

**Minutes of the Meeting of Monaghan County Council held in the Council Chamber, M-Tek Building, Armagh Rd, Knockaconny, Monaghan, on Monday 05 January 2026 at 10.00 a.m.**

**Chair:** Cllr PJ O'Hanlon, Cathaoirleach

**Present:** Cllrs Aughey, Campbell, Carthy, Clerkin, P. Conlon, S. Conlon, Flynn, Gilliland, Johnston, Keelan, McAree, McCooley, P. Treanor, S. Treanor and Truell.

Mr. R. Burns, Chief Executive, Mr. C. Flynn, Ms. C O'Hare, Ms. P. Monahan, Ms. O. McConnon, Directors of Services, Mr. N. O'Connor, A/Director of Services, Ms. M. McGarvey, Meetings Administrator, Ms. M. McMahan, Staff Officer.

**Apologies:** Cllr Coyle

**MS Teams:** Cllr Gibbons

**1. Confirmation of Minutes of Council Meeting held on 01 December 2025**

*On the proposal of Cllr P. Treanor, seconded by Cllr N. Keelan, it was agreed that the minutes of the Council meeting held on the 01 December 2025 be confirmed.*

**2. To consider Chief Executives report on Material Contravention - Application by Newtricity for the development on lands at O'Duffy Street, Largy, Clones, Co. Monaghan**

Mr. T. Gourley, Senior Executive Planner, outlined the proposed Material Contravention of the Monaghan County Development Plan 2025- 2031 for the development of lands at O'Duffy Street, Largy, Clones, Co. Monaghan by Newtricity Ltd. He stated that the planning application relates to the redevelopment of an existing site to replace the building with more modern facilities, however, the current area is zoned as 'Town Centre' and the proposed use under the planning application is 'Industrial'. He advised the members that whilst the development does not accord with the land use zoning, it does accord with other relevant provisions of the Development Plan and supports the proper planning and sustainable development of the area. Mr. Gourley advised the members that the planning authority recommends the material contravention of the Development Plan and that planning permission be granted.

*On the proposal of Cllr P. Treanor, seconded by Cllr S. Gilliland, it was agreed that this Council unanimously approves the Material Contravention of the Monaghan County Development Plan 2025-2031 to grant planning permission for the development of lands at O'Duffy Street, Largy, Clones, Co. Monaghan by Newtricity Ltd. Subject to the conditions contained in the report circulated by the Director of Planning Services.*

**3. To consider Part VIII approval for a Housing development of 24 units, Ard na Gréine, Roslea Road, Clones, Co. Monaghan**

Mr. T. Gourley, Senior Executive Planner, outlined the proposed Part VIII for a Housing development consisting of 24 units at Ard na Gréine, Roslea Road, Clones, Co. Monaghan.

*On the proposal of Cllr P. Treanor, seconded by Cllr S. Flynn, it was agreed to approve the proposed works for the housing development of 24 units at Ard na Gréine, Roslea Road, Clones, Co. Monaghan, as detailed in the Chief Executive's Report prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended).*

**4. To consider Part VIII approval for works to Carrickmacross Workhouse, Shercock Road, Mullanarry, Drummond Etra, Carrickmacross, Co. Monaghan**

Mr. T. Gourley, Senior Executive Planner, referred to the Part VIII report which had been circulated in respect of the proposed works to Carrickmacross Workhouse, Shercock Road, Mullanarry, Drummond Etra, Carrickmacross, Co. Monaghan. He stated that the proposal includes demolition of the non-original walls to the existing rear stone building, construction of glazed entrance porches to the front and rear elevations of the original front stone building (Protected Structure), conservation and refurbishment of the original rear stone building (Protected Structure) and development of a new public realm.

*On the proposal Cllr P. Conlon, seconded by Cllr C. Carthy, it was agreed to approve the proposed works to Carrickmacross Workhouse, Shercock Road, Mullanarry, Drummond Etra, Carrickmacross, Co. Monaghan, as detailed in the Chief Executive's Report prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended).*

**5. To consider Section 183 – Disposal of Lands at Lislanly, Castleblayney**

Mr. N. O'Connor, A/Director of Services, outlined the proposed disposal of lands at Lislanly, Castleblayney, Co. Monaghan – site area 0.0633724 hectares.

