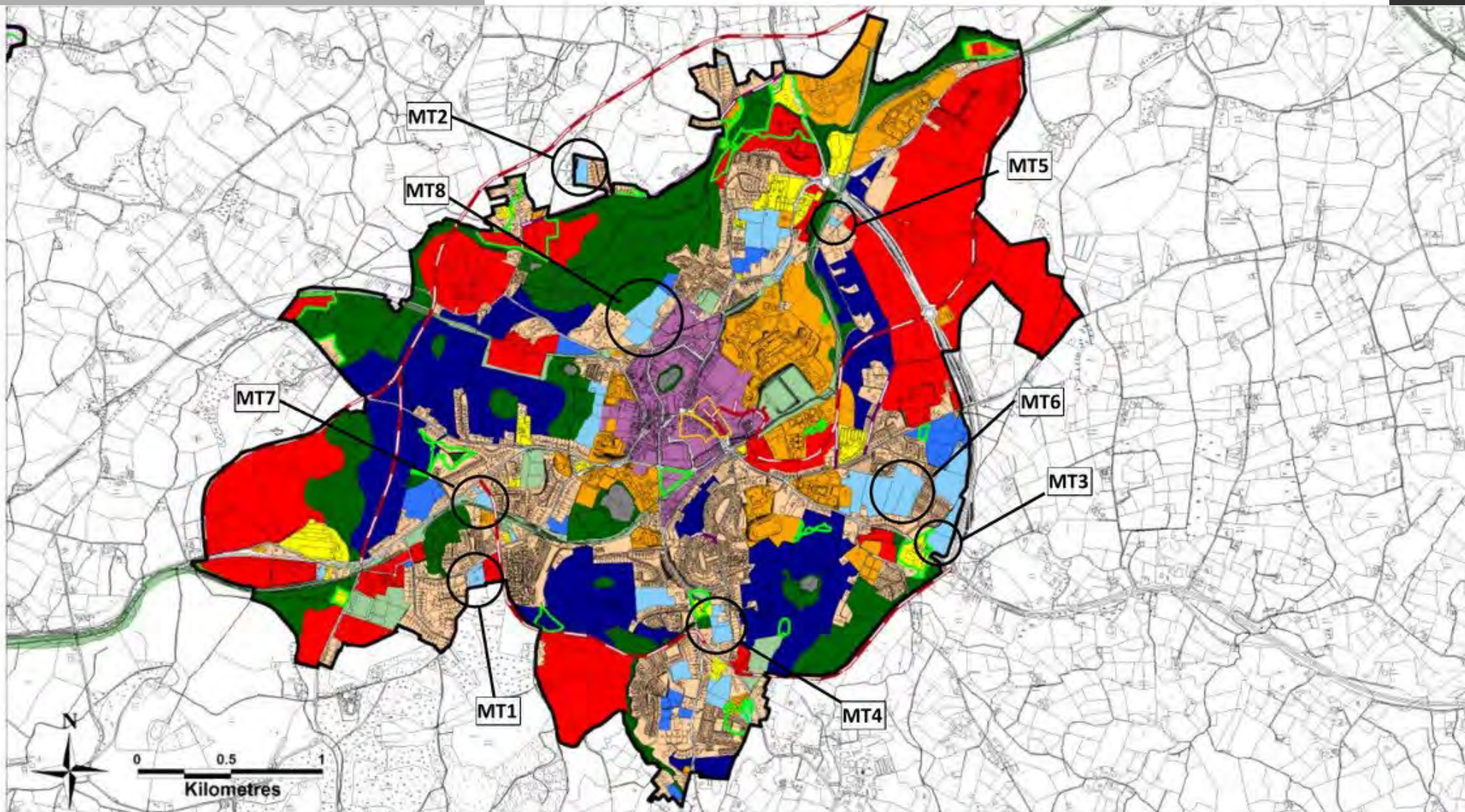
Monaghan County Council has also acquired unfinished housing development sites in Monaghan Town and Scotstown with the objective of delivering social housing units within the urban footprint of these settlements. In relation to the lands acquired at Latlorcan in Monaghan Town, a draft master plan has been prepared in respect of the 22 acres of partially serviced housing land resulting in the delivery of 66 social and private sector housing units, including the potential for serviced sites to encourage self build dwelling developments to take place within the settlements, as opposed to in the rural area. In relation to the lands acquired at Scotstown a total of 32 new social housing units will be delivered on a long standing unfinished housing development. Monaghan County Council has also been proactive in acquiring derelict sites in settlements across the County with the objective of delivering residential units at these locations.

16.3 Delivery of Residential Development on Zoned Proposed Residential Lands

Specific to Chapter Sixteen is the requirement to assess how the strategic objectives of the Monaghan County Development Plan 2019-2025 for sustainable population growth in line with the Core Strategy are being achieved, including the delivery of residential development. The Chapter states Monaghan County Council will monitor residential developments under construction, those with the benefit of planning permission and those currently in the planning system, to assess the supply of housing units on zoned Proposed Residential lands. The Chapter states that *"in the event that lands zoned as*

Proposed Residential A or Proposed Residential B are not developed or have not secured planning permission for residential development within two years of adoption of the plan, consideration should be given to rezoning parcels of land zoned Strategic Residential Reserve to Proposed Residential, where these are sequential and serviceable and where residential development can be delivered in lieu of zoned Proposed Residential lands not actively progressed. In order to comply with the Core Strategy this will require rezoning the equivalent quantum of zoned Proposed Residential Lands as Strategic Residential Reserve."

The locations and details of the proposed housing developments on lands zoned as Proposed Residential A or Proposed Residential B that have either have the benefit of an extant planning permission or have applied for planning permission for residential units since the adoption of the Plan in March 2019 are set out on the Settlement Maps and in the accompanying tables overleaf.



Monaghan Town (Map MDP1)
 Monaghan County Development Plan 2019-2025

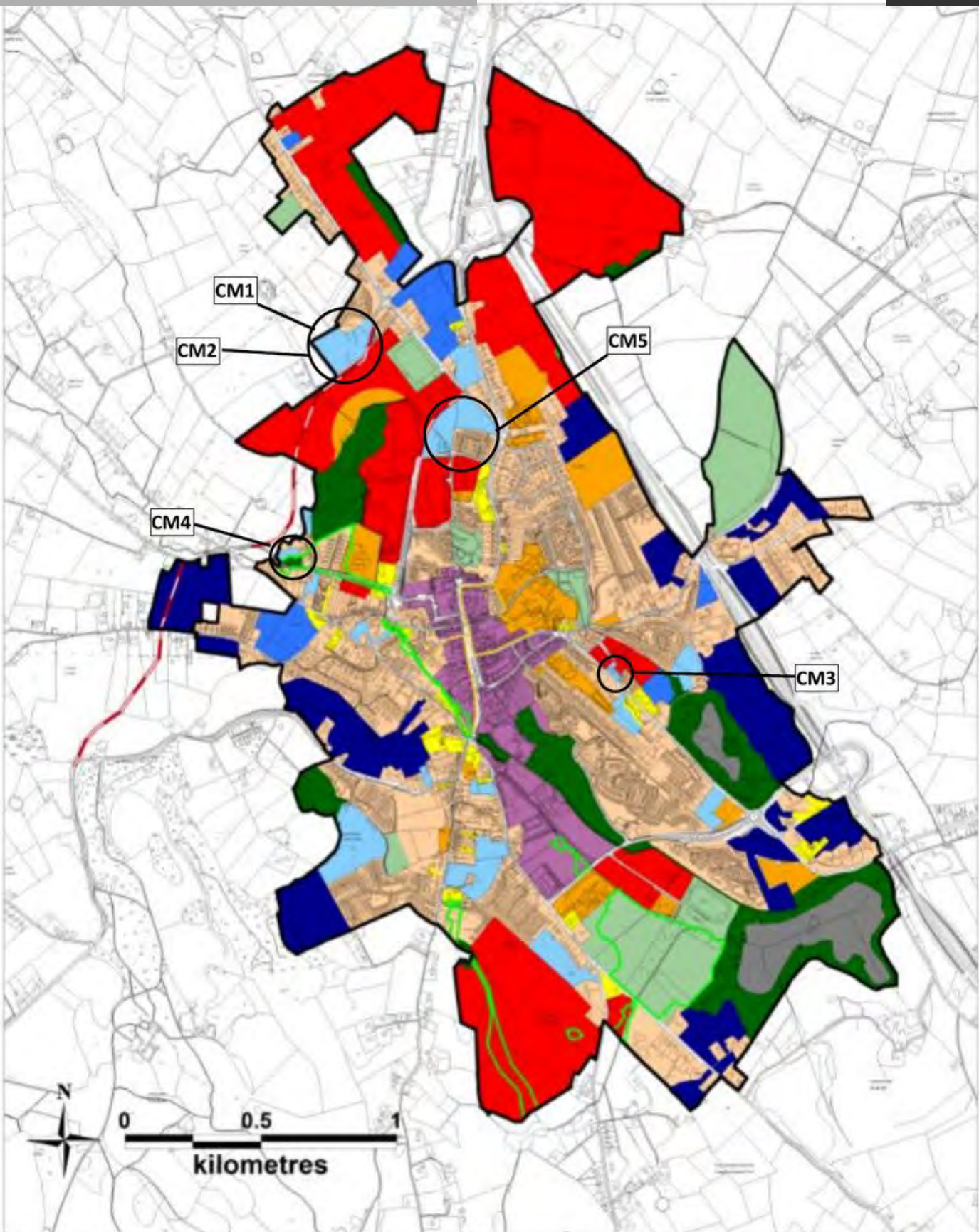
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Existing Residential	Community Services/Facilities	Existing Commercial	Indicative New Road Proposals
Proposed Residential A	Recreation/Amenity	Industry/Enterprise/Employment	Proposed Road Upgrades
Proposed Residential B	Landscape Protection/Conservation	Lakes	Settlement Envelope
Strategic Residential Reserve	Town Centre	Flood Risk Areas	Local Area Action Plan

Tier 1: Monaghan Town

Map Ref.	Zoning	File Ref.	Description	Location	No. of Units	Brownfield?	Status
MT1	Proposed Residential A	19/1	Permission is sought for a housing development to consist of the following: (1) Demolition of 2no. partially complete 3-bed semi-detached two storey units; (2) Completion works to 6no. 3-bed semi detached two storey units; (3) Erection of 12no. 3-bed semi detached two storey units, 2no. 3-bed semi-detached bungalows and 2no. 4-bed detached two storey units. (4) Ancillary site works to include access provision, connections to public sewerage via pumping station, site services, hard and soft site landscaping works. On completion the development will include a total number of 22 dwellings	Mullaghmatt, Monaghan Town	22	Yes	Granted
MT2	Proposed Residential A	19/567	Permission consisting of retaining and completing 5 no. two-storey dwellings and permission to erect 3 no. two storey dwellings, no.s 17, 18 & 19 and detached domestic garages.	Telaydan, Milltown, Co. Monaghan	8	No	Granted
MT3	Proposed Residential A	19/441	Permission for development consisting of provision of a residential development comprising 42 no. units in total as follows: house type A - 3 no. 3 bed semi-detached dwellings, house type B - 15 no. 2 bed semi-detached dwellings, house type C - 4 no. 3 bed semi-detached dwellings, house type D - 8 no. 2 bed terrace dwellings, house type E - 5 no. 3 bed terrace dwellings, house type F - 5 no. 4 bed terrace dwellings, house type G - 2 no. 4 bed semi-detached dwellings.	Latlorcan & Aghnasedagh Tds., Dublin Road, Monaghan town	42	No	Granted
MT4	Proposed Residential A and Landscape Protection	20/391	Permission for development consisting of the construction of 6 no. two and a half storey semi-detached dwellings	Killygowan, Monaghan, Co. Monaghan	6	No	Further Information