*On the proposal of Cllr A. Campbell, seconded by Cllr P. Gibbons, it was agreed that the Council approve the disposal of lands at Lislanly, Castleblayney, Co. Monaghan in accordance with the terms of the notice dated 3rd October 2025 and attached site location map in accordance with S183 of the Local Government Act 2001.*

**6. To consider Capital Programme 2026-2028**

Mr. R. Burns, Chief Executive, introduced the presentation by advising that under Section 135 of the Local Government Act there is a requirement on the Council to have a three-year rolling programme that is updated annually having regard to available resources. He stated that the Programme includes a total 141 projects, which will require funding of some €465 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. He concluded by stating that the aim of the Plan is to ensure balanced development across the County and it includes a diverse range of projects across areas such as Roads, Housing, Regeneration, Public Realm, Tourism & Economic Development.

Mr. A Hall, Senior Executive Engineer, Capital Projects, attended the meeting and provided members with an update on the status of various projects contained in the programme 2026 - 2028. He provided members with an overview of capital projects completed in 2025, such as, Lough Egish Active Travel Scheme, Mile Hill Road Junction – Castleblayney, Junction – Inniskeen, Newbliss Enterprise and Digi Hub, Recreational Enhancements at Dartrey Forest, Rossmore Forest Playpark Extension and Recreational Enhancements at Black Island, Lough Muckno.

Mr. L. MacCinna, Senior Executive Engineer, Housing, attended the meeting and commenced by referring to the Housing for All Targets from 2024 – 2026. He provided members with an overview of capital projects completed by the Housing section in 2025,

such as, Cnoc na Greine, Carrickroe, Cois Abhainn, Cost Rental Apartments 35/36 Park Street, Slí Na Coille, Station View, Slí Lorcáin, Coill an Ri and Sean Ghairdini. He highlighted the significance of the first Cost Rental project having been completed in 2025 which provided 16 cost rental apartments at approx. 25% below the rental market rate. He concluded by providing members with an overview of the capital projects projected to be delivered by the housing section in 2026.

Mr. K. West, Acting Senior Engineer and Ms. B. McArdle, Senior Executive Engineer, Roads, Roads, joined the meeting and provided members with an overview of roads and Active Travel projects contained within the programme. Mr. West advised the members that once funding allocations have been confirmed from the Department/TII, a more detailed presentation would be presented to each MD in respect of their subsequent areas. Mr. West concluded his presentation by stating that the roads section aim to roll out the new Pilot Pavement Maintenance Strategy 2025 – 2030 with an approach focused on prioritisation, lifecycle optimisation and preventative maintenance, in 2026.

Mr. A. Hall stated that the programme includes a portfolio of high-impact projects aligned with the County Development Plan, Town Centre First Plan, Our Rural Future, URDF/RRDF priorities and climate aligned infrastructure. It focuses on balanced development across the 3 MDs with investment targeted to population needs, regeneration priorities and strategic growth locations. The pipeline enables funding drawdown from DRCDG, NTA, TII, SEUPB, SEAI and other national schemes, ensuring strong external leverage of the Council's own resources. He further added that the programme supports long-term service capacity through modern civic, digital, mobility, housing and public realm infrastructure.

The Cathaoirleach and members thanked all contributors for their presentations and conveyed their gratitude to all teams throughout the Council that are engaged in capital works.

A discussion followed to which a number of members contributed, and the Executive responded.

In response to queries raised by the members in relation to balanced development, the Chief Executive advised that the Capital Programme 2026-2028 is a 3-year snapshot, however, there are a number of further projects that could still be delivered. He stated that the programme is indicative, however, over time, it aims to achieve balanced development. He stated that the Executive will consider all feedback that has been raised by members.

*On the proposal of Cllr N. McCooey, seconded by Cllr B. McAree, it was agreed that this Council write to the Minister for Housing, Mr. James Browne, T.D., to request an urgent and meaningful review of the of the Rural Settlement Guidelines, as set out in the National Planning Framework.*

## **7. To Approve Newspapers for publication of Planning Notices for 2026**

*On the proposal of Cllr P. Clerkin seconded by Cllr R. Aughey it was agreed that the Council approve the following newspapers in accordance with Part 4 Article 18 (2) of the Planning and Development Regulations 2001 (as amended) for giving notice of the intention to make a planning application to Monaghan County Council –*

- Anglo Celt
- Dundalk Democrat (Carrickmacross-Castleblayney Municipal District only)
- Irish Independent
- Irish Daily Star
- Irish Times

#### **8. To consider recommendations and minutes from Corporate Policy Group**

The members noted the minutes of the Corporate Policy Group meeting held on 16 December 2025, which had been circulated.

*On the proposal of Cllr R. Truell, seconded by Cllr S. Gilliland, it was agreed that the minutes of the Corporate Policy Group meeting held on 16 December 2025 and the recommendations contained therein be approved.*

#### **9. To receive Management Report – December 2025**

The Chief Executive introduced the Management Report for December 2025 which had been circulated with the agenda. He referred to the strong focus on delivery demonstrated across all service areas within the report and noted how the previous agenda items had reflected this.

The members noted the Management Report for December which had been circulated with the agenda.

The Chief Executive and Directors of Services responded to queries from the elected members.

*On the proposal of Cllr S. Conlon, seconded by Cllr PJ O'Hanlon, it was agreed that this Council, seeks an opportunity, by way of representation of group whips, to meet with Government Ministers who visit County Monaghan for the purpose of a ministerial roadshow or other similar occasions.*

#### **10. Business Submitted by the Chief Executive**

##### **Presentation – Anglo Celt**

The Cathaoirleach welcomed Ms. Linda O'Reilly, Managing Editor of the Anglo Celt newspaper to the meeting to address the members in relation to their plans to expand operations to increase cover the Monaghan area, following the regrettable closure of the Northern Standard in December.

Ms. O'Reilly provided members with brief overview in relation to the future of local journalism in Monaghan by the Anglo Celt. Key points to note were:

- The Anglo Celt is owned by the Celtic Media Group and publishes 6 titles.
- With the sad news that the Northern Standard would be exiting the market in December, the Anglo Celt felt strongly that it would be unfortunate for Monaghan to be the first county in Ireland not to have a dedicated regional news publisher and therefore aims to become the paper of record serving both counties (Cavan and Monaghan).
- The Anglo Celt was established in 1846 and publishes every Wednesday providing high quality local news coverage through traditional and digital platforms.

- The Anglo Celt has a large printed and online presence with recent figures of weekly reader readership at 41, 284 (printed and online), 140k average weekly visitors to the website, 0.5million monthly page views and 57k Facebook followers.
- Over the past two years the Anglo Celt has received the most nominations across all categories in the Local Ireland Regional Media Awards.
- Each future edition of the Anglo Celt will include dedicated Monaghan County Council pages for the publishing of statutory notices and to allow the Council to provide any relevant information/updates to the public.

Ms. O'Reilly concluded her presentation by referring to the importance of local democracy and emphasising the role of the press in civic life.

The Chief Executive thanked Ms. O'Reilly for her presentation and referred to the importance of ensuring independent reporting through newspapers in relation to what is happening in County Monaghan, not only in relation to local government but to ensure that the public have access to information relating to community events, festivals, sports, arts and cultural events.

The members thanked Ms. O'Reilly for her presentation.

#### **Invitation to contacts in Prince Edward Island**

The Chief Executive referred to success of the official visit to Prince Edward Island (PEI) in the summer of 2025 whereby a delegation of this Council attended ministerial meetings, social engagements, an ambassador's reception and the 200<sup>th</sup> anniversary of the Benevolent Irish Society of PEI. He advised the members that discussions were ongoing with contacts in PEI and they have expressed an interest in coming to visit Ireland in 2026. With members' agreement he proposed to issue a formal invitation to the various contacts in PEI.