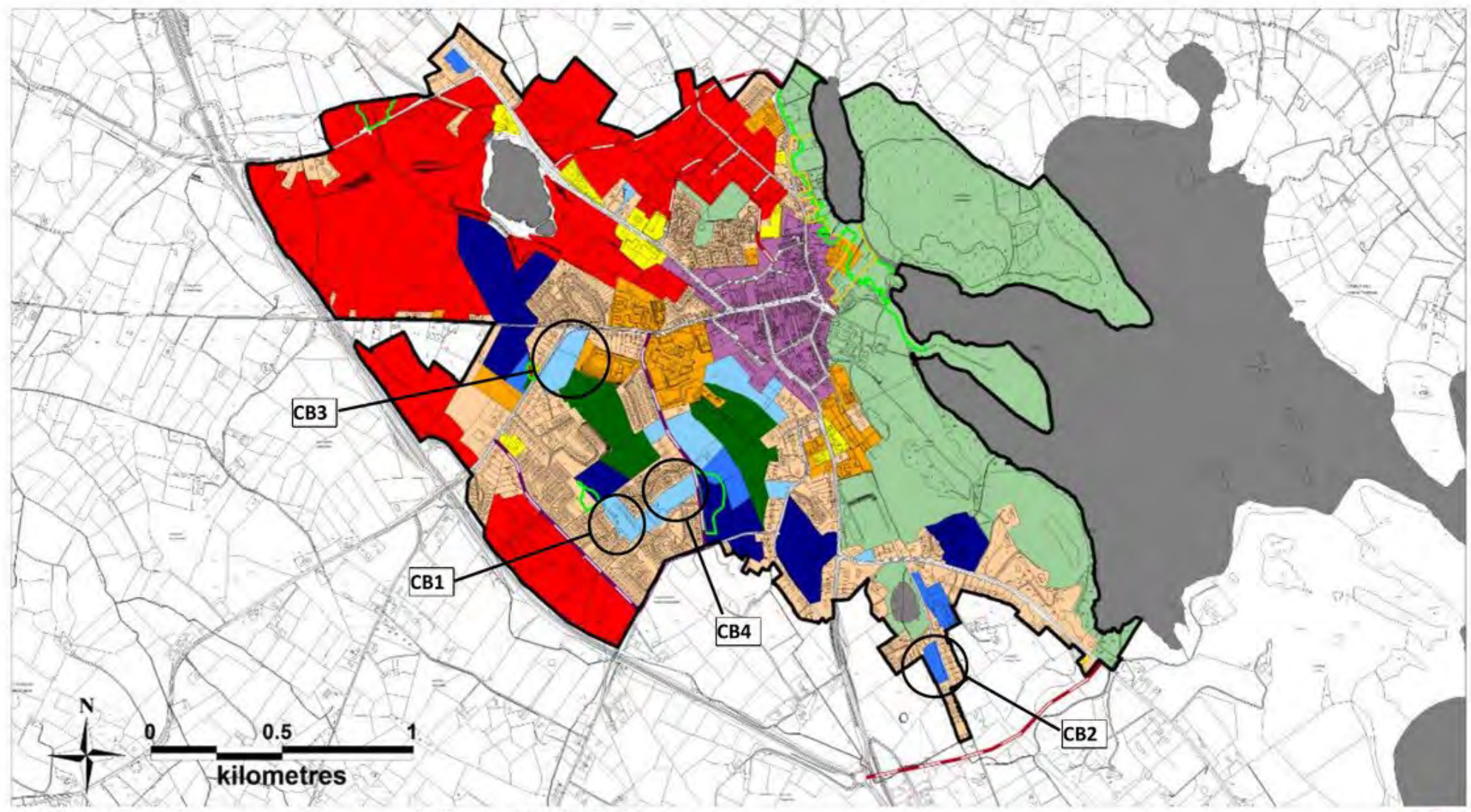


Carrickmacross Town (Map CKDP1)
Monaghan County Development Plan 2019-2025

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



Castleblayney Town (Map CYDP1)
 Monaghan County Development Plan 2019-2025

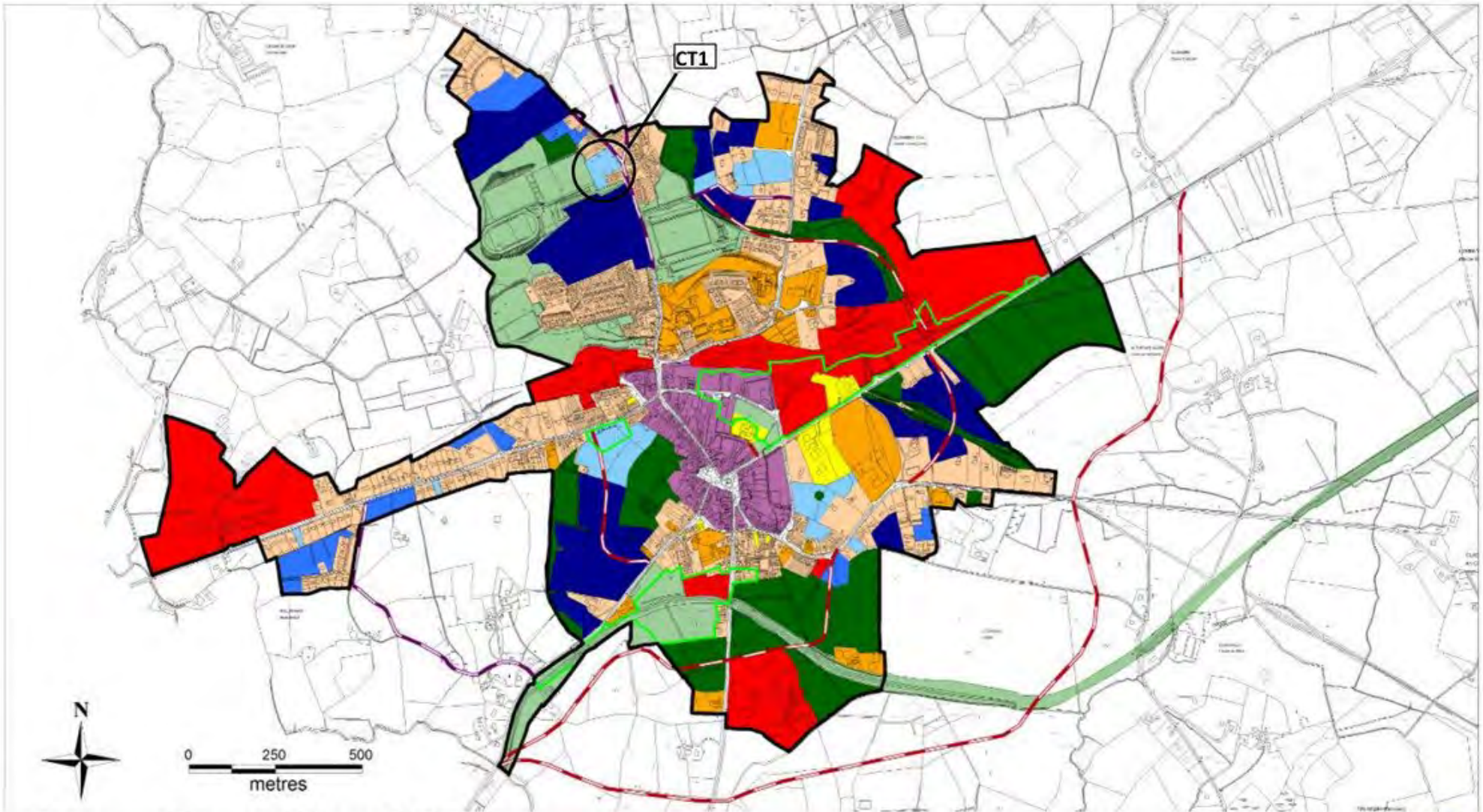
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|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | Flood Risk Areas | Local Area Action Plan |

Tier 2: Carrickmacross/Castleblayney

Map Ref.	Zoning	File Ref.	Description	Location	No. of Units	Brownfield?	Status
CM1	Proposed Residential A	19/159	permission for the construction of 41 two-storey houses in blocks of 2, 3 and 4 units including 4 no. 2-bedroom, two storey mid-terrace houses, 30 no. 3-bedroom house type A, two storey, semi-detached and terraced houses and 7 no. 3-bedroom house type B, two storey, semi-detached and end of terrace dwellings.	Corr An Tobair Estate, Nafarty, Ballybay Road, Carrickmacross	41	No	Granted
CM2	Proposed Residential A	19/160	permission for the construction of 4 no. 4-bedroom, two-storey, semi-detached houses	Corr An Tobair Estate, Nafarty, Ballybay Road, Carrickmacross	4	No	Granted
CM3	Proposed Residential A	20/97	Permission for alterations to existing single storey Old Railway Goods Shed, the development will consist of the construction of 2 No. single storey dwellings within the existing structure.	Dundalk Road, Drummond Otra, Carrickmacross, Co Monaghan	2	Yes	Granted
CM4	Proposed Residential A	20/499	18 no. dwelling units	Derryolam Glebe House, Derryolam, Shercock Road, Carrickmacross, Co. Monaghan	18	Yes	Refused
CM5	Proposed Residential A	20/530	Permission for a development consisting of 60 dwellings in total	Nafarty/Cloghvalley Upper, Carrickmacross, Co. Monaghan	60	No	Further Information
CB1	almost entirely 'Proposed Residential A' with a small portion 'Existing Residential'	20/290	Permission for development to consist of the following (A) retain and complete residential development.	Coill Darach, Bree, Castleblayney, Co Monaghan	30	Yes	Granted
CB2	Residential B	20/524	Outline permission for development consisting of 7 no. two storey dwellings.	Annahale, Castleblayney, Co. Monaghan	7	No	Granted

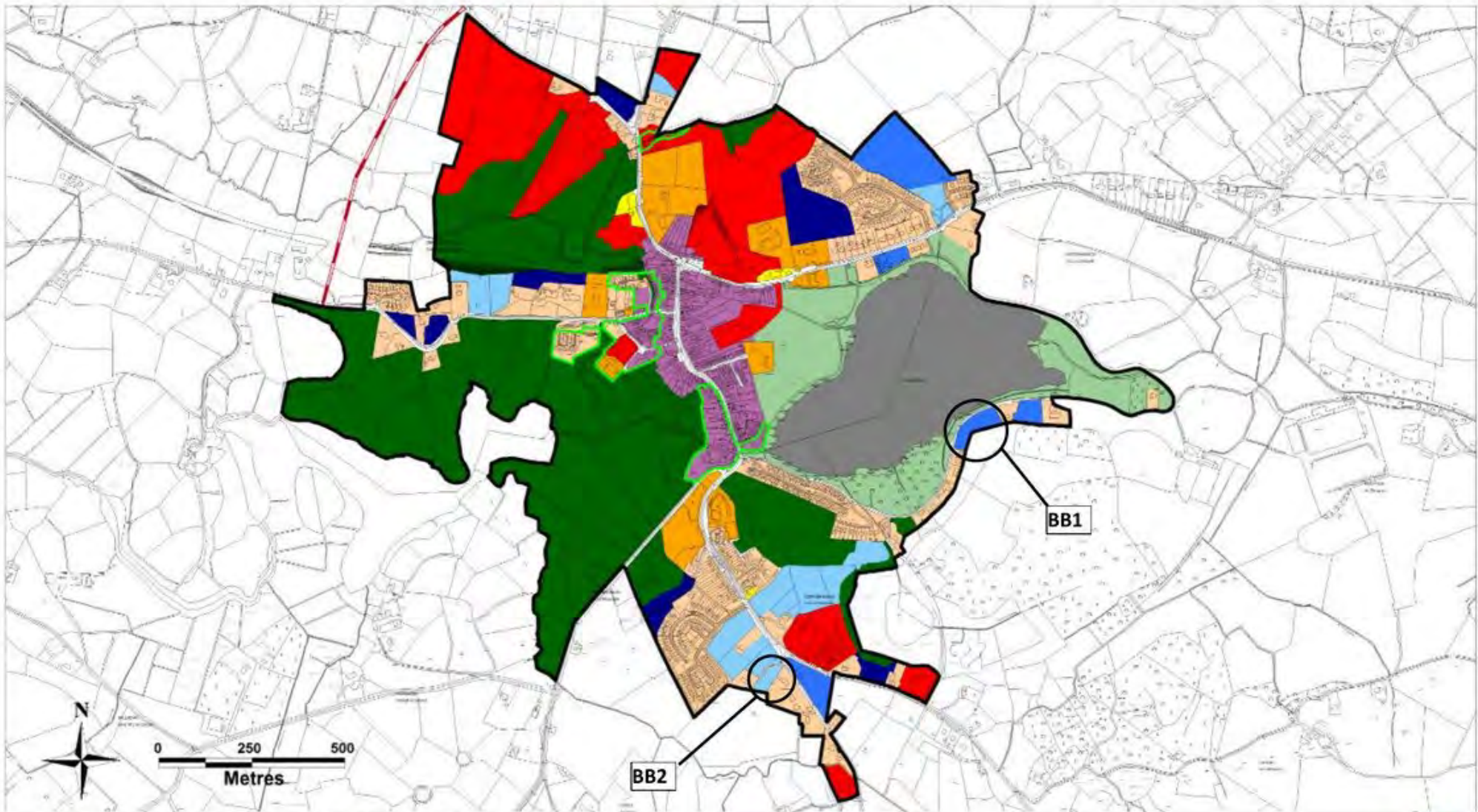


Clones Town (Map CDP1)
Monaghan County Development Plan 2019-2025

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|-------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | Flood Risk Areas | Local Area Action Plan |



Ballybay Town (Map BBDP1)
 Monaghan County Development Plan 2019-2025

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| Existing Residential | Community Services/Facilities | Existing Commercial | Indicative New Road Proposals |
| Proposed Residential A | Recreation/Amenity | Industry/Enterprise/Employment | Proposed Road Upgrades |
| Proposed Residential B | Landscape Protection/Conservation | Lakes | Settlement Envelope |
| Strategic Residential Reserve | Town Centre | Flood Risk Areas | Local Area Action Plan |

Tier 3: Clones/Ballybay

Map Ref.	Zoning	File Ref.	Description	Location	No. of Units	Brownfield	Status
CT1	Proposed Residential A	19/462	permission for alterations to planning granted under 18/96 consisting of the provision of 2 no. single storey semi-detached dwelling units & 1 no. single storey detached dwelling unit with all associated amendments site services, in lieu of 4 no. two storey semi-detached dwelling units granted under 18/96	Liseggerton, Clones, Co. Monaghan	3	No	Granted
BB1	Proposed Residential B	19/285	permission to construct a storey and a half type dwelling house, construct detached domestic garage,	Knocknamaddy, Ballybay	1	No	Granted

As can be determined from the above information, a number of plots of land either zoned Proposed Residential A or Proposed Residential B have either the benefit of an extant planning permission or have applied for planning permission for residential units since the adoption of the Plan in March 2019, particularly in the towns of Monaghan, Carrickmacross and Castleblayney.

Of the 23 plots of land either zoned Proposed Residential A or Proposed Residential B in Monaghan Town, four have had planning applications granted or submitted since the adoption of the Plan in March 2019, with the potential for up to 78 residential units to be delivered. In respect of a further three parcels of land zoned Proposed Residential A, one has had a dwelling built upon it (MT 16/248), a Part VIII consent for 43 units exists on another (17/8010), and extant planning permissions for two dwellings exists on one and construction for up to 73 residential units is ongoing on the other (17/604 and 18/307). These plots are labelled MT5, MT6, MT7 and MT8 respectively and have the potential to deliver up to a further 119 residential units.

Of the 22 parcels of land either zoned Proposed Residential A or Proposed Residential B in Carrickmacross, five have had planning applications granted or submitted since the adoption of the Plan, with the potential for 125 residential units to be delivered.

Of the 13 parcels of land either zoned Proposed Residential A or Proposed Residential B in Castleblayney, two have had planning applications granted since the adoption of the Plan, with the potential for 37 residential units to be delivered. In respect of a further two parcels of land zoned Proposed Residential A, one is under construction with a total of 53 units to be delivered (17/218) and the other has an extant permission with a total of 26 units to be delivered (17/349). These are labelled CB3 and CB4 respectively.

Of the 16 parcels of land either zoned Proposed Residential A or Proposed Residential B in Clones, one has had planning application granted in 2019 with the potential for 3 residential units to be delivered.

Of the 9 parcels of land either zoned Proposed Residential A or Proposed Residential B in Ballybay, one has had planning application granted in 2019 for a single residential unit. In respect of a further parcel of land zoned Proposed Residential A, an extant permission for a single dwelling exists on it (18/555) and is labelled BB2.

Table 2.4 of the Core Strategy of the Plan sets out the number of residential units required in each of the settlement tiers on zoned housing land (refer overleaf).

Table 1: Core Strategy Table Taken From Monaghan County Development Plan 2019-2025

Tier in Settlement Structure	Location	Projected Population 2025 (persons)	Population Increase (persons) 2019-2025	Brownfield/Infill Allocation (20% in each settlement)	Allocation that requires Housing Land	No of Units (2.6 persons per house)
Tier 1	Monaghan	9,415	1,737	347	1,390	535
Tier 2	Carrickmacross	6,053	1,021	204	817	314
	Castleblayney	4,236	629	126	504	194
Tier 3	Clones	2,018	338	68	270	104
	Ballybay	1,547	306	61	245	94
Tier 4	Villages	4,532	860	176	684	263
Tier 5 & 6	Rural Settlements Remaining Rural Area	39,452	980	-	1,231	473
Total	County Monaghan	67,253	5,867	978	5,141	1,977

This table has been broken down to establish the average number of residential units on lands zoned Proposed Residential A and Proposed Residential B on an annual basis for the Tier 1 to Tier 3 settlements, and to compare with the number of residential units granted permission or applied for planning permission since adoption of the Plan. This is set out in Table 2 below.

Table 2: Average Annual Residential Units on Proposed Residential A & B

Tier in Settlement Structure	Location	Annual Average Residential Units in Core Strategy Table 2.4	Total Units for 2019 & 2020	No. of Units Granted / Applied for Planning Permission on Proposed Residential A & B Since Plan Adoption
Tier 1	Monaghan	89	188	78
Tier 2	Carrickmacross	52	104	125
	Castleblayney	32	64	37
Tier 3	Clones	17	34	3
	Ballybay	16	32	1

When the number of residential units either granted planning permission or applied for planning permission is assessed against the projected residential units in each of the Tier 1 to Tier 3 settlements, it is noted that the number of residential units permitted or applied for planning permission in Carrickmacross has exceeded the estimated average annual residential units for the first two years of the Plan in the Core Strategy Table 2.4. In Monaghan Town and Castleblayney the number of residential units permitted or applied for planning permission is approximately half the estimated average annual residential units projected for 2019 and 2020 in the Core Strategy Table 2.4. In Clones and Ballybay the number of residential units permitted or applied for planning permission is significantly below the estimated average annual residential units in the Core Strategy Table 2.4 for the first two years of the Plan.

Having regard to the above and the provisions of Chapter Sixteen which states that "in the event that lands zoned as Proposed Residential A or Proposed Residential B are not developed or have not secured planning permission for residential development within two years of adoption of the plan, consideration should be given to rezoning parcels of land zoned Strategic Residential Reserve to Proposed Residential", further investigation should be carried out with the objective of facilitating the

delivery of residential in line with the Core Strategy Table 2.4 projections for the period of the Plan. Possible parcels of land zoned Strategic Residential Reserve suitable for residential development should be considered where they are sequential and serviceable, and where provisions are put in place to ensure compliance with the principles of the Core Strategy.

An assessment of the progress in achieving 20% of all new residential development on brownfield and infill sites within the footprint of urban settlements was also carried out to ascertain if a greater percentage of residential units are being delivered on these lands. The locations and details of residential developments on brownfield and infill sites that have either received planning permission or applied for planning permission since the adoption of the Plan in March 2019 are set out in the table below.

Table 3: Average Annual Residential Units on Brownfield/Infill

Tier in Settlement Structure	Location	Brownfield/Infill Allocation (20% in each settlement)	Total Units for 2019 & 2020	No. of Units Granted / Applied for Planning Permission on Brownfield/Infill Since Plan Adoption
Tier 1	Monaghan	347	116	29
Tier 2	Carrickmacross	204	68	10
	Castleblayney	126	42	67
Tier 3	Clones	68	23	11
	Ballybay	61	20	2

It is noted that Castleblayney has exceeded the estimated average annual residential units applied or granted on brownfield/infill sites in the Core Strategy Table 2.4 for the first two years of the Plan period. In Monaghan Town, Carrickmacross, Clones and Ballybay a significantly lower number of residential units applied or granted on brownfield/infill sites in the Core Strategy Table 2.4 for the first two years of the Plan period.