*On the proposal of Cllr P. Treanor, seconded by Cllr R. Aughey, it was agreed that this Council extend a formal invitation to the contacts in Prince Edward Island to visit Monaghan in Summer 2026.*

#### **11. Matters arising out of the minutes of the Council meeting held on 01 December 2025**

There were no matters arising out of the minutes of the Council meeting held on 01 December 2025.

#### **12. To receive update on N2 National Primary Road Schemes**

Mr. N. O'Connor, A/Director of Services, advised the members that a comprehensive update had been included in the December 2025 Management Report. He noted that the project team recently concluded the last round of public engagement and they will now consider any new information or feedback received as a result of changes made to the 'Updated Design' before finalising an alignment design to be brought forward for statutory approvals.

Mr. O'Connor noted that the roads section had been in contact with the Department for Infrastructure, N. Ireland, in relation to a seamless transition for the A5 Bypass at Aughnacloy to the end point (a 300m stretch) across the border into Monaghan. He advised that he would keep members updated as the project progresses.

*On the proposal of Cllr R. Aughey, seconded by Cllr P. Conlon, it was agreed that this Council, write to Superintendent Patrick O'Connell, to highlight a noticeable decline in the presence of roads policing on the N2 from Emyvale to Aclint bridge and on to Ardee, in particular over the Christmas period and respectfully request a noticeable increase of Gardai presence on the N2.*

### **13. To receive update on North South Interconnector project**

Mr. A. Hughes, Senior Planner, advised the members that following the detailed report provided to Members at the December 2025 Council Meeting, there was no further update in relation to the North South Interconnector project.

### **14. To receive update on the Ulster Canal project**

Mr. C. Flynn, Director of Services, advised that a planning application had been lodged by Waterways Ireland for phase 3 of the Ulster Canal project, and a decision is expected by the end of January 2026.

### **15. Correspondence**

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

- Email from Mr. J. Noone, LRSD/ERSD Analyst, Uisce Éireann regarding the WEST (Water Enhancements through Sustainable Treatment) project.
- Email from the Private Secretary to the Minister for Housing, Local Government and Heritage, Mr. James Browne, T.D., regarding the Tenant (Incremental) Purchase Scheme.
- Email from the Private Secretary to the Minister of State, Mr. Kevin 'Boxer' Moran, T.D., regarding maintenance works on the River Blackwater.
- Response from the Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation following representations by Minister Niamh Smyth seeking funding for the dredging and cleaning of Bunnoe River and Finn River due to ongoing flooding concerns.
- Email from the Minister of State for Disability, Ms. Emer Higgins, T.D., regarding the Errigal Truagh Special Needs site at Knockconan.
- Acknowledgement email from the office of An Taoiseach regarding the new Multiannual Financial Framework (MFF) 2028-2034.
- Acknowledgement email from the Private Secretary to the Tánaiste and Minister for Finance, Mr. Simon Harris, T.D., regarding the use of CFRAM maps by insurance companies.
- Acknowledgement email from the Private Secretary to the Minister for Housing, Local Government and Heritage, Mr. James Browne, T.D., regarding additional funding for Housing Adaptation Grants for Older People and People with a Disability.
- Acknowledgement email from Minister Niamh Smyth regarding an extension by the EU of Ireland's Nitrates Derogation.
- Acknowledgement email from Senator Joe O'Reilly regarding an extension by the EU of Ireland's Nitrates Derogation.
- Resolution from Limerick City & County Council calling on the government to host a formal national commemoration.
- Resolution from Longford County Council regarding proposed fees for blister pack medication from 01 January 2026.
- Resolution from Clare County Council regarding a review of local government funding.