16.4 Conclusion

Having regard to the number of annual residential units to be delivered on lands zoned Proposed Residential A and Proposed Residential B as set out in Table 2.4 of the Core Strategy, and the numbers of residential units either applied for or granted planning permission on these lands since the adoption of the Plan, there is a significant shortfall in the delivery of permitted residential units in all Tier 1 to 3 Towns with the exception of Carrickmacross. In addition, this shortfall is compounded by a shortfall in the numbers of residential units either applied for or granted planning permission on brownfield/infill lands since the adoption of the Plan in all Tier 1 to 3 Towns with the exception of Castleblayney. Therefore, consideration must be given to stimulating the numbers of residential units being brought through the planning process for the remainder of the Plan period.

Although the provisions of Chapter Sixteen state that *"in the event that lands zoned as Proposed Residential A or Proposed Residential B are not developed or have not secured planning permission for residential development within two years of adoption of the plan, consideration should be given to rezoning parcels of land zoned Strategic Residential Reserve to Proposed Residential"*, there may be legal impediments to the rezoning of lands during the lifetime of the Plan. It is therefore proposed to consider the managed release of lands zoned Strategic Residential Reserve which are located within the existing footprint of the settlements. The release of these zoned Strategic Residential Reserve lands for development during the lifetime of the Plan should only be considered where they are sequential and serviceable, and where provisions are put in place to ensure compliance with the principles of the Core Strategy. It is recommended that further investigation and progression of this approach is commenced.

APPENDIX ONE

CHAPTER ONE: INTRODUCTION	
Objective	
SO 1:	To develop to its full potential each part of County Monaghan in economic, social and environmental terms.
SO 2:	To sustain traditional settlement patterns while developing the role and function of each town, village and settlement throughout the County in accordance with the settlement strategy.
SO 3:	To realise the potential of County Monaghan in the context of its strategic location along the Border, adjacent to the eastern economic corridor and to improve linkages and communications between Monaghan and its neighbouring counties.
SO 4:	To support balanced economic development throughout the County by delivering improved infrastructure and services.
SO 5:	To protect and nurture the County's rich natural resources, heritage, tourism assets and amenities along with the environmental quality of the natural and built environment in both the urban and rural areas.
SO 6:	To plan for greater social inclusion and to improve the quality of life of all who live and work in County Monaghan.
SO 7:	To provide a framework for the management and regulation of development and use of land that will guide day to day planning decisions.
SO 8:	To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads.
CHAPTER TWO: CORE STRATEGY	
CSSO 1:	To ensure that new development within the County will provide for sustainable development that enables economic growth, delivery of accessible and high-quality infrastructure and services, and guides population growth in accordance with the settlement strategy.
SHO 1:	To facilitate the development of Monaghan to maintain its position as the principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.
SHO 2:	To promote the Strategic Towns as prosperous and thriving local development and service towns where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
SHO 3:	To promote and develop the Service Towns to create self-sufficient sustainable and vibrant communities which will act as local development and service centres for their respective hinterlands.
SHO 4:	To promote and facilitate development that is commensurate with the nature and extent of the existing villages and support their role as local service centres.
SHO 5:	To support and encourage the development of Tier 5 settlements to ensure that local services are sustained in the rural community settlements.
SHO 6:	To support the viability of dispersed rural communities and seek to encourage the growth of Tier 6 settlements generally in the form of single dwellings.
RSO 1:	To support a balanced approach to the development of rural areas to retain vibrancy, to accommodate within the rural area people who are functionally or socially part of the rural community, and to direct urban generated housing demand into established rural settlements.
RSO 2:	To permit small scale residential development reflective of the character of the existing settlement in accordance with the relevant criteria set out section 2.7.1.

RSO 3 To facilitate housing in rural areas under strong urban influence for those who have a rural generated housing need and to apply a presumption against urban generated rural housing development.
RSO 4 To maintain population levels in the remaining rural areas by accommodating appropriate rural development and to consolidate the existing town and village structure.
CHAPTER THREE: HOUSING
HSO 1 To plan positively for future housing in the County within existing defined settlements to realise the economics of providing infrastructure and services in towns and villages, enabling their plan led expansion whilst facilitating sustainable rural housing where it supports and promotes the prosperity of existing rural communities
CHAPTER FOUR: ECONOMIC DEVELOPMENT
EDSO 1 To promote Monaghan as a local and regional centre of trade, business and tourism and to build on its strong spirit of enterprise to create a dynamic local economy with job creation at its heart.
CHAPTER FIVE: COMMUNITY
CSO 1 To protect and enhance existing community and recreation facilities throughout the County and to secure the provision of additional facilities subject to demand and availability of resources in cooperation with the relevant stakeholders, the Local Community Development Committee and their associated Local Economic and Community Plan.
CHAPTER SIX: HERITAGE, CONSERVATION AND LANDSCAPE
HCLSO 1 To promote and encourage the conservation and preservation of the County's natural environment, cultural heritage and amenities in accordance with legislation, plans and policies developed to specifically address these areas and to ensure a rich cultural landscape, healthy environment and the full provision of ecosystems services in the County.
CHAPTER SEVEN: TRANSPORT AND INFRASTRUCTURE
TISO 1 To achieve a sustainable, efficient and integrated transport system and ease of movement throughout County Monaghan by enhancing the existing transport infrastructure in terms of the road, cycling and pedestrian facilities and by promoting more compact urban forms close to existing facilities to encourage more sustainable movement patterns.
TCO 1 To facilitate the development of a high quality and sustainable telecommunications network for County Monaghan to support economic growth, improve quality of life and enhance social inclusion.
CHAPTER EIGHT: ENVIRONMENT, ENERGY AND CLIMATE CHANGE
EECSO 1 To afford a high level of environmental protection in County Monaghan through the provision of quality environmental services which adhere to the precautionary principle, to provide for sustainable development through the promotion of energy efficiency and renewable energy to deliver a low carbon future for County Monaghan, to implement measures to reduce the human causes of climate change and to consider its effects when formulating development plan policies.

CHAPTER NINE: STRATEGIC OBJECTIVES FOR SETTLEMENTS
SHO 1 To facilitate the development of Monaghan to maintain its position as the key town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of the town centre.
SHO 2 To promote the Strategic Towns as prosperous and thriving local development and service towns where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
SHO 3 To promote and develop Tier 3 Service Towns in order to create self-sufficient sustainable and vibrant communities which will act as local development and service centres for the Border catchment and the mid Monaghan hinterland whilst protecting the significant built heritage and archaeological heritage aspects of Clones town.
SSO 1 To create a clear strategic framework for the sustainable development of the towns and their hinterlands through the zoning and servicing of lands in a manner consistent with the Core Strategy as set out in Chapter 2.
SSO 2 Provide a basis for public and private sector investment in infrastructure, services and development, offering clear guidance to both sectors in framing development proposals, in partnership with the community.
SSO 3 Facilitate the provision of adequate services and facilities in the areas of education, medical/health, transport and public administration and encourage co-location of these services.
SSO 4 Attract investment and new employment opportunities to the towns while supporting sustainable enterprises.
SSO 5 Promote the towns as residential, employment, retail and service centres as well as industrial and commercial centres.
SSO 6 Protect and enhance the heritage, character and streetscape of the towns and ensure they are attractive places to live and work.
SSO 7 Provide a wide range of amenity, sporting and cultural facilities including public spaces and parks.
SSO 8 Provide, as resources permit, specific area action plans and/or masterplans for the towns to provide for the most efficient and suitable co-ordinated development to take place.
SSO 9 To designate development limits around the urban areas in order to manage development in a sustainable manner and restrict urban sprawl and the merging of distinctive areas.
SSO 10 Promote the development of all settlements with an appropriate range of facilities and services including social infrastructure, retail units, commercial offices and local enterprise in accordance with the provisions of the Core Strategy.
SSO 11 Promote sustainable compact development forms, including more comprehensive backland development where appropriate and promote the efficient use of available public infrastructure and services.
SSO 12 Facilitate and/or provide the infrastructure and services necessary to accommodate anticipated population growth in each settlement.
SSO 13 Protect important landscape features within or on the edge of settlements by prohibiting development within designated Landscape Protection/Conservation (LPC) areas unless it is proven to the satisfaction of the Planning Authority that the proposed development would not detrimentally impact on the amenity of the LPC areas or the wider setting or character of the settlement.
SSO 14 Promote public transport strategies that could facilitate services in the lower tier settlements.

SSO 15 Encourage the development of specialist niche activities or roles that could help distinguish the settlements and thereby promote their development.
SSO 16 Ensure that new development within settlements is appropriate in terms of use, siting, scale, layout, design, materials and character.
SSO 17 Promote and encourage the delivery of the refurbishment and regeneration of the back lands of the towns as well as appropriate development on infill sites, derelict sites, vacant plots and brownfield sites.
SSO 18 To develop, subject to resources, sustainable transport solutions within and around the major towns in the County that encourage a transition towards more sustainable modes of transport.
UDO 1 To promote the towns as residential centres and encourage the development of new residential accommodation on zoned housing lands.
UDO 2 To ensure there is sufficient zoned, serviceable land to meet the future housing needs of the towns as set out in the Chapter 2, Core Strategy, Monaghan County Development Plan 2013-2019.
UDO 3 To provide directly, or in partnership with the voluntary or private sector, sufficient social and affordable housing to meet the needs of the area
UDO 4 To encourage social integration and a mixture of tenures in all housing developments.
UDO 5 To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the towns.
UDO 6 To comply with the Housing Strategy for County Monaghan 2013 and any subsequent strategy.
UDO 7 To require developers of residential lands along existing and proposed roads to provide and employ appropriate buffers to protect the residential amenity of proposed dwellings, and to protect the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependent on the likely impact of the road or the development on amenity.
UDO 8 To promote compact forms of residential development such as infill and back land development and ensure through the development management process that access points to back land areas are reserved or that adequate frontage is reserved to provide future road access, to enable comprehensive back land development.
UDO 9 To implement an Active Land Management Strategy in relation to vacant land within County Monaghan and to maintain and update as required a Vacant Sites Register to ensure efficient and sustainable use of the County's land resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015.
UDO 10 To encourage and support proposals for new residential development that will result in the regeneration/renewal of town centre areas and/or a reduction in vacancy/dereliction in the context of the proposed planning and sustainable development of the area.
TCO 1 Promote and develop the town centres as the principal location for retail, office, leisure, entertainment, cultural and service uses and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites within it.
TCO 2 Protect the vitality and viability of the town centres by promoting a diversity of uses, with a presumption in favour of development that would make a positive contribution to ensuring that the town centres continue to provide a focus for shopping.
TCO 3 Promote the vitality and viability of the town centres by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices etc outside the designated town centres.
TCO 4 Use statutory legislation to discourage and prevent dereliction and encourage regeneration and development in the town.

TCO 5 Ensure that sufficient parking is available for town centre uses.
TCO 6 Continue to provide public investment directly and in partnership with the voluntary and private sector to support the vibrancy of the town.
TCO 7 Encourage the principal of living over the shop within the town centres.
TCO 8 Encourage and facilitate the undergrounding of utility cables in the town centres.
TCO 9 Continue to encourage and accommodate the regeneration of back lands in the towns where appropriate, including the construction of new urban streets to provide access to inaccessible lands.
SRO 1 Protect the vitality and viability of the town centres as the principal shopping area by encouraging development that would maintain and consolidate the retail core (as defined by the town centre boundary) of the towns.
SRO 2 Prohibit the location of retail development outside the town centres unless where it is compliant with the policies as laid out in the County Monaghan Retail Strategy 2016-2022 (and any subsequent strategy), and the DECLG Retail Planning Guidelines for Planning Authorities (and any subsequent guidelines)
SRO 3 Encourage the provision of a wider range of convenience and comparison goods and size of retail units in the town centres.
IEO 1 Ensure that sufficient and suitable land is reserved for new industrial development at appropriate locations, where there are existing infrastructural facilities, services and good communications, or where they can be provided at a reasonable cost.
IEO 2 Facilitate the growth and/or expansion of existing industrial enterprises where appropriate, subject to development management guidelines as set out in Development Management Guidelines of the Monaghan County Development Plan 2019-2025. Such developments should not unduly impact on the residential amenity of existing residential properties.
IEO 3 Encourage and promote the sustainable development of industry within the towns over the plan period.
IEO 4 Co-operate with IDA Ireland, Enterprise Ireland, community groups and other relevant bodies to ensure a co-ordinated approach to the provision of necessary infrastructure and services to support industrial development
IEO 5 Ensure that a high standard of design, layout and amenity is provided and maintained in all new industrial developments.
IEO 6 Continue to support and facilitate cross-Border co-operation and trade between County Monaghan and the North of Ireland.
RPO 1 Construct new roads and improve the existing road network in, around and through the towns, to open up development lands and improve traffic safety.
RPO 2 Reduce traffic congestion and improve access and traffic flow throughout the towns.
RPO 3 Construct and maintain pedestrian and traffic safety measures, and implement traffic control measures, where required, throughout the towns.
RPO 4 Regulate and manage car-parking facilities throughout the towns in accordance with Chapter 15, Development Management Guidelines of the Monaghan County Development Plan 2019-2025 and ensure that adequate off-street car parking and servicing space is provided in all new developments.
RPO 5 Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
RPO 6 Co-operate with developers in the provision of access points, roads, footpaths and services where it is deemed necessary.

RPO 7 Ensure that, where appropriate, adequate space is provided in all new developments for off-street car parking and require adequate provision of loading space within the curtilage of new developments.
RPO 8 Control and restrict any new direct access points or intensification of use of existing accesses onto the national road network within the general speed limit areas in accordance with the policies contained within the Monaghan County Development Plan 2019-2025.
SNO 1 Promote the value of Monaghan's Natural and Built Heritage resources as an asset for the local economy and a key benefit to the amenity of the area and the well-being of the community.
SNO 2 Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.
SNO 3 Protect individual trees, groups of trees and woodland areas because of their nature conservation value or their contribution to amenity of the town and require the retention of existing mature trees and hedgerows in all new developments, except in exceptional circumstances.
SNO 4 Prohibit development in Landscape Protection/Conservation Areas unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be contrary to the zoning objective as outlined in Chapter 9 of the Monaghan County Development Plan 2013-2019.
SNO 5 Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species, or features worthy of protection.
SNO 6 Protect and preserve the Protected Monuments and Structures located within the towns.
SNO 7 Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies set out in Monaghan County Development Plan 2019-2025 and the DEHLG Architectural Heritage Protection Guidelines. In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.
SNO 8 To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in accordance with DEHLG Architectural Heritage Protection Guidelines, during the plan period.
SNO 9 Protect and conserve the streetscape character, architectural quality and heritage of the towns.
SNO 10 Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre where possible.
SNO 11 Ensure that new developments enhance, respect and compliment the form and scale of the existing town streetscape and architecture.
SNO 12 Preserve features which contribute to the townscape and character of the town (e.g. archways, facades, stonework, iron railings etc)
REO 1 Promote the value of the County's recreational and amenity resources as a key asset to the local economy and to the health and wellbeing of the community.
REO 2 Prohibit development on zoned recreation/open space lands unless it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effect on the environment.
REO 3 Provide sufficient recreation/open space and amenity areas within the towns for their populations and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere.
REO 4 Support the development of social, recreational, sporting and community facilities in appropriate locations.