## Proposals arising out of correspondence:

*On the proposal of Cllr B. McAree, seconded by Cllr S. Flynn, it was agreed that this Council, write to the OPW and to Mr. Kevin 'Boxer' Moran, T.D., requesting a report on their investigation into the needs for maintenance works of the River Blackwater and seek a timeframe for these works.*

*On the proposal of Cllr B. McAree, seconded by Cllr P. Treanor, it was agreed that this Council, re-write to the HSE asking them to expedite funding for the Errigal Truagh Special Needs extension.*

## 16. Notices of Motion

### 1. Cllr P. Clerkin proposed, Cllr A. Johnston seconded:

*'That this Council write to the Minister of State for Housing, Planning and Local Government John Cummins TD, requesting his views on the ongoing delays within the Land Registry (Tailte Éireann) and the impact these delays are having on property transactions, mortgage approvals, farm succession, and local economic activity.*

*Details of what initiatives or additional resources are being put in place to address and reduce these delays, including staffing levels, process improvements, and any planned system upgrades.*

*The number of Land Registry applications currently awaiting a decision in County Monaghan, and specifically:*

- The total number of applications pending.*
- The number of these applications that have been awaiting a decision for more than 12 months.'*

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

In the absence of Cllr S. Coyle, consideration of motion 16.2 was deferred to the February Council meeting.

## 17. Questions and Replies

Cllr. P Clerkin asked:

- 1. Can Monaghan County Council please provide an update on progress to St Mary's Hall in Scotstown? This query follows a successful funding application of €250,000 under the Towns and Village Renewal Scheme to upgrade St Mary's Hall in Urbleshanny, which was built in 1948.**

**Reply:**

The Design Team has been appointed and initial designs have been completed. Following consultations with stakeholders, some alterations have been requested which are currently being finalised by the Design Team. Works are expected to commence in Q1 2026 and be complete in Q2 2026.

- 2. Can Monaghan County Council investigate applying under the 2026 Capital Grant Scheme for Play and Recreation to upgrade the Playground in Ballinode Village?**

**Reply:**

When the call for applications opens, and the requirements of the call are available, all MD's will be consulted for projects to be considered for inclusion.

Cllr. S Gilliland asked:

- Can Monaghan County Council provide an accurate update regarding the Proposed commencement for the construction of the Ballybay market house project and indicate a completion date of when the Library and Community Space aspect of the building will be operational?

Reply:

Under the Library Capital Programme and as per grant approval in principle for this project, we are currently progressing through the required Department capital stages of approval in order to proceed to tender stage. We are unable to provide an accurate date for commencement/completion of the new library at the Market House until all stages are complete. To note, this project is now being considered to apply to RRDF funding, which provides up to 90% funding.

Cllr. S Coyle asked:

- Can Monaghan County Council outline in detail the Planning Permission Application figures and the Commencement/Completion figures for the years 2021/'22/'23/'24/'25 in County Monaghan in each LEA?

Reply:

Included in the table below are planning permission application figures for the years 2021 – 2025

Year	Applications Granted	Monaghan MD	Ballybay-Clones MD	Carrickmacross-Castleblayney MD
2021	599	232	176	191
2022	399	147	115	137
2023	431	158	112	161
2024	438	147	151	140
2025	240	74	89	77

Information relating to both *Commencement Notices and Certificate of Compliance* on Completions (with notes) below for years 2021-2025.

Year	No. of Commencement Notices	No. of Certificate of Compliance on Completion (CCC's)
2021	267	39
2022	217	61
2023	231	78
2024	312	60
2025 (to date)	214	61

Note:

- A single CCC's may include works associated with a single or multi-unit development.
  - Commencement Notices relate to all construction works notified to Monaghan County Council Building Control Office.
  - CCC's are required for works in which a Commencement Notice (with full documentation) application has been validated.
- Can Monaghan County Council outline in detail the numbers as of 31<sup>st</sup> December 2025 on Monaghan County Council Waiting Lists in each L.E.A. and the size of house required by the applicant household i.e. 2 bedrooms/3 bedrooms/4 bedrooms or larger?

Reply:

BELOW REFLECTS APPLICANTS CHOSING ONE OR MORE AREAS OF PREFERENCE:

	1 bed	2 bed	3 bed	4 bed	TOTAL
Monaghan	406	260	184	40	890
Clones Ballybay	128	66	64	22	280
Carrickmacross Castleblayney	378	224	110	51	763
	912	550	358	113	

There are 1,125 valid applicants currently on our social housing waiting list.

- Can Monaghan County Council give a full update on the status/position of the applications by the owners/occupiers for their Estates to be Taken-in-Charge by Monaghan County Council of the following Estates and also, can an explanation be provided as to why the process has taken so long since the applications were submitted many years ago?

- Carrabarra, Smithbora
- Dartry Court, Rockcorry

**Reply:** The County has a number of legacy housing developments which were constructed in the early noughties, and which contain infrastructure defects. The taking in charge of these developments has been slow-paced due to the complex infrastructural defects and external factors beyond the control of Monaghan County Council. Outlined below is the current position in relation to the taking in charge process for the two developments referenced.

- **Carrowbarra Island**

This development has been reviewed by the Municipal District staff and minor defects have been identified. Public Lighting in the estate has been taken in charge by Monaghan County Council. Uisce Eireann is assessing a range of potential options to resolve water infrastructure issues and they have indicated that this will take some time.

- **Dartry Court, Rockcorry**

This development has been reviewed by the Municipal District staff and minor defects have been identified. Uisce Eireann is assessing a range of potential options to resolve water infrastructure issues and they have indicated that this will take some time.

**7. Can Monaghan County Council give a full update on the Local Improvement Scheme in County Monaghan, the number of applications on the waiting list, the year of application and the number of lands completed in 2025?**

**Reply:** In 2025 Monaghan County Council were notified of a grant allocation in March of €373,479 from the Department of Rural and Community Development under the Local Improvement Scheme (LIS). From this grant 10 lanes have been completed. An additional grant allocation of €588,000 was announced in August. From this additional grant 16 lanes were completed. The council received 305 applications; to date we have 205 eligible applications. There are a number of other applications where we have requested further information. The assessment of the lanes has commenced and will be completed in Q1 2026.

**8. What plans have Monaghan County Council for the building of Social and Affordable Housing in the Ballybay-Clones L.E.A. and in what locations?**

**Reply:**

We are assessing Affordable Housing options in all parts of the county.

**Cllr. S Flynn asked:**

**9. Following the unanimous passing of a motion in October on road safety improvements at Scoil Mhuire Gransha, can the Executive provide an update on progress, including engagement with TII, any interim safety measures implemented or planned, and the timeline for further actions or assessments?**

**Reply:**

MCC have discussed this location with Transport Infrastructure Ireland (TII) and the motion raised by the Members at the October meeting; however, they have advised that the National Transport Authority (NTA) are overseeing the school safety programme and the NTA have a long list of schools throughout the country which are currently being assessed; Scoil Mhuire Gransha did not make an application for this programme.

Notwithstanding this, we contacted Cathriona Leddy (school principal) and arranged to visit the site at drop off/pick up times, which will be carried out early in the new year. We will then compile a report and forward to TII. TII manage the RISM (Road Infrastructure Safety Management) system, which is largely based on collision data at locations, along with other criteria that is assessed and funding is targeted to high collision locations. The RISM system, overseen by TII is the most appropriate avenue available to us at this time to secure funding in this case.

**10. Can the Executive please outline what funding is currently available to support the development and operation of after-school care facilities in County Monaghan, and whether any new grants or schemes will be made accessible to expand these services?**

**Reply:**

Monaghan County Council has no direct role in supporting the provision of childcare. Childcare services are provided with core funding by the government through Pobal. A number of additional programmes are also available to those who provide additional services such as meals, after-schools clubs etc. These are communicated directly to each service manager.

Most childcare services in Co. Monaghan are operated as community-led services, and therefore these services can sometimes avail of additional resources from community funding programmes.

It is expected that there will be another round of the Building Blocks Grant Scheme in 2026, which will be administered by Pobal. The purpose of the Building Blocks Grant Scheme is to deliver additional capacity in the sector by supporting existing early learning and childcare services to undertake physical extensions to existing premises, or to purchase or construct new premises. The scheme is open to Core Funding partner services only.

**Cllr. P. Gibbons asked:**

- 11. Can a list of footpaths that received works under the 2025 footpath maintenance programme in Carrickmacross Castleblayney MD be provided along with a plan for 2026 if available?**

**Reply:**

As per the Municipal District's adopted Footway Programme 2025, localised footway maintenance works were undertaken in each of Carrickmacross and Castleblayney towns throughout 2025. Proposals for inclusion in the Carrickmacross-Castleblayney Footway Programme 2026 shall be presented to the elected members for consideration at the March 2026 Municipal District meeting.