REO 5 Co-operate with relevant educational authorities in developing additional facilities in the towns with the view of improving the availability of education.
REO 6 Maintain existing rights of way and investigate the creation of additional public rights of way, either by agreement, or by use of compulsory powers.
REO 7 Recreational facilities such as a Cinema or Bowling Alley shall be located within the town centre. Alternative out of town centre sites shall only be considered acceptable where it is clearly demonstrated to the satisfaction of the Planning Authority that there are no town centres or edge of centre sites that are suitable, viable or available. (sequential approach).
STO 1 Promote and facilitate the development of County Monaghan as a tourism centre in co-operation with the public and private sector.
STO 2 Accommodate sustainable tourism related projects related to natural assets of the towns
STO 3 Encourage and accommodate the reopening of the Ulster Canal.
STO 4 Promote and develop improved cross Border networks to encourage tourism and business to operate in both Northern Ireland and the Republic of Ireland.
STO 5 Develop facilities to provide accessible tourist information throughout the towns and their environs within the plan period.
APO 1 To require, in areas which have been identified as requiring the preparation of a Local Area Action Plan, that any such plan shall be prepared and agreed with the Planning Authority prior to any development application being considered on the subject lands.
APO 2 To require a written statement and a plan indicating the objectives, in such detail as may be determined by the Planning Authority, for the proper planning and sustainable development of the area to which it applies.
APO 3 To require proposals in relation to the overall design of a development to include details of maximum heights, external finishes of structures and overall appearance. The proposal should positively contribute to the public realm.
APO 4 To provide linkages with the Town Core in terms of safe and accessible pedestrian and vehicular linkages.
APO 5 To require that all plans are consistent with the policies and objectives of the County Development Plan 2019-2025
APO 6 To include guidance with regard to quality architectural treatment, topography, urban structure and built form consistent with the established character of the town.
SIO 1 To identify and zone land for the purposes of providing or extending educational, community or recreational facilities where a demonstrated need exists.
SIO 2 To secure greater social inclusion through the provision of an appropriate mix of house types within residential areas in accordance with the provisions of the Chapter 3, Housing of the Monaghan County Development Plan 2019-2025
SIO 3 To require that the quantitative and qualitative standard for public open space in all new residential developments as required in Chapter 15, Development Management of the Monaghan County Development Plan 2019-2025 are complied with.
SIO 4 To ensure that adequate provision is made for public transportation infrastructure including pedestrian and cycling linkages.
VO 1 To support the villages in their role as local rural service centres for their population and rural hinterland, with the principles of environmental, economic and social sustainability including protection of the village's heritage and the natural and built environment.

VO 2 To promote and facilitate limited residential development commensurate with the nature and scale of the village, utilising brownfield and infill opportunities in order to regenerate and consolidate the village in compliance with the Core Strategy, except where there is an otherwise demonstrable need.
VO 3 To facilitate additional community facilities and services within the village envelope, where possible and on the fringes of the village envelope where no other suitable sites are available.
CHAPTER TEN: MONAGHAN SETTLEMENT PLAN
MTSO 1 To facilitate the development of Monaghan to maintain its position as the key town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.
MPO 1 Ensure that all development proposals in the vicinity of Dublin Street/Roosky have regard to the Local Area Action Plan for lands to the North East of Dublin Street
MPO 2 Ensure that all development proposals within the Dublin Street Regeneration Plan area have regard to the regeneration strategy and development objectives of the Dublin Street Regeneration Plan.
MPO 3 To provide a new multi-user Peace Campus on the old Machinery yard site within the lifetime of the plan subject to the availability of funding.
MPO 4 Encourage new developments which refurbish existing buildings and back lands in order to eliminate dereliction and reinforce the town centre
MPO 5 Extend the town's retail base as the County Town and maintain the Tier 1 designation in the County Monaghan Retail Strategy 2016-2022
MPO 6 Promote Monaghan as the key industrial and employment centre in line with its County Town Status
MPO 7 To investigate the feasibility of creating a town centre 'hub' that caters for public bus and taxi connections.
MPO 8 To support the established festivals and events and to deliver on increased bed nights in suitable locations.
MPO 9 To support the re-opening of the Ulster Canal in Monaghan Town and any complementary developments along the route of the Ulster Canal, including the proposed Ulster Canal Greenway network.
MPO 10 Ensure Peter's Lake and its environs are a key amenity area both for urban dwellers and the general public.
MPO 11 To provide sufficient open space and amenity areas within and adjacent to the town.
MPO 12 Encourage and facilitate the provision of appropriate and sensitive recreational development within Rossmore Park
MPO 13 To protect natural amenities such as Peter's Lake, Rossmore Park, Tom Young's Wood, and Wright's Wood from intrusive development that would detrimentally impact on them or their designation
CHAPTER ELEVEN: CARRICKMACROSS SETTLEMENT PLAN
CMSO 1 To promote Carrickmacross town as a prosperous and thriving local development and service town where the principles of environmental, economic and social sustainability including protection of the town's heritage and natural and built environment are enshrined.
CMO 1 Support the existing town centre use along Main Street while developing an expanded town centre south of the town.
CMO 2 Prepare and implement Local Area Action Plans (LAAP) for lands identified on map CKDP1, between Main Street and Mullinary Street, and lands between Chapel Lane and O'Neill Street.

CMO 3 Require that any development along the by-pass provides appropriate buffers to protect the residential amenity and the visual amenity of the setting of the town. The design, scale, form and detailing of the buffer shall be dependent on the likely impact of the road or the development on amenity.
CMO 4 Promote Carrickmacross as the key industrial centre in the south of the County
CMO 5 Promote lands to the east of Carrickmacross bypass for strategic industrial development with potential for significant employment generation.
CMO 6 Promote and facilitate the development of Carrickmacross as a tourism centre in cooperation with the public and private sector.
CMO 7 To support the refurbishment of the Market House building within the lifetime of the plan.
CMO 8 Develop lands at the Ardee Road as the primary location for active recreational development in the town.
CMO 9 Develop and expand the town park at Lisanisk Lake.
CMO 10 Protect Bath Avenue from intrusive development.
CMO 11 To support the implementation of the Carrickmacross Active Travel Town - Walking and Cycling Strategy 2017 and any subsequent versions.
CMO 12 To protect the natural amenities from intrusive development that would detrimentally impact on their designation as areas of secondary amenity.
CMO 13 To protect and enhance the character of the Architectural Conservation Areas within the town.
CMO 14 Prohibit development within the environs of Lough Naglack, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.
CHAPTER TWELVE: CASTLEBLAYNEY SETTLEMENT PLAN
CBSO 1 To promote Castleblayney as a prosperous and thriving local development and service town where the principles of environmental, economic and social sustainability including protection of the town's heritage, natural and built environment are enshrined.
CBO 1 Prepare and implement a Local Area Action Plan (LAAP) for lands to the rear of Muckno Street in consultation with landowners.
CBO 2 To encourage new developments which refurbish existing buildings in order to regenerate the town centre and to eliminate dereliction.
CBO 3 Promote Castleblayney as a key industrial centre and employment centre.
CBO 4 To require that a 15-metre corridor is maintained between the zoned lands and the fence line either side of the Castleblayney by-pass to protect the road for any future upgrade works.
CBO 5 To promote Lough Muckno and its environs as the premier tourist attraction in the town.
CBO 6 To accommodate sustainable tourism related projects in an around Lough Muckno which are compatible with Chapter 4, Economic Development of the Monaghan County Development Plan 2019-2025
CBO 7 To support the recommendations of the CHL Consulting Company Ltd Options & Appraisal Report on Hope Castle and its annex buildings to provide a pathway for the delivery of a destination tourism facility at Lough Muckno.
CBO 8 To support the implementation of the Castleblayney Walking and Cycling Strategy 2012 and any updated versions.
CBO 9 Develop a townpark at Drumillard within the lifetime of this plan subject to the availability of resources.
CBO 10 To provide for the restoration/reuse of Hope Castle and the Annex buildings during the lifetime of this plan, subject to the availability of resources.
CBO 11 Prohibit development within the environs of Lough Muckno, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and its surrounding landscape will not be threatened.

CBO 12 Protect and conserve the River Fane and Gas Lake and its environs from inappropriate development.
CBO 13 Encourage and facilitate the restoration and refurbishment of the Market House during the plan period and subject to resources being available.
CHAPTER THIRTEEN: CLONES SETTLEMENT PLAN
CSSO 1 To promote and develop Clones as a service town to create a self-sufficient sustainable and vibrant community which will act as a local development and service centre for the Border catchment and the west Monaghan hinterland
CPO 1 To support the aims of the Clones Regeneration Partnership (CRP) with an objective to reverse the economic and social decline of the town and provide an improved quality of life for the people of Clones and its hinterland population.
CPO 2 To prioritise development on brownfield lands and derelict sites and incentivise such development.
CPO 3 To regenerate the town centre as a residential, retail and services centre, with particular emphasis on Fermanagh Street and the Diamond and to encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.
CPO 4 To promote the location of start-up enterprises within Clones Town.
CPO 5 To encourage the provision of tourist accommodation on appropriate sites
CPO 6 To upgrade and develop angling facilities in Clones and the Erne East Area in co- operation with Inland Fisheries Ireland and other relevant water bodies.
CPO 7 To encourage and accommodate the reopening of the Ulster Canal and complementary developments along the route of the Ulster Canal including the development of the proposed Ulster Canal Greenway network, and the provision of a marina at an appropriate location within the town as it provides a vehicle for regeneration.
CPO 8 To develop a new image for the town through promoting its heritage assets such as the Round Tower, High Cross, Clones Castle, the Ulster Canal and its sporting tradition as the home of Ulster GAA.
CPO 9 To protect and preserve the Protected Monuments and Structures located within the town of Clones in particular Clones Fort, the Round Tower and Abbey and the High Cross on the Diamond, in accordance with the Council's statutory duties.
CPO 10 To protect and conserve the streetscape character, architectural quality, and heritage of the Diamond, Mac Curtain Street, Cara Street and Fermanagh Street.
CHAPTER FOURTEEN: BALLYBAY SETTLEMENT PLAN
BYCO 1 To promote and develop Ballybay Town to create a self-sufficient sustainable and vibrant community which will act as a local development and service centre for the mid Monaghan hinterland.
BO 1 To prioritise development on brownfield lands and derelict sites and incentivise such development.
BO 2 To support the provision of a new Ballybay Fire station to serve the town and the surrounding hinterland.
BO 3 To support a wide variety of employment and services in Ballybay town centre.
BO 4 To support and encourage the development of research facilities and start-up operators within the food business sector at Ballybay Enterprise Park
BO 5 To promote Lough Major and the Dromore River System as the premier tourist attractions in the area.

BO 6 To accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 6, Heritage, Conservation and Landscape of the Monaghan County Development Plan 2019-2025
BO 7 To upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies.
BO 8 To develop a new image for the town through promoting its heritage assets such as Lough Major and the Wetlands Heritage Centre located along the Dromore River
BO 9 To support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations.
BO 10 To maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers to create and enhance walkways around the town, with particular emphasis on the lands around Lough Major.
BO 11 To protect and conserve the streetscape character and heritage of the town with emphasis on Main Street and the Square.
BO 12 To encourage the restoration of Ballybay Courthouse during the Plan period 2019-2025
BO 13 To protect Lough Major and the Dromore River System and their environs by prohibiting development within their environs, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and System, and its surrounding landscape will not be threatened.
CHAPTER FIFTEEN: DEVELOPMENT MANAGEMENT
DMO 1 To ensure the orderly and sustainable development of County Monaghan by setting out policies and standards for the management of development within the County.

Two Year Progress Report on Achieving Objectives of County Development Plan 2019-25

Council Meeting Presentation

10th May 2021



Presentation Overview

- **Introduction & Context**
- **Report Structure**
- **Examples**
- **Chapter 16 – Implementation & Monitoring**
- **Questions**

Introduction & Context

- **Section 15 of the Planning and Development Act 2000**
- **Required to secure the objectives of the Development Plan and prepare a report on progress in achieving the objectives of the Plan within two years of the making of the Development Plan**
- **Under Section 95(3)(a) of the Planning and Development Act, the Chief Executive is also required to include a review of the progress achieved in implementing the Housing Strategy in this Progress Report**
- **Plan made on the 4th March 2019**
- **Report due to issue on 29th April (8-week extension due to COVID-19)**

Introduction & Context

- The report sets out progress made in securing the objectives over the first two years
- However, Development Plan has a six year life span
- Some strategic policies and objectives of the Plan have a much longer time horizon
- Many of the objectives are ongoing, but where possible, examples of progress to date have been included
- A full review of the Development Plan will commence in Spring 2023 and will conclude on or before April 2025
- The contents of the report are accurate up to 31st December 2020

Report Structure

- The Plan is divided into following chapters which each set out broad objectives

Chapter One	Introduction
Chapter Two	Core Strategy
Chapter Three	Housing
Chapter Four	Economic Development
Chapter Five	Community
Chapter Six	Heritage, Conservation and Landscape
Chapter Seven	Transport and Infrastructure
Chapter Eight	Environment, Energy and Climate Change
Chapter Nine	Strategic Objectives for Settlements
Chapter Ten	Monaghan Settlement Plan
Chapter Eleven	Carrickmacross Settlement Plan
Chapter Twelve	Castleblayney Settlement Plan
Chapter Thirteen	Clones Settlement Plan
Chapter Fourteen	Ballybay Settlement Plan
Chapter Fifteen	Development Management Guidelines
Chapter Sixteen	Implementation and Monitoring

Report Structure

- **The Progress Report follows the format of the Plan for ease of reference**
- **Examines each objective set out in each chapter and provides commentary on progress of achieving the objective**
- **Wide ranging consultation with all sections of the Council to gather information**
- **Examples provided where possible of achievement of objectives or progress towards it**
- **Work in progress in case of most objectives – some ongoing for lifetime of the Plan**
- **Significant amount of work done over last two years**
- **More to do over next four years**

Examples

SSO 15	Encourage the development of specialist niche activities or roles that could help distinguish the settlements and thereby promote their development.
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The above objective has been and will continue to be secured by establishing the particular strengths and roles of towns and villages and giving favourable consideration to development associated with furthering these strengths. For example, the newly refurbished Patrick Kavanagh Centre and associated Kavanagh Trail opened in 2020 in the village of Inniskeen while the South Lodge Angling Stretch has been developed on Lough Muckno to provide additional facilities for angling visitors.

DMO 1	To ensure the orderly and sustainable development of County Monaghan by setting out policies and standards for the management of development within the County.
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This objective has been and will continue to be secured through the consistent assessment of development proposals against the objectives and policies as set out in Chapters 2-15 of the Plan which will ensure that development takes place in accordance with the strategic vision for the County and in an orderly and sustainable manner.

Chapter 16 – Implementation and Monitoring

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- Sets out the provisions for the implementation and monitoring of the securing of the objectives of the County Development Plan over the period 2019-2025
- Assesses the effectiveness in terms of achieving the stated aims and objectives and determines whether amendments are required
- Where it is considered that such amendments are warranted, variations to the Plan will be progressed
- The preparation of further action plans or projects will also be progressed, where necessary, to pursue the implementation of the strategic objectives of the Plan

Chapter 16 – Implementation and Monitoring

- Provision of an accurate, consistent and integrated estimate of housing need at county level considered by Government to be critical to the planning system
- National Policy Objective 36 of the National Planning Framework - established integrated approach to population and housing in the planning system
- Dec 2020 - Minister for Housing, Local Government and Heritage published Guidelines for Planning Authorities in respect of Housing Supply Target Methodology for Development which endorses the Economic and Social Research Institute (ESRI) research paper based on an updated econometric and demographic projection model
- April 2021 - Minister for Housing, Local Government and Heritage published Guidelines for Planning Authorities in respect of Housing Need & Demand Assessment which is a long-term strategic view of County's housing need that informs Housing Strategy

Chapter 16 – Implementation and Monitoring

- Significant shortfall in permitted residential units in all Tier 1 to 3 Towns since adoption of the Plan with the exception of Carrickmacross
- Shortfall also in numbers of residential units either applied for or granted planning permission on brownfield/infill lands since the adoption of the Plan in all Tier 1 to 3 Towns with the exception of Castleblayney
- Consideration must be given to stimulating the numbers of residential units being brought through the planning process for the remainder of the Plan period
- Legal impediments to the rezoning of lands during the lifetime of the Plan
- One option is to manage release of Strategic Residential Reserve lands located within existing footprint of the settlements which are sequential and serviced
- Further investigation required in tandem with Housing Need & Demand Assessment undertaking



Questions

Tier in Settlement Structure	Location	Projected Population 2025 (persons)	Population Increase (persons) 2019-2025	Brownfield/Infill Allocation (20% in each settlement)	Allocation that requires Housing Land	No of Units (2.6 persons per house)
Tier 1	Monaghan	9,415	1,737	347	1,390	535
Tier 2	Carrickmacross	6,053	1,021	204	817	314
	Castleblayney	4,236	629	126	504	194
Tier 3	Clones	2,018	338	68	270	104
	Ballybay	1,547	306	61	245	94
Tier 4	Villages	4,532	860	176	684	263
Tier 5 & 6	Rural Settlements Remaining Rural Area	39,452	980	-	1,231	473
Total	County Monaghan	67,253	5,867	978	5,141	1,977

Table 1 – Core Strategy Table

Table 2 – Units on Proposed Residential Lands

Tier in Settlement Structure	Location	Annual Average Residential Units in Core Strategy Table 2.4	Total Units for 2019 & 2020	No. of Units Granted / Applied for Planning Permission on Proposed Residential A & B Since Plan Adoption
Tier 1	Monaghan	89	188	78
Tier 2	Carrickmacross	52	104	125
	Castleblayney	32	64	37
Tier 3	Clones	17	34	3
	Ballybay	16	32	1

Table 3 – Units on Brownfield/Infill Sites

Tier in Settlement Structure	Location	Brownfield /Infill Allocation (20% in each settlement)	Total Units for 2019 & 2020	No. of Units Granted / Applied for Planning Permission on Brownfield/Infill Since Plan Adoption
Tier 1	Monaghan	347	116	29
Tier 2	Carrickmacross	204	68	10
	Castleblayney	126	42	67
Tier 3	Clones	68	23	11
	Ballybay	61	20	2

Minutes of meeting of the Corporate Policy Group held remotely via Microsoft Teams on Tuesday 27 April 2021 at 9.30 a.m.

Chair: Cllr Colm Carthy

Present: Cllrs. R. Aughey, S. Gilliland, N. Keelan, P. Treanor

Mr. E. O'Sullivan, Chief Executive, Mr. J. Murray, Head of Finance, Mr. P. Clifford and Ms. P. Monahan, Directors of Services, Mr. C. Flynn and Mr. P. McGuinness A/Directors of Services, Mr. A. Hughes, Senior Planner, Mr. T. Gourley, Senior Executive Planner, Ms. M. McGarvey, Senior Staff Officer and Ms. C. Thornton, Meetings Administrator.

1. To consider Section 183 Notices

(i) Disposal of land/property at Nos 2 & 3 Thomas Street, Castleblayney

Mr. P. Clifford informed the members that it was necessary to re-issue the Section 183 Notice for Council approval as the purchaser had changed its trading name from Creighan Contracts Ltd to PCEM Enterprises Ltd.

On the proposal of Cllr Aughey seconded by Cllr N. Keelan, it was agreed to recommend the proposed disposal to the full Council for approval.

(ii) Disposal of 0.01224 hectares at Knockroe, Monaghan - Michael Leonard

Ms. P. Monahan, referred to the report in relation to the proposed disposal of 0.01224 hectares at Knockroe, Monaghan to Michael Leonard in accordance with the notice and map circulated. The Council intend to retain a 1.8m strip of land as outlined on the map to allow for possible future development of pedestrian/cycling network.

Mr. J. Murray stated that the matter had been discussed with the Monaghan MD members and there was no objection to the disposal.

On the proposal of Cllr Treanor, seconded by Cllr Gilliland, it was agreed to recommend the proposed disposal to the full Council for approval.

(iii) Disposal of .0102 hectares at Latlorcan Glen, Monaghan (Access)

Mr. C. Flynn referred to the report circulated in relation to the proposed disposal of 0.0102 hectares at Latlorcan Estate, Castleblayney Road, Monaghan. The proposed disposal is to provide a pedestrian connection from Latlorcan estate and a Right of way over Council lands for pedestrian connection from Dublin Road. It will also provide two wayleaves over Council lands to provide for water and sewer connections.

Mr. J. Murray stated that the matter had been discussed with the Monaghan MD members and there was no objection to the disposal.

On the proposal of Cllr Aughey, seconded by Cllr Gilliland it was agreed to recommend the proposed disposal to the full Council for approval.

(iv) Disposal of .22 hectares at Latlorcan Glen, Monaghan (Creche)

Mr. C. Flynn referred to the report circulated in relation to the proposed disposal of .22 hectares at Latlorcan Estate, Castleblayney Road, Monaghan to facilitate the provision of a creche at this location. He outlined the conditions attaching to the proposed disposal.

Mr. J. Murray stated that the matter had been discussed with the Monaghan MD members and there was no objection to the disposal.

On the proposal of Cllr Aughey, seconded by Cllr Treanor, it was agreed to recommend the proposed disposal to the full Council for approval.

2. To consider the Draft General Development Contribution Scheme 2021 - 2026

Mr. T. Gourley explained that the Planning & Development Act 2000 (as amended) permits local authorities to adopt a development contribution scheme to levy charges for capital infrastructure. The Act provides for three types of development contributions that may be attached as conditions to a planning permission under the Act – General Development Contributions; Special Development Contributions and Supplementary Development contributions. He then gave a detailed presentation to the members during which he outlined the following:

- The need for Development Contributions
- Projects funded from 2013 – 2020 and anticipated to be funded from 2021 – 2026
- The proposed changes to the existing scheme

Mr. Gourley responded to queries from the members.

On the proposal of Cllr Gilliland, seconded by Cllr Keelan, it was agreed to recommend the Draft Development Contribution Scheme 2021 – 2026 to the full Council to allow it to proceed to the public consultation phase under section 48 of the Act.

3. To consider Proposed Deletion of No. 10 Dublin Street, Monaghan Town from the Record of Protected Structures for County Monaghan

Mr. A Hughes gave a presentation to the members on the process that had been undertaken in relation to the proposed deletion of No 10 Dublin Street, Monaghan Town from the Record of Protected Structures for County Monaghan (RPS). Following the public consultation process, four submissions had been received – 1 from the Department of Housing, Local Government and Heritage and 3 from members of the public, all of whom were opposed to the removal of the building from the RPS mainly on the grounds that it was the birthplace of Charles Gavan Duffy. Mr. Hughes stated that having regard to the report circulated and the recommendations by CONSARC Conservation dated May 2020, it was recommended that this structure be deleted from the Record of Protected Structures for County Monaghan.

Following the presentation Mr. Hughes responded to queries from the members. It was noted that the Monaghan MD members had considered the proposal and had raised no objection to it.

On the proposal of Cllr Aughey, seconded by Cllr Gilliland, it was agreed to recommend to the full Council the proposed removal of the structure (10 Dublin Street, Monaghan) from the Record of Protected Structures for County Monaghan.

4. Review of County Development Plan

Mr. T. Gourley, Senior Executive Planner informed the members that under Section 15 of the Planning and Development Act 2000, Planning Authorities are required to review the objectives of the Development Plan, and to prepare a report on progress in achieving the objectives of the Plan in the first two years of the making of the Development Plan.

The main report sets out progress to date in compliance with this requirement and specifically reviews the progress being made in securing each objective contained within the Development Plan. The executive summary is a synopsis of the progress to date. He stated that a full review and preparation of a new Development Plan will commence in Spring 2023 and will conclude on or before April 2025. Mr. Gourley then responded to queries from the members.

It was agreed that the Two Year Progress Report on the County Development Plan 2019 – 2025 be presented to the full Council at the May meeting.

5. Preparation of Draft Litter Management Plan 2021 – 2023

Mr. P. McGuinness A/Director informed the members that the Draft Litter Management Plan 2021-2023 would shortly be advertised for public consultation. Members of the public will be able to make submissions up to and including the 25th June 2021. The Draft Plan has been considered by the SPC and consultation had taken place with the Tidy Towns Network, the PPN and Comhairle na nÓg. The Draft Plan will be presented to the CPG and full Council following the public consultation process.

Cllr Keelan welcomed the draft Plan and suggested that an online presentation could be arranged for all Council members, if required, later in the process.

6. To receive Health & Safety Report March 2021

C. Flynn outlined the main points of the Health & Safety report for March 2021. He advised that there were no significant issues/incidents to report. The report was noted.

7. Update on N2 National Primary Road Schemes

Ms. P. Monahan, Director, informed the members that as part of the planning and design of both road schemes, topographical and environmental surveys are currently being scheduled. Jacobs have written to approximately 650 landowners on the N2 Ardee to Castleblayney

scheme and approx. 600 landowners on the N2 Clontibret to the border scheme to request their co-operation for the surveys. The survey areas will include sideroads and areas where junctions and interchanges are proposed. In some locations the survey areas extend outside of the previously published Preferred Route Corridors and will include landowners who have not previously been contacted directly in relation to the schemes. Topographical surveys are expected to start in May and will run during the summer. Topo specialist surveyors will need to walk across land to record ground levels and to map buildings and structures, vegetation, rivers and other features.

Environmental surveys such as agriculture, ecology and noise surveys will also commence shortly. These will be walkover surveys and will not cause disturbance to land or property. Where applicable an agronomist will be in contact with agricultural landowners with respects to the agronomy surveys. Noise surveyors will also contact relevant landowners where access may be needed to install equipment. Ground investigation works are also being planned and Jacobs will issue separate correspondence to relevant landowners in relation to the proposed works.

The N2 Project Team continue to work remotely but can still be contacted by landowners and members of the public via the N2 Project Phonenumber 087 3403786 or by email. News and updates will be posted on the 'Latest News' section of the project website www.N2MonaghanLouth.ie.

8. Any other business

It was agreed that the May Council meeting would be held in the Garage Theatre on Monday 10th May from 11 am to 1pm.

The meeting concluded.



MANAGEMENT REPORT

APRIL 2021

In accordance with Section 136(2) of the Local Government Act, 2001, as amended by the Local Government Reform Act, 2014, I am required to prepare a monthly Management Report and to furnish a copy to each Councillor.

The report is set out in line with the functions of the various directorates. It aims to update the members on the following:

- (i) Developments and progress in the different sections over the previous month.
- (ii) Performance and outputs on a year to date basis for various service provisions.
 - (iii) Key immediate priorities going forward.
 - (iv) Ongoing implementation of the Corporate Plan.
- (v) In accordance with Section 151(4) of the Local Government Act 2001, CE/Directors orders are available for inspection at each monthly Council meeting on request.

HOUSING

JOHN MURRAY, DIRECTOR OF SERVICES/HEAD OF FINANCE

Homeless Statistics and Housing First Update**Homeless statistics 2021**

From 1st January to 21st April 2021, Monaghan County Council received 24 enquiries either directly from individuals themselves or from others on their behalf, reporting homelessness. On review 8 of those presenting were deemed as homeless. The remaining 16 people were having difficulties or at risk of homelessness, but not homeless. Support was provided to both groups.

Housing First

Housing First is a partnership between Monaghan County Council and Peter McVerry Trust. The aim is to deliver housing and support to people who have been homeless and living rough and who have or have had, a mental health illness and addiction. Monaghan County Council has a target of three families to enter the programme. this has been achieved and there are currently three tenancies in our Housing First Programme. We are working to expand this programme further.

Tenancy Sustainment

Focus Ireland provides Tenancy Sustainment Services to Monaghan County Council. The Sustainment Officer works closely and supports individuals, who are homeless or are at risk of homelessness. The Sustainment Officer is currently supporting fifteen families in County Monaghan with tasks such as finding accommodation, sustaining their tenancy and prevent tenants from becoming homeless again.

Re-Lets Update

Works Prior to Re-letting are continuing for all vacant properties by either Monaghan County Council Staff and/or Contractors, depending on the type of work required, to prepare the properties for allocation to tenants. In 2021 Energy Efficiency Deep Retrofit works will be carried out to a significant number of vacant properties.

In Q1 2021, Monaghan County Council completed works prior to re-letting on 13 vacated stock and 8 newly acquired dwellings.

Works Prior to Re-letting are ongoing at 15 vacant properties throughout the county and works are in planning stage for a further 12 properties which are due to become vacant within the next six weeks. Works are also currently ongoing at 10 newly acquired dwellings.



Before and After Recent Relet Property @ No. 4 98 Avenue, Clones

Magherross Development Update

Carrickmacross/Castleblayney MD is arranging a meeting between MD members and Tuath Housing to discuss completion and outstanding matters in the Magherross Development.

In 2018 Tuath Housing received Capital Advance Leasing Facility funding approval to provide 33 dwellings as social housing at Magherross in Carrickmacross under the Rebuilding Ireland programme. In October 2019 Tuath reported that the first 7 houses were nearing completion and requested nominations from Monaghan County Council. The construction of the first 7 houses appeared to be close to substantial completion stage so it was deemed reasonable that nominations were requested. Monaghan County Council initially issued 7 individual nominations in 2019 and have since issued a total of 13 nominations to date for these units as there have been 6 Refusals received.

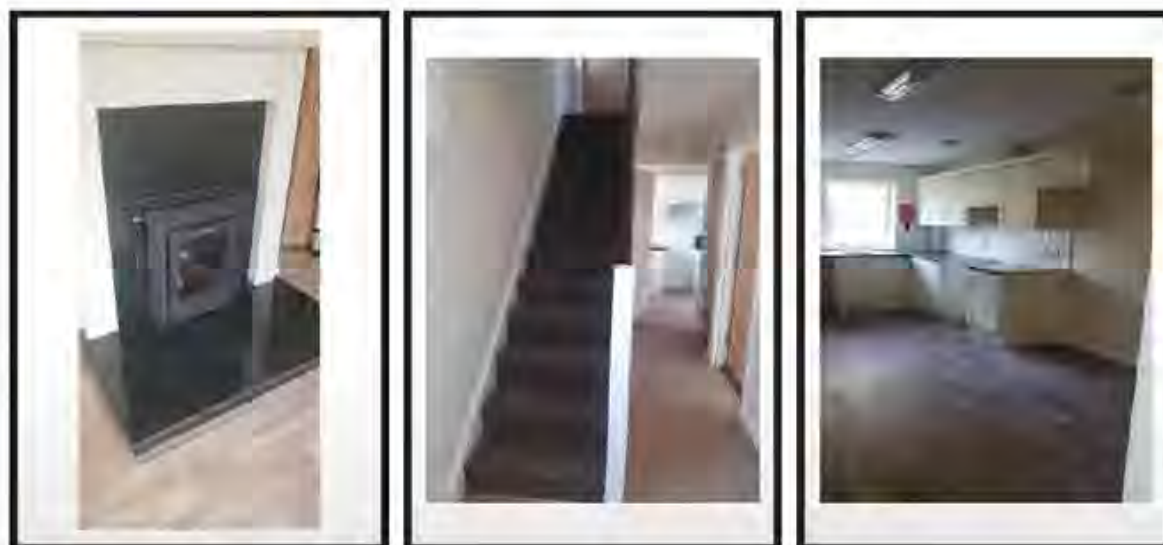
In December 2019 it was reported by Tuath that the Developer had encountered delays due to issues with connection of utilities (electricity and water). In early 2020 it was reported by Tuath that the Developer had encountered further delays with connection of utilities and additional delays associated with certification of the properties. In late 2020 it was reported by Tuath that the Developer had continued to report that there were delays due to certification issues and added that there may also be further delays associated with mapping issues.

The contract for the provision of social housing at Magherross is between the Developer and the Approved Housing Body and is subject to the requirements of the funding providers under the Capital Advance Leasing Facility; the Department of Housing, Local Government & Heritage and the Housing Finance Agency and their solicitors.

Recent correspondence dated 15th April 2021 from Tuath Housing advised the developers are endeavouring to get the 7 units closed off in the next few weeks.

Mullaghmatt Remedial Works

Mullaghmatt Remedial Works Scheme



All houses receiving full refurbishment works are complete. Houses have been finished to an excellent standard and have achieved a B2 BER rating



All roof works and bay window works have been completed



Site development works are nearing completion and will be complete in June 2021.

TRANSPORTATION

PATRICIA MONAHAN, DIRECTOR OF SERVICES

National RoadsMajor Schemes**N2 Ardee to Castleblayney and N2 Clontibret to the Border Road Schemes:**

To advance the planning and design of both road schemes, topographical and environmental surveys are currently being scheduled. Jacobs Consulting Engineers have written to approximately 650 landowners on the N2 Ardee to Castleblayney Road Scheme, and approximately 600 landowners on the N2 Clontibret to Border Road Scheme to request their co-operation for these surveys. The survey areas will include sideroads, and areas where junctions and interchanges are proposed. In some locations the survey areas extend outside of the previously published Preferred Route Corridors and will include landowners who have not previously been contacted directly in relation to the schemes. The topographical surveys are expected to commence in May 2021 and will run during the summer months. They will be undertaken by a team of specialist surveyors who will need to walk across land to record ground levels and to map buildings and structures, vegetation, rivers, and other features in the landscape.