- 12. Can details be provided on plans being developed by the Executive for the provision of additional sporting facilities in Castleblayney and the surrounding area?**

**Reply:**

The executive is currently progressing the development of a 3x3 basketball facility in Lough Muckno Park. The initial proposal to site the facility adjacent to the existing playpark, to the rear of the library carpark, is being reviewed in the context of the emerging Lough Muckno & Environs Masterplan and Development Framework. It is anticipated that works will commence in Q1 2026.

Monaghan County Council has also secured funding for the provision of a BoxUp Unit at Drumillard Playpark and the provision of recreational exercise equipment in Oram Village. It is anticipated that the BoxUp unit and recreational exercise equipment will be installed on Q1 2026.

- 13. There are houses under construction at Radharc an Bhri, Castleblayney. Can timelines be provided on the estimated completion date of this development?**

**Reply:**

Development description: 7No. 2 Bed Terrace Bungalow and 2No. 3 Bed Detached Bungalow provided by Tuath. The estimated completion date for this development is June 2026.

- 14. Can an update be given on the junction of the N53 and L4400 (Brennans Cross) from a road safety perspective and the Executives interaction with TII on this matter. There is no designated filter lane for vehicles turning right from the N53 onto to the L4400 when approaching from the Dundalk direction. Drivers are forced to position themselves in the ghost central island to complete the turn. This obstructs the visibility of drivers in the designated filter lane who are waiting to turn towards Broomfield and is very dangerous. There is also no lighting at this junction.**

**Reply:** Monaghan County Council (MCC) has submitted a Report for this scheme to TII, requesting approval to proceed with the preferred option and subsequent funding. This preferred option involves a junction reconfiguration, whereby a staggered arrangement with separate right turning lanes into the two minor roads is proposed. This option requires third party land acquisition and is significant in terms of cost i.e in excess of €1.5 million, and it was determined that this option does not currently demonstrate value for money and as such is not economically viable. The Roads Section in MCC continue to pursue this matter with TII. MCC has also submitted an application to implement short term measures in the form of additional signage and road markings on the approaches to the junction, whereby costs are significantly less.

To underpin the funding application for the junction reconfiguration (staggered crossroads with separate right turning lanes into each minor road), MCC has obtained details of a number of recent collisions at this junction from An Garda Síochána and a report containing details of the collisions has been submitted to TII Road Safety Section for their information.

Separately, TII has advised that our application for provision of public lighting at this junction has been refused.

- 15. Can Monaghan County Council provide an overview on activity on tackling dereliction in Castleblayney in 2025?**

**Reply:**

Since March 2024, The Town Regeneration team activity on tackling dereliction in Castleblayney includes:

- 31.no Section 8(2) notices served. This notice gives the owner 35 days to respond with proposals to make the property non derelict
- 16.no Section 8(7) notices served. This notice enters the property on to the Derelict site Register, as either inadequate responses were given or no engagement was received with the Section 8(2) notice
- 5.no Section 15 notices served. This notice states Monaghan County Council intend to Compulsory Purchase this property. 3 of which have postponed pending completion of works by the owners
- 1.no Section 16 notice served. This notice states that the owner has objected to the Compulsory purchase of the property and the Council are now sending information to an Coimisiún Pleanála for adjudication
- 1.no Section 17 notice served. This notice states Monaghan County Council intend to Vest this property.

Monaghan County Council successfully vested a property in Church Street, this has since been advertised for sale and is now at Sale agreed stage with a local developer.

Discussions are ongoing with the owners of a number of key properties located in the Town with a view to working with them to address the vacancy/dereliction issue associated with their properties. This work will continue in 2026.

Cllr. C. Carthy asked:

16. Regarding the Affordable Housing Scheme proposed for Carrickmacross; has it been sanctioned by Government yet?

Reply:

We have not received approval from Government yet for the Affordable Purchase Development in Carrickmacross. Following formal approval, we will begin a marketing campaign including an information evening in Carrickmacross.