Environmental surveys such as agriculture, ecology, and noise surveys will also shortly commence. These will be walkover surveys and will not cause disturbance to land or property. Where applicable, an agronomist will be in contact with agricultural landowners with respect to the agronomy surveys. Noise surveyors will also contact relevant landowners where access may be needed to install equipment.

Ground investigation works are also being planned, and Jacobs will issue separate correspondence to relevant landowners in relation to proposed works.

The N2 Project Team continue to work remotely, but can still be contacted by landowners and members of the public via the N2 Project Phoneline 087 340 3786, or by email as follows: - ArdeeCastleblayney@N2MonaghanLouth.ie / ClontibretBorder@N2MonaghanLouth.ie

News and updates will be posted on the 'Latest News' section of the project website, www.N2MonaghanLouth.ie

Minor Improvement Schemes**N54 Tullybryan Scheme:**

The Contract for Site Investigations has been awarded to Priority Geotechnical Ltd. The commencement for the works is now scheduled for May, 2021 and is expected to take approximately two weeks. The design team are preparing tender documents for Archaeology investigations and it is planned to tender this contract in the coming weeks. The CPO publishing date is expected to be Q2 2021, pending TII approval.

PARR Pavement Asset Repair and Renewal Schemes:**2020 & 2021 Pavement Scheme - N54 Monaghan Town - 2.3km**

The Contractor (John Mc Quillan Ltd) has postponed the start date for the pavement resurfacing and footpath works on North Rd, Old Cross Square, Dawson St and Broad Rd. Works have been delayed because of installation of new sewers and sewer connections on North Road. The pavement surfacing works are expected to be carried out in June 2021 and will be undertaken at night time.

2021 Pavement Scheme – N54 Clonlura- 2.6km

MCC have assessed the tender for the procurement of a Consultant for the design, preparation of tender documents and supervision of the scheme. The letter of Intent and letters to the Unsuccessful Tenderers have been issued.

NP/NS Bridge Rehabilitation Programme**N53 Ballynacarry Bridge Replacement:**

The draft Request for Tender document is currently being reviewed by TII Bridges and the Department of Infrastructure (Roads) in Northern Ireland. A meeting took place this week between MCC/ TII & DFI

(Roads). It is expected to tender for Consultants for the design and planning of the scheme in May, 2021.

MCC have received the Appropriate Assessment & Environmental Impact Assessment Screening Reports.

N54 Park Road (Margaret Skinnider Roundabout) Pedestrian Safety Scheme

The public consultation period for the Part 8 Planning closed on 1st April, 2021. Two submissions were received.

Peter Monahan Consulting Engineers are progressing with the preparation of the Tender documents and propose to publish at the end of April/ early May. Construction of the new roundabout is planned for Summer 2021 with works to be undertaken generally at night time.

N2 Tirraneil junction

The Contractor has advised that the works would be expected to commence in early June, 2021.

N2 Tullyvaragh junction

MCC are preparing the Part 8 documentation for the upgrade of the junction. A Road Safety Audit will be undertaken in the next few weeks. When this is completed, the design can be finalised and the Part 8 Planning documentation submitted.

N54 Smithboro Pedestrian Crossing

The Contract for the works has been awarded to S. Wilkin Ltd and works are expected to commence in June 2021.

NP & NS Maintenance

Vehicle Restraint Systems

Lagan Operations & Maintenance Ltd to commence works on Monday 26th April on the repair of crash barriers on the National road network.

Capital & Ordinary Maintenance Pavement Works

MCC are preparing the tender documents to engage Contractors to undertake the relevant contract maintenance works on the National routes. The value of the additional funding approved by TII is €617,000.

N2 Landscaping at Roundabouts

The Tender for the 3-year contract for Landscaping at six roundabouts on the N2 has been assessed and the Letter of Intent and Letters to the Unsuccessful Tenders have been issued.

Non-National Roads

Restoration Improvement (RI)

The Restoration Improvement Contract was awarded to Gibson Bros Ireland Ltd and works commenced on the 30th of March 2021. The contract is expected to be complete by August 2021.

Restoration Maintenance (RM)

The tenders to supply Bitumen and Stone Aggregate chips for the Restoration Maintenance programme have been completed. The works are to commence as follows:

- North Monaghan on May 10th, 2021,
- Clones Area on May 3rd
- Carrickmacross/ Castleblayney area on the 22nd of June 2021.

There is currently no delay envisaged for the delivery of our annual RM programme.

Bridge Rehabilitation Programme 2020

Works have commenced on the 3 Bridges that were identified as requiring Emergency works on the 12th of April 2021.

Contract 1 - 5no Bridges - The returned Tender is being assessed, with works to commence between the months of June - September 2021.

Contract 2 - 6no Bridges - Tender is to be published and awarded by May 2021, with works to commence between the months of June - September 2021.

Contract 3 & 4 - 13no Bridges - Tender in 2021. These works will be carried out in 2022 as part of our bridge rehabilitation programme.

Low Cost Safety Schemes

An allocation of €255,800 has been received from DTTAS for 2021 for Low-cost Safety Schemes in 2021. The Schemes are listed Below:

2021 Safety Improvement Works on Regional and Local Roads			
Local Authority	Road Number	Location	LA Allocation
Monaghan County Council	R188/L56011	Drummuck, Corcaghan	€20,000
Monaghan County Council	R186	Hasty's Cross, R186, LP1600 & LT16201	€10,000
Monaghan County Council	LP4052	Ross Rd, Carrickmacross	€55,000
Monaghan County Council	R181/L4201	Tullynahinnera, Castleblayney	€30,000
Monaghan County Council	R179/L58660	R179 Corcuillige, Donaghmoynne	€30,000
Monaghan County Council	LT-15101	LP1510 junction with LT15101 in townland of Creeve	€20,000
Monaghan County Council	R179	Shercock Rd, Carrickmacross	€10,000
Monaghan County Council	L22803/R189	Drunanny Drum	€15,000
Monaghan County Council	R162/L7300/L25023	Creagh, Ballybay	€10,000
Monaghan County Council	R178	Essexford Junction	€25,000
Monaghan County Council	LP2700/R188	Corravakan	€15,800
Monaghan County Council	L21104/L2810	Clonkeen Cole, Clones	€15,000
Monaghan County Council	Total		€255,800

Local Improvement Schemes

The LIS tender for 10no Lanes was returned on the 1st of April 2021 and is currently being assessed. The works will commence when funding for 2021 is confirmed by the department.

Community Involvement Schemes

Monaghan County Council has received funding of €544,000 for 2021. A list of schemes has been identified with the tender process and works to be completed by June 2021.

Specific Improvement Grants

R181 Drumillard to Crossduff - €150,000

DTTAS have confirmed funding of €150,000 to progress the 181 Drumillard to Crossduff road realignment scheme. The Tender for the detailed design and CPO will be issued in April 2021. Part 8, Site Investigation (FWD & Cores), Topographical Survey were completed in 2020.

Brackley Bridge

DTTAS funding of €1,200,000 has been confirmed for 2021 to carry out the construction of the Brackley Bridge Culvert replacement and Junction realignment. Work is to commence in April/May 2021.

Pilot Schemes 2020

CBGM & Reclaimed Asphalt Pilot scheme

A peer review is to be completed in May/June 2021 for the Reclaimed Asphalt & CBGM Pilot schemes.

Climate Change Adaptation Grant

DTTAS has confirmed funding of €130,775 and this is to be used for bridge design works.

An application for 2021 Climate Change Adaptation funding was submitted to DTTAS in March 2021. A decision on the allocation for MCC is expected in the coming weeks.

Active Travel Grant

National Transport Authority (NTA) confirmed a total funding allocation of €50 million for Active Travel Schemes throughout the Country. MCC received an allocation of €3,985,620, which is 8% of the National allocation.

The aim of this funding is to support the development of high-quality urban cycling and walking infrastructure outside of the major cities.

MCC submitted 52no Schemes for approval and an allocation was received for 47no schemes which include:

- Monaghan Town Greenway Urban Link – N2
- 98 Avenue, Clones – Road Upgrade /Cycle Path
- Ross Road, Carrickmacross – Footpath/Cycle path

NTA have also committed to funding additional staffing to help with the delivery of the approved projects. Details of the staffing allocation are expected in the near future.

Ulster Canal Greenway

The Part 8 application for the Monaghan Town to the Border section was submitted on the 1st of April 2021. Separate Part 8 applications for the N2 Spur and the Monaghan to Smithborough sections will be submitted later this year. Twelve months after the formal request for additional funding was submitted, the project still has not been advised of SEUPB's decision.

Road Safety

Georgina McKenna, a student from Co Monaghan was announced as one of five winners of €1,000 each, following iRadio's recent 'Tic Tok Mic Drop' road safety competition which was promoted and sponsored by eleven Local Authorities in the region including Monaghan County Council.

There has been one fatality on Co Monaghan roads to date in 2021. A motorcyclist from Co Donegal was killed when his vehicle was in collision with a roundabout at Tullyvin on the N2 on Saturday 17th April 2021.

COMMUNITY

PATRICIA MONAHAN, DIRECTOR OF SERVICES

LCDC/LAG

The Local Community Development Committee (LCDC)/Local Action Group (LAG) held their monthly meetings on 13th April 2021. The LCDC received updates on the SICAP Programme, the Local Economic and Community Plan and Peace Plus. Members approved the 2020 LCDC Annual Report. At the LAG meeting Members received updates on the LEADER programme 2014-2020 and the new LEADER Transitional Programme 2021 which commenced receiving applications on 1st April. Members also approved the March 2021 Returns and extensions to LEADER projects.

Monaghan LEADER Programme 2014-2020

	Allocation of Budget	%	Draw down of Grants	%	No of Projects/Project Claims fully completed
Total LEADER Budget for projects	€5,708,154.74		€5,708,154.74		
Grants awarded as at 13th April 2021	€5,698,098.16	99.82			112
Budget remaining for allocation at 13th April 2021	7,241.74				
Drawn down at 13th April 2021			€2,650,888.62	46.44	44
Budget to be drawn down at 13th April 2021			€3,057,266.12	53.56	

Monaghan Covid 19 Community Response Forum

Monaghan Covid 19 Community Response Forum has continued to meet on a frequent basis. Agencies involved have continued to contribute to a community wide response to the crisis and will continue to meet as required.

Community Call Helpline

The Covid 19 Community Call Helpline continues in operation from 9am to 5pm, Monday to Friday and with monitoring of a voice mail service outside of those hours. To week ending 22 April over 950 calls had been taken and managed by the Helpline since it was set up in April 2020, 147 of those since 1st January. A significant number of callers have been requesting transport of one type or another and these are mainly being managed by the Civil Defence. However, those calls have been for people not able to arrange their own transport or avail of public transport. The Helpline and Civil Defence has recently received a small number of calls from people seeking transport to the vaccination centre, which the Civil Defence cannot accommodate. There is adequate public transport in place to bring people to and from Monaghan and unfortunately requests for special transport to the vaccination centre cannot be accommodated.

Rural Programmes

Clár – Applications invited in March, closing date for receipt of online applications is 26th April.

Town & Village – Expected to be advertised for EOIs in May.

Community Enhancement Programme – Expected to be advertised May.

Outdoor Recreational Infrastructure Scheme – Announced 23rd April 2021.

The Minister for Rural and Community Development, Heather Humphreys TD, opened a call for applications for €14 million in funding for outdoor recreation projects and investment that will support the adventure tourism sector in rural communities. The funding, which is being provided under the Outdoor Recreation and Infrastructure Scheme, will support the key objectives of Our Rural Future. The focus of the funding is to develop rural unique natural amenities and support outdoor pursuits and adventure activities such as hiking/mountaineering, cycling, horse-riding, canoeing/kayaking, swimming, surfing, sailing, rock-climbing, fishing, paragliding and hang-gliding. The fund will provide for significant investment in the development of outdoor trails, walkways, cycleways, blueways, tidal pools, floating boardwalks and bridleways.

Projects applications will be accepted from Local Authorities under the following Measures:

- **Measure 1** for small scale projects requiring funding of up to €20,000,
- **Measure 2** for medium scale projects with funding of up to €200,000,
- **Measure 3** for large scale projects seeking funding of up to €500,000, and
- **Project Development Measure** funding of up to €50,000 for development costs for strategic large scale projects.

The deadline for online submission of expression of interest for Measure 1 to MCC is 28th May. The deadline for applications for Measures 2, 3 & the Project Development Measure is 30th July 2021.

Age Friendly Programme

Age Friendly built environment initiatives

The Age Friendly Programme Manager has been working with each Municipal District Coordinator to audit pedestrian crossings across the county. The purpose of the audit was to ensure all pedestrian crossings had sufficient crossing times in place to allow for the safe transfer of people with disabilities and mobility difficulties. The audit also ensured all audio and visual crossing signals were functioning correctly at each crossing.

Age Friendly Communications

The Age Friendly programme continues to engage with older people in the county through social media and WhatsApp platforms. The Age Friendly programme is providing accessible information to older people in relation to the COVID 19 vaccination programme and information on how to register for the vaccine with the HSE.

Public Sector Duty

Irish Sign Language Act 2017

The ISL Act 2017 recognised Irish Sign language as an official language of Ireland and the first language of the Deaf community in Ireland. The legislation requires public bodies to put in place measures to support members of the Deaf community to access information and services through Irish sign language. The Social Inclusion Officer has prepared an ISL action plan the sets out Monaghan County Council's commitment to meeting the requirements of the ISL Act 2017.

Women and Diversity in Local Government funding

Following the launch of Monaghan Women's Assembly in March work is now progressing to collate a report on the impact of COVID 19 on women living in county Monaghan. The report will be presented to Monaghan County Council and members of the Oireachtas from the Cavan Monaghan constituency.

Registration to become a member of Monaghan Women's Assembly is currently open. Membership is open to any woman living or working in county Monaghan. A meeting of Monaghan Women's Assembly working group will take place in early May. This meeting will be to plan the process of appointing an executive to oversee the work of Monaghan Women's Assembly.

Migrant Integration

Diversity Awareness training

Work is ongoing with the HR Department to roll out Diversity Awareness training with staff and training organisation has been selected to deliver the training remotely to staff. HR will invite staff to participate in the training, beginning in May 2021.

Walking & Cycling Strategy

The county's first ever Walking & Cycling Strategy was presented in draft format to the Transportation & Community SPC in March and approved for release for public consultation. It is available on the website www.gomonaghan.ie/walking-cycling-strategy, along with a short survey-format response form to help people compose their thoughts on the Strategy. Comments are invited until the end of April, after which a report on the comments received will be prepared and a final version of the document presented to the SPC for consideration.

Tidy Towns Network

The Network met online at the beginning of April. Topics covered included National Spring Clean, opportunities for funding under CLAR, and changes to this year's national Tidy Towns competition, where there is more of a focus on climate change adaptation and pollinator friendly planting. Entrants have been asked to relate their work to the UN Sustainable Development Goals for the first time.

Monaghan Comhairle na nÓg

Comhairle members have participated in a number of consultations in the last month;

- Six female members of the group attended the launch of Monaghan Women's Assembly on the 8th March
- Three members attended Monaghan PPN Consultation on the National Climate Change Action Plan
- Two members participated in the Sports Ireland Consultation 'What stops young people being physically active?'

They have been active on their Social Media accounts with the following actions;

- Episode two of "Comhairle Comhra" was released in the middle of March. This episode focused on lockdown and promotion of positive mental health. Episode 3 which is based on climate change and the environment was released in late April through their Facebook and Instagram feeds.
- World Book Day: members created a collage of some of their favourite books for World Book Day on March 4th and shared it on social media
- The group partook in the "lots of socks" campaign for World Down Syndrome Day
- St. Patricks Day campaign: The group organised an online campaign to see how other young people were spending St. Patricks Day during lockdown

Eight members of the group are involved in a cross-border project. This is being led by Louth County Council with Monaghan, Cavan, Armagh, Newry and Mourne councils participating. It will involve the group of young people participating in workshops and events together over the next 6 months.

The key topic for the group in 2021 is Drug and Alcohol Awareness and they are producing wallet cards and signage. The group researched information for wallet cards and decided on the layout of the cards. This piece of work is close to being completed and will be done before the end of the month. Their proposal has been presented to Monaghan Drug & Alcohol Forum and received their enthusiastic endorsement for the project.

Monaghan Public Participation Network

Over 50 Community and Voluntary groups from across the county were recently represented as Monaghan Public Participation Network (PPN) hosted its first online networking meeting of 2021. A wide range of groups were in attendance representing social inclusion, environmental and community and voluntary sectors. The PPN Resource Manager gave a presentation on work completed by the PPN in the year to date and an overview of plans for the year ahead.

Fintan McPhillips, SEO, Community Development Section of MCC provided attendees with a comprehensive overview of the Clár Fund and other funding opportunities available to the community and voluntary sector.

Carol Lambe, Development Worker presented on the public consultation for the Walking and Cycling Strategy and encouraged PPN members to participate in this consultation.

The PPN hosted its first meeting of the Migrant Integration Forum, an objective assigned to it in the Monaghan Migrant Integration Strategy. The first meeting was well attended by agencies and organisations whose primary focus is on working with Migrants. The membership of the forum will change over time and some publicity will be done in the coming weeks of its existence to encourage further representation. It was evident at the meeting that there is a lot of work happening by different organisations to support Migrants, however a lot of the Migrant community are unaware of this. It was suggested that a mapping exercise of who is doing what and where and when is needed, so that Migrants are informed about resources available to them. This will be explored in more detail at the next meeting in May.

Monaghan Sports Partnership Activity Report 2020

The current Newsletter-style report has recently been completed, which sets out the main projects and programmes delivered by Monaghan Sports Partnership in 2020. Despite the restriction on ability to distribute this newsletter to the general public MSP will issue printed versions directly to individuals, Schools, Disability Services and other Community Services where there are fully operational physical locations. In conjunction with Co. Monaghan Library Services (through its household delivery service), copies will issue to service users.

A physical copy will be sent to all elected members ahead of the May County Council meeting.

Also completed is the Annual Report which includes additional background information and funding structures, staffing matters etc which will form part of our required reporting commitment to Sport Ireland.

Let's Get Active – Online Activities:

Due to extension of restrictions and the level of demand MSP ran another 6-week block of online activities across March and April. These included activities for all ages, both young and old, and in total there were 112 participants who took part over the 6-week block.

3-5K Jog to Run Improver Programme

Following on from the success of 0-3k Walk to Jog programme, MSP launched an exciting new programme at the beginning of April. Again, this free 6-week programme is suitable for all ages and ideal for those who can jog for short bursts or approx. 3K distance, and would like to progress to being able to complete 5K with relative ease with the help of podcasts from an experienced coach. A total of 111 participants registered for this programme.

Disability Services Online Activities:

Monaghan Sports Partnership are currently facilitating a programme of online activity classes for service users attending disability day services across county Monaghan as well as those in residential services. These activities began on Monday the 12th of April with Line Dancing every Monday at 11am and Exercise to Music every Wednesday at 11am for a 6-week period. All activity sessions are being delivered via Zoom. There are 95 participants taking part from 10 different services across the county.

Playground Marking Stencils:

In April, MSP delivered the playground marking stencil kit to St. Mary's National School, Threemilehouse where upgrades on playground activities have been completed. The stencils have now been delivered to Rockcorry National School where works are currently underway.

Activator Poles Tutor Training Workshops:

During March & April 6 MSP tutors along with MSP CSDO Paul took part in Activator Poles Tutor Training Workshops. There were five workshops in total and all tutors are now trained and will be available to deliver activator pole activity sessions to public groups on behalf of MSP once restrictions allow it. MSP have also purchased a significant stock of activator poles which we aim to use in programmes this Summer. Activator poles have been found to have profound benefits to those suffering from balance or co-ordination issues, those with Parkinson's, MS, or recovering from stroke and anyone prone to falling.

PROCUREMENT**PATRICIA MONAHAN, DIRECTOR OF SERVICES**

Monaghan County Council is keen to encourage local suppliers to tender for our requirements. While we are obliged to use centralised procurement arrangements which are put in place by the Office of Government Procurement (OGP) and the Local Government Operational Procurement Centre (LGOPC), access to these portals is open to all, and it is relatively straightforward for local suppliers to participate. Local works contractors are encouraged to apply for access to the following arrangements:

1. Dynamic Purchasing System for Plant Hire (Lot 1 Hire of machine only, Lot 2 Hire of machine with driver (no PSCS), Lot 3 Hire of machine and driver (with PSCS)
2. Dynamic Purchasing System for Civil Engineering Materials (Supply Only)
3. Dynamic Purchasing System for Energy Efficiency Retrofitting Works
4. Dynamic Purchasing System for Management and Control of Invasive Plant Species

Further details on how to register for these opportunities, please contact the Local Government Operational Procurement Centre (LGOPC) on 076 1064020 or eproc@kerrycoco.ie, or by going to the following link on the MCC website:

<https://monaghan.ie/corporateservices/procurement/>

Once registered for these central procurement arrangements, mini competitions are conducted via the LGOPC platform www.supplygov.ie in order to procure a contractor to carry out the works on behalf of Local Authorities.

The LGOPC will shortly be publishing details of a DPS for Civil Engineering Works that will be advertised on etenders. This is a significant opportunity for local civil contractors should they wish to tender for works advertised by all Local Authorities in the country. We encourage all local contractors to apply for this DPS when advertised. MCC will publish a link to this competition when it is advertised on our website and advertise it through our social media channels.

In addition, Monaghan County Council continue to use www.etenders.gov.ie for advertising the larger public tender opportunities. In April 2021, MCC published links to instructional material on our website and social media channels informing suppliers as to how to get registered on www.etenders.gov.ie. All suppliers are encouraged to register on this platform if they are interested in providing their services to MCC. MCC use www.etenders.gov.ie for advertising all our tender opportunities where:

1. There are no central procurement arrangements in place
2. Where the value of the works/works related services are >€50,000
3. Where the value of the goods/services are >€25,000

PLANNING

PAUL CLIFFORD, DIRECTOR OF SERVICES

Development Management

Although the Planning Office remains closed to public access due to current COVID – 19 restrictions, all planning services are still functioning, and a drop-box at the Glen Road Offices is available for submission of applications. Applications and submissions can also be posted to the Planning Office in Dublin Street. The Planning staff are still working in two teams with an office cover rota in place to facilitate working remotely. Planners continue to engage with agents, public and members by phone/video conference.

Applications received up to and including 31/3/21

	2020	2021
Extension of Durations	2	10
Retention	15	14
Outline	0	2
Part VIII	0	4
Planning Permission	98	136
Exempt Development Applications Received	18	6
Total Applications Received	133	172

Forward Planning

A report on the comments and submissions in respect of the proposed deletion of 10 Dublin Street, Monaghan (Charles Gavan Duffy Building) from the Record of Protected Structures was finalised in April. The Chief Executive's Report on the Two Year Progress Review on securing the objectives within the County Development Plan was also finalised in April. In addition, the draft Development Contribution Scheme for the period 2021-2026 was finalised to enable it to be progressed to public consultation. Input was also provided on the drafting of the Local Area Action Plans for Carrickmacross.

Built Heritage

A total of €124,500 grant funding has been allocated to County Monaghan by the Department of Housing, Local Government and Heritage in respect of Built Heritage Grants for 2021. A further €80,000 has also already been allocated for 2022.

LOCAL ENTERPRISE OFFICE

PAUL CLIFFORD, DIRECTOR OF SERVICES

Brexit

The delivery of the Brexit Management Programmes for the Border LEO's as part of the €28 million Economic Stimulus Package, is ongoing. The programmes are aimed at building resilience, lean and competitiveness of Co. Monaghan businesses.

The status is as follows:

Export programme – in delivery- 15 Monaghan businesses

Retail Superior Programme- in delivery – 22 Monaghan businesses

Innovation programme – Pilot in delivery. 10 Monaghan businesses due to commence 27th April.

Green For Micro- Consultancy panel is now formed and are open for applications.

Enterprise Support Services**Trading Online Voucher**

Period 1st January 2021 to 20th April

Support	Applications Submitted	No. of Refusals	No. of Approvals	Value of Approvals €
Trading Online Voucher	10		7	12125.00

Mentoring

Period 1st January 2021 to 20th April 2021

Support	No. of Participants
Mentoring	36

Training – to date

Outputs: Course	Date	Participants attended
SYOB1	Jan 2021	9
Instagram	Feb 2021	7
Sage 50 Brexit	Feb 2021	12
SYOB 2	March 2021	6
Distance Selling to UK	March 2021	79
"3 Clicks and your in"	March 2021	49
Instagram	March 2021	8
MWIB- Feb event	Feb 2021	23
Retail Event – Gillian Maxwell	Feb 2021	37
TOV Seminar	Jan 2021	24
Export Brexit Programme	Jan 2021	15
Retail Brexit Programme	Feb 2021	22
Regional Food Starter	Feb 2021	4
Taking Control of your Website	Mar 2021	6
MWIB March event	Mar 2021	13
Effective Online Advertising	April 2021	12
Linking Social Media to your Website	April 2021	8
SYOB 3	April 2021	13

Entrepreneurship Support Services

Secondary School programme – The Student Enterprise virtual awards ceremony was held for the participating finalists. Full coverage to follow in next month's report. See full event on YouTube <https://youtu.be/kRRQk4esEAO>



Monaghan Women in Business

Monaghan Women in Business will host an Instagram masterclass for the members. The latest figures show that 3.78 billion people worldwide use social media, a 32% rise from 2017. Instagram is one of the fastest-growing platforms and offers businesses the chance to target a wide international market. This informative and insightful session will demonstrate why your business should be on Instagram and how to make the most of this exciting platform.

TOURISM

PAUL CLIFFORD, DIRECTOR OF SERVICES

Rossmore Forest Park

The Request for Tender for the Rossmore Family Cycle Trail is currently on e-tenders with a closing date of 27th April 2021.

'Make a break for Monaghan' Summer campaign launched

The Summer campaign was launched on 23rd April by Cathaoirleach Colm Carthy at a visit to Glaslough Alpaca farm – one of a number of new experiences in the county. It is a content-driven promotional campaign which will maximise visibility for Monaghan Tourism and its trade partners, with emphasis on the fact that Monaghan offers a change of scenery and pace, away from the crowds.

There are several elements to the campaign and these include the following:

- New landing pages on Tourism Website to support the campaign
- New images and video content
- Social Media posts and images with regular content uploaded (Facebook and Instagram @MonaghanTourism)
- Continuation of Secret Spots campaign with tips from local celebrities
- Blog Series to drive traffic to the website
- Radio Ads on Shannonside

Outdoor Dining Scheme

Failte Ireland recently announced this new scheme and it opened for applications on 12 April. The scheme is administered by MCC and the focus of this scheme is to provide a level of financial support to tourism and hospitality businesses, to purchase or upgrade equipment to provide additional outdoor seating and, therefore, increase their outdoor dining capacity for the summer of 2021. Funding can be sought for cover the following:

- Tables
- Chairs
- Umbrellas
- Electric heaters
- Screens/windbreaks
- Plant stands
- Wooden Platforms

The scheme is open until 30 September 2021 and can be applied for online.

FIRE & CIVIL PROTECTION

PAUL CLIFFORD, DIRECTOR OF SERVICES

Fire Operations

Operational Callouts: Monaghan Fire and Civil Protection (MFCP) attended 29 emergency calls during March 2021. Call types attended during this period predominantly included Domestic House Fires, Road Traffic Collisions, Chimney Fires and Monitoring alarm calls.

The Dept Of Agriculture has issued 2No. Fire Danger Notices for Forest Fires (Orange Rating) in April. Advice has been issued to land/forest owners and managers to prepare a risk assessment in advance of control burning. Based on recent fire activity, ignition risks appear to be focussed on areas with public access.

Training: Essential training and drills are now conducted in accordance with a new revised programme to ensure fire personnel safety. Training has been completed on the Aerial Platform in April. Water rescue training will commence in May along with CAFS training for the new Class B Fire Appliance for Ballybay.

Wildland fires: MFCP attended gorse fires recently in the Knockatallon and Doohamlet area of Co. Monaghan. A workshop was undertaken in April to develop a Wildfire Management Plan for Sliabh Beagh, subsequently works have commenced to gather relevant information from various interest groups stakeholders such as local owners, Northern Ireland Fire & Rescue Service and MCC Heritage Section.

Fleet: Initial training associated with delivery of a new Class B Fire Appliance was completed in mid-April. As previously outlined the new model (pictured below) is built on a new integrated Scania P320 chassis and includes for a larger crew cab and extra reflective markings to improve visibility for other road users.



New Ballybay Fire Appliance 2021

The process of transferring the existing water tanker body to new chassis has commenced with the coachbuilder recently taking possession of existing tanker, delivery of the refurbished tanker is due in July.

Fire Prevention & Building Control

Building Control: Building Control activity to date in 2021 included the processing of 24 No. Fire Safety Certificates (FSC's & 7-day notices), 26 No. Planning referrals, 74 No. Commencement Notices (48 opt-out's), 14 No. Licencing applications along with the inspection of 57 units under construction. The recent relaxation of Covid-19 restrictions has coincided with a significantly high number of (single-dwelling) opt-out Commencement Notice applications.

Fire Prevention: Fire Safety Inspections and pre-application meetings continue to be conducted during the current restrictions, where possible, in a virtual format. Fire Safety Advice Notes have been issued in mid-April on 'Wildland Fire – Gorse Fire – Forest Fire' to coincide with the most vulnerable time of the year for wildland.

Civil Defence

The new Civil Defence HQ in Monaghan has continued to be the command centre for all Civil Defence deployment during the Covid-19 Pandemic focusing on supporting the HSE, the Community Hotline and local communities.

Civil Defence Volunteers have completed over 100 duties in 2021 to date and continue to be actively supporting the HSE with transportation duties.

Tasks Civil Defence volunteers have undertaken during April include:

- 20 No. Transportation duties: Duties include patient transfers to hospitals, nursing homes, and testing & vaccinations centres.
- Medical cover and assisting the Irish Blood Transfusion Service.

Essential training and activities completed in April 2021:

- Emergency First Responder Online training
- Cardiac First Responder Recertification Training
- Weekly Check all medical supplies and equipment in CD Vehicles,
- Decontamination of vehicle, equipment and re-stock PPE after each duty/event.

CLIMATE CHANGE & ENVIRONMENT

ADGE KING, DIRECTOR OF SERVICES

Climate Action

Action 165 of the National Climate Action Plan specifically requires identification of one location or area in each local authority that would be subject to a plan for a Decarbonising Zone. All local Authorities are required to submit details of their respective selected decarbonisation zone by April 30th. Monaghan County Council is proposing Monaghan town as the selected decarbonisation zone for the county. An initial baseline analysis of the proposed decarbonising zone is presently being prepared to help determine an indicative outline of the nature of the projects that could be implemented in the zone plus an indication as to potential outcomes deliverable in terms of reductions in carbon emissions. The government is targeting an average 7% per annum reduction in overall greenhouse gas emissions from 2021 to 2030 (a 51% reduction over the decade) carbon neutrality proposed by 2050. It is hoped that the learning from this decarbonising zone concept will advance a wider roll-out of the decarbonising zone concept across wider local authority system, in line with evolving climate policy and legislative requirements. All local authorities are required to have an implementation plan prepared for their respective selected Decarbonising Zone by the end of 2021.

National Waste Enforcement Priorities Update: Construction and Demolition Waste**Construction and Demolition Waste: Enforcement Case Study**

In January 2020 a complaint was received by Environmental Services from Inland Fisheries Ireland regarding the infilling of land with spent mushroom compost. The site in question was a former quarry and an area of extreme groundwater vulnerability.

The site was subsequently visited by the Waste Team, Environmental Services. During the visit it was noted that lorry loads of spent mushroom compost was imported onto the site. It was also noted that construction and demolition waste was also imported on site. A section 18 and 55 notice in accordance with the Waste Management Act 1996 as amended and a Section 12 notice in accordance with the Water Pollution Act 1977 as amended were issued to the landowner.

The site was visited on numerous occasions in 2020/2021 by a representative from the Waste Team. In total 645 tonnes of Spent Mushroom Compost was removed and spread on external farms in accordance with Nutrient Management Plans. Waste held onsite was removed to authorised sites.

The landowner was cross reported to the Department of Agriculture for breaches of the European Union (Good Agricultural Practice for the Protection of Waters) Regulations 2017 as amended. Environmental Services were notified in April of this year that a penalty of 20% will be applied by the Department on the landowner's payments.

Soil and stone as a by product (Art 27 Process)

The submission of by-product notifications under Article 27 of the European Communities (Waste Directive) Regulations 2011 (S.I. No. 126 of 2011. is becoming more popular and attractive to industry, especially in Construction. Most of the notified by-product material involves the use of soil and stone as a by-product from a source site to a destination site that requires infilling. Other by-product material involves the use of road plainings as a by-product from various road projects.

Once a notification is received by Monaghan County Council Environment Section, a desktop study of the source location of the by-product and the destination use of the by-product is conducted. In the case of notified soil and stone material this usually involves a construction development site as the source site generating the by-product soil and stone during site excavations and a destination site that required soil and stone to raise its site levels. Supporting information from the source site such as site investigation reports and planning permission applications and conditions are examined to assess whether or not the material is suitable to be classified as a by-product. Supporting information is also gathered for the receiving site such as topographical drawings showing existing and proposed site contours and the relevant planning permission application and conditions of grant. Sites which did not have appropriate planning consent to raise site levels are immediately flagged.

After the desktop study, a site visit to both the source site and destination site is conducted. During a typical visit to a source site a general site survey is conducted and the area where the by-product is to

be generated or has already been generated is visually examined to assess any deviations from the notification and any risk posed to the Environment. Other supporting documentation such as Site Waste and By-product Management plans are occasionally required from the site depending on the scale and complexity of the works. During a typical site visit to the destination site a general site survey was also conducted to assess the area where the notified material will be used to assess any deviations from the notification and any risk posed to the Environment. Any material deposited onsite that does not relate to an Article 27 notification is deemed a waste and a waste enforcement file is opened for the site. Material deposited on site that relates to an Article 27 notification is examined to assess for any deviations from the notification and any risk posed to the environment. After desktop analysis and investigation of source and destination sites a submission is forwarded to the EPA Article 27 team, outlining the opinion of Monaghan County Council Environment Section on whether the notified material should be deemed as a by-product or a waste.

Environmental Inspection Plan Update: Waste

In the first three months of the year the following has been completed

Number of all environmental complaints received 206 (March saw a significant increase in complaints received)

Number of waste inspections completed: **218**

Number of waste warning Letters: **22**

Number of Section 14 Directions: **18**

Section 55 Notices: **3**

Number of on the spot litter fines: **22**

Litter Management Plan

The new draft Litter Management Plan 2021-2023 was presented at the April Climate Action and Strategic Policy Committee for recommendation during April prior to public consultation. This public consultation process will commence on the 30th April for an eight-week period to the 25th June 2021. The draft plan will be available from that date at www.monaghan.ie and all organisations, businesses, schools and groups are invited to make submissions. Environmental Services will attend Municipal District meetings during May where Members will have an opportunity to make comments on the plan.

Green Schools Assessments

Green Schools assessments have commenced virtually for the 2021 year by the EAO. The purpose of the assessment visit is for the EAO to experience the schools Green School's programme and to support the schools and committee on ensuring the seven steps of the programme have been implemented satisfactorily, advise the school as necessary and make a recommendations on award of the Flag to An Taisce Green Schools.

National Tree Week

The EAO and Horticulturist in collaboration with the Community Development Officer, distributed some native saplings to volunteers, schools and community groups around the county during National Tree Week. Over 200 saplings were donated to the above groups, which will have an impact on reducing our carbon footprint, as they grow.

What's in your Bin Facebook Live

Clones Tidy Town's organised and hosted "What's in your Bin?" a live Facebook event on Wednesday the 21st of April. The purpose of this event was to bring awareness to what is recyclable and alternative uses to what may be re-used from your bin for other purposes. Topics which the EAO covered were the impact plastics have on the environment, alternatives to single use plastics, food waste, re-use of single plastic items, the benefits of repair and reuse. Click

<https://www.facebook.com/clonesnoticeboards/videos/452342622520908> to watch the video

Coiste Gaeilge Tuarascáil Ráithiúil 2021**Coiste Gaeilge Quarterly Report 2021**

Bhí crinniú amhain ag an Coiste le linn an tréimhse seo.

The Coiste had one meeting during this period

Le haghaidh ceiliúradh Oíche Naollaig na mBan bhí cur i láthair ceoil, filíochta agus amhránaíochta ó Zöe Conway le John McIntyre, Ciara Ní É, Eilís Lavelle agus Niamh Mhic Giolla Chomhaill le hamhranaithe eile ó Chomhaltas Bhaile Mhuineacháin ón Ionad Patrick Kavanagh

To celebrate Nollaig na mBan a very special concert took from the Patrick Kavanagh Centre. There was music and poetry from Zöe Conway with John McIntyre, Ciara Ní É, Eilís Lavelle and Niamh Mhic Giolla Chomhaill with singers from Monaghan Town Comhaltas Branch.

<https://www.facebook.com/1665871700307288/videos/1774970239333148>

D'óstáil an Coiste mar aon le Muineachán le Gaeilge, do Sheachtain na Gaeilge, fínín ar Ghaeltacht na Fearnnhaí Bhí sé seo ina ócáid an-tóir.

For Seachtain na Gaeilge the Coiste along with Muineachán le Gaeilge hosted a webinar on the Farney Gaeltacht. This proved to be a very popular event.

https://www.crowdcast.io/e/gaeltachtach-na-fearnmha?fbclid=IwAR3jkgTr4CVpR-xcck1O0kWIBBeZgrq_Mk3FhiqWA7jO34PJdh2sWtWpwd8

Rinneadh athbhreithniú iomlán ar shuíomh gréasáin na Comhairle Contae. Rinneadh roinnt feabhais, rud a mhéadaigh an t-ábhar Gaeilge. Is féidir é seo a athbhreithniú anseo

<https://monaghan.ie/monaghan-council/gaeilge/>

There has been a full review of the County Council website. There were a number of improvement made, increasing the Irish language content. This can be reviewed here

<https://monaghan.ie/monaghan-council/gaeilge/>

Rinneadh athbhreithniú ar fhoirmeacha iarratais atá ar fáil i nGaeilge. Tá an t-athbhreithniú seo críochnaithe anois agus tosóidh an Chomhairle anois ar líon na bhfoirmeacha iarratais atá ar fáil i nGaeilge a fheabhsú de réir a chéile.

A review has taken place on application forms available as Gaeilge. This review is now complete and the Council will now begin to incrementally improve the number of application forms available as Gaeilge.

Rinne Oifigeach Gaeilge cur i láthair don Fhóram Foirne Sinsearach maidir le hábhar an phlean.

The Irish Officer gave a presentation to the Senior Staff Forum on the contents of the plan.

Labhair an Oifeagach Gaeilge le Northern Sound faoi ábhar an phlean.

The Irish Officer spoke with Northern Sound on the contents of the plan.

Capital Projects



Aerial view of Gavan Duffy Place and Dublin Street.



Dublin Street & Backlands Regeneration

South Dublin & Backlands Regeneration Scheme

RPS Design Consultants are currently progressing detailed designs for road/footpath infrastructure, utility services, street furniture, landscaping and various other elements within the regeneration scheme area. Tenders for site investigation works for the project are currently being evaluated, it is anticipated that the contract will be awarded in early May and that the site investigation works in conjunction with archaeological monitoring will be carried out over a six week period between May and June. Four weeks of public consultation for the regeneration scheme commenced on the 19th April and will run until the 14th May. The majority of the consultation is through online or telephone communication with one day of appointment meetings to be held on the 5th May. RPS are also progressing an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) for the scheme and it is anticipated that a formal planning application for the project will be submitted to An Bord Pleanála by the end of Q3 2021.

North Dublin & Backlands Regeneration & Roosky Land – Masterplans

Sheridan Woods Urban Planning Consultants are currently finalising regeneration proposals and masterplanning concepts for both North Dublin Street and the Roosky Lands. It is anticipated that the final draft of regeneration master plans will be completed by the end of Q2 2021 and following this it is proposed to arrange presentations to the Elected Members and hold public consultation regarding the masterplan proposals.

HUMAN RESOURCE MANAGEMENT

CATHAL FLYNN, DIRECTOR OF SERVICES

Staff Retirements

Mr. Paul Masterson, Retained Firefighter, Clones retired on 31st March 2021.

Staff Resignations

Ms. Laura Nulty, Executive Planner resigned on 5th April 2021

Training Programme – April/May 2021

Name of Course	Dates	Duration	Numbers to be trained
Surface Dressing Training Binder Distributer Chipping Spreader Roller	14 th & 15 th April	2 days	21 staff
GDPR Awareness Training	15 th April 2021	1 hour	Finance, HR and IS Dept
Breast Health Awareness Programme	22 nd April 2021	1 hour	50 staff
Sign Lighting and Guarding Update Training for Engineers	26 th & 27 th April 28 th & 29 th April	2 days	9 staff
Pre-Retirement Seminar	29 th & 30 th April	2 days	20 Staff
Advanced Agresso Training	4th May 2021	1 day	4 Staff
Irish Classes for Members	13 th May & 20 th May	1 hour	All Cllr
NFQ Level 9 - Leadership in Performance and Change	30 th April, 7 th May, 14 th May, 21 st May and 29 th May	5 X 0.5 days	2 Staff
Confined Spaces Training High Risk & Emergency & Rescue	24 th 25 th 26 th 27 th May 2021	4 days	3 Staff
Safe Pass	Rescheduled - TBC	1 day	20 Staff
Women in Leadership – Grade VI & VII	TBC		3 Staff



Eamon O'Sullivan
Chief Executive
Monaghan County Council

Carmel Thornton

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From: Office of the Sinn Féin Vice President <vp@sinnfein.ie>
Sent: 26 April 2021 08:54
To: Carmel Thornton
Subject: Fwd: FW: Letter from Monaghan County Council
Attachments: Sinn Fein letter.pdf

A Chara,

Many thanks for your letter of March 25, 2021, to Michelle O'Neil which she has asked me to reply to on her behalf.

As I said in my previous letter, Sinn Féin believes that the North/South Interconnector should be under-grounded, a position we have promoted and campaigned for over many years.

The Infrastructure Minister, Nichola Mallon, the SDLP Minister in the power-sharing Executive, made the decision to approve the interconnector, in compliance with her Ministerial powers and responsibility.

Sinn Féin cannot compel the Minister to overturn her decision but a ministerial decision is, of course, open to legal challenge if there is any suggestion that it was not properly taken.

Is mise

Donna Mullin

From: Carmel Thornton [mailto:cthorto@monaghancoco.ie]
Sent: 26 March 2021 17:00
To: O'Neill, Michelle <michelle.oneill@mla.niassembly.gov.uk>
Subject: Letter from Monaghan County Council

Dear Minister,

Please find attached further letter from Monaghan County Council for your consideration.

Carmel Thornton,

Meetings Administrator/

QUESTIONS

MAY 2021

Cllr P. Connolly will ask:

1. In view of the increased number of EV cars, what plans have Monaghan County Council to increase the number of charge points throughout County Monaghan?

Cllr A. McCooey will ask:

2. Can the County Council give details on any plans to reinstate recycling bins at the Commons in Castleblayney?

Cllr C. Carthy will ask:

3. Can Monaghan County Council outline the timeframe for this year's roads programme throughout the county (with a Municipal District breakdown)?
4. Following on from the Council's advertising in local media for land and houses for sale, a number of months ago, can the Housing Section give a breakdown on the response it received and the expected outcome of the process (i.e how many units MCC expects to purchase and the area of new lands, if any, that has been earmarked for housing)?
5. Has the council any further information/updates on possible future uses of Hope Castle, and Annex Building, Castleblayney; what plans are in place to progress this project?
6. Is the Council Executive planning for the future use of the unused back building and grounds at the Workhouse in Carrickmacross and, if so, what is the next step in the process (feasibility study, public consultation etc)?
7. What is the expected timeframe for the delivery of the Active Travel Scheme projects recently announced and can the executive give a complete description of each project?

Cllr S. Coyle will ask:

8. (a) Can Monaghan County Council outline in detail the current Social Housing Waiting List for Ballybay in the following categories of application-
 - family homes with 3 or more bedrooms?
 - single persons under 55 years old?
 - single persons between 55-66 years old?
 - single persons over 66 years?
- (b) Will Monaghan County Council outline in detail their programme/plans to construct new houses in Ballybay over the next 3 years to accommodate each in the following categories-
 - family homes with 3 or more bedrooms?

- single persons under 55 years old?
- single persons between 55-66 years old?
- single persons over 66 years?

9. Can Monaghan County Council confirm the date of the opening for Applications for the 2021 Community & Environment Grants, as many Housing Estate groups and Community organisation receive vital funding for their work and activities?

Cllr N. Keelan will ask:

10. How many businesses throughout county Monaghan were paying commercial rates prior to the COVID-19 pandemic and how many businesses are currently paying commercial rates?
11. Approximately how many commercial premises are vacant in our towns and villages at present, would the Council have some sense as to how many vacant houses/apartments are located in our towns and villages at present, that could be refurbished and returned to residential use?
12. What is the up to date position in relation to funding for the local lane improvement scheme (LIS), approximately how much funding is required to resurface the 42 lanes remaining on the list?
13. In relation to the department/government (local needs only policy) has there been any further update in relation to the amending of this policy as a result of the (Flemish decree 2013 on land and real estate policy) which was deemed contrary to EU law?

Cllr P. Treanor will ask:

14. (a) How many Planning Permissions were granted for Private and Public dwellings in each of the 3 M.D.s for each of the last 5 years?
- (b) How many commencement and completion notices were received by the Planning section in the same period in each M.D.?

Cllr C. Bennett will ask:

15. In relation to tourism and the development of the Sliabh Beagh area as an rural outdoor pursuits destination and the possibility of future Funding under the 2021 Outdoor Recreation Fund. Can Monaghan County Council please make it a priority to engage with the community and businesses in the area. The Sliabh Beagh Master plan has many High Priority activities that still need to be developed urgently.
16. In relation to The Housing Department,
 - Can Monaghan County Council please give me a breakdown of housing area preferences for applicants. In other words, how many applicants are waiting in each area for housing.
 - Can I please have a breakdown of how many vacant houses Monaghan County Council presently own and which areas these are in and why they are vacant.
17. In relation to Water Services, Have Monaghan County Council been in contact recently with Irish Water with regards to the hardness of water supplies in Scotstown, Ballinode and Smithboro. This is an ongoing issue that has not been unresolved but continues to incur unneeded expenses on users due to the replacement of equipment and appliances.

18. Can I please have an update in relation to weed killing alternatives that Monaghan County Council are presently investigating.

Cllr S. Conlon will ask:

19. For the purpose of keeping the members informed of Council housing purchases that occur outside of the Part V, Approved Housing Body, or multiple Council Housing construction projects, will the Housing Section update members as appropriate when these one-off purchases are complete?
20. To ensure optimum road safety conditions exist, what are the minimum road widths maintained by the Council under each of the road categories: Regional Roads, Local Primary Roads, Local Secondary Roads and Local Tertiary Roads?
21. In an effort at avoiding missed opportunities as occurred in the construction of the Monaghan Town and Castleblayney by-passes where no provision was made for a shared underground utilities network and chambers, that I ask will the proposed N2 motorway scheme have this vital infrastructural component built in that will also serve to future proof additional cable and pipe installation projects into the future?

NOTICES OF MOTION

MAY 2021

Clr S. Coyle will move:

1. That Monaghan County Council demand of the Minister for Higher & further Education, Research, Innovation & Science, Mr. Simon Harris TD and the Government, a full review and reform of the SUSI Student Grant Scheme as the current scheme is being described as “not fit for purpose” by many applicants and their families, with many low income families being excluded from going to third level education, with reform necessary before the commencement of the 2021-'22 Academic year.

Clrs C. Bennett, C. Carthy, S. Conlon, N. Keelan, B. McKenna, P. Treanor will move:

1. As a follow on from the most recent presentation by the National Broadband Scheme indication that it will take a full seven years to have high speed broadband available to every home and business in County Monaghan and all 26 counties, that this Council writes to An Taoiseach Micheál Martin TD, also to the Minister for Environment, Climate and Communications Eamon Ryan TD, and to Leo Varadkar TD, Minister for Enterprise Trade and Employment requesting that they take whatever action/measures available to them, and government in order to speed up the delivery of this critical infrastructure.