17. How many homeless presentations have been made to Monaghan County Council in 2025 and how do the figures compare to the previous 3 years?

Reply:

	2022	2023	2024	2025 (YTD 15.12.25)
<b>Number of homeless presentations (households)</b>	122	161	185	204

18. Can the council confirm the following:

- Number of houses it currently has in its ownership, MD Region they're in and size of each (i.e. number of 1 bed, 2 bed etc)
- Number of houses the council currently rents off private landlords (through RAS & HAP etc)
- Number of those on Housing Waiting list for more than 3 years

Reply:

- Monaghan County Council currently has ownership of 1,924 properties, see table below for breakdown.

No. of Beds	Ballybay-Clones	Carrickmacross-Castleblaney	Monaghan	TOTAL
1	51	57	41	149
2	154	197	283	634
3	204	394	350	948
4	48	66	64	178
5+	6	5	4	15
<b>Grand Total</b>	<b>463</b>	<b>719</b>	<b>742</b>	<b>1924</b>

**Please note:** the above figure excludes 53no properties under Cost Rental Units, Private Mortgage to Rent, Repair and Lease, and Long-Term Lease Agreements- breakdown below.

- Number of houses the council currently rents off private landlords (through RAS & HAP etc).

<b>Cost Rental Units</b>	<b>16</b>
<b>Private Mortgage to Rent</b>	<b>25</b>
<b>Repair and Lease</b>	<b>7</b>
<b>Long Term Lease Agreements</b>	<b>5</b>
<b>TOTAL</b>	<b>53</b>

There are currently 92 Private RAS Tenants/Properties and 430 properties in receipt of HAP with Monaghan County Council.

- Number of those on Housing Waiting list for more than 3 years

Reply: There are currently 503 applicants on the housing waiting list for more than 3 years.

19. How many applicants (both individuals and families) have been added to Monaghan County Council's housing list since January 1st 2025 and how does this figure compare to the number of applicants allocated housing in 2025 (please give a breakdown of both social housing and private rented through RAS/HAP)?

Reply:

181 new applications received from 1<sup>st</sup> January 2025 until 16<sup>th</sup> December 2025.

LA Tenancies	RAS Tenancies	HAP Tenancies
91	33	99

20. What plans are in place to deal with urgent road repairs early in 2026 and, over the course of 2026, how many roads are expected to have full overlay or surfacing works through all schemes (Restoration, RAP etc)?

Reply:

Each Municipal District manage and coordinate urgent road repairs from their available budgets.

Each District has adopted their annual Road Restoration Programme as detailed below for 2026. The completion of these programmes is subject to the Grants allocated by the Department of Transport which are expected to be announced in March 2026.

Monaghan County Council have commenced the assessment of each road on the 2026 programme and the full details of the works will be planned post grant allocation.

Restoration Maintenance Programme

#### Municipal District of Monaghan

Monaghan MD - Adopted 2026 Local Roads Programme								
	Road Class	Road ID	PSCI Rating	W	Road Length (m)	Total Area of work (sq.m)	Road Name and/or Townland Name	
1	LP	LP3510	4,6,7	5	1764	8820	Annyalla	Tason
2	LP	LP1220	4,5,6,7,8	5	2373	11865	Kinadain	Straghan
3	LP	LP1420	4,5,7	4.3	1281	5508	Tullylish	N12
4	LT	LS5513	4,5,6,7,8	6	1443	8658	Cortolvin Road	Killyconigan
5	LT	LT20201	3,4,5	2.9	1632	4732.8	Mullyera	Graffagh
6	LT	LT51523	3,4	3	768	2304	Killybern	Glenmore
Monaghan MD - Adopted 2026 Regional Roads Programme								
	Road Class	Road ID	PSCI Rating	W	Length of work (m)	Total Area of work (sq.m)	Road Name and/or Townland Name	
1	R	R 185-1	5&6	7	800	5600	Corbeg	Tiravera
2	R	R 162-1	4,5&6	7.5	200	1500	Killygowan	Elm Church
3	R	R 162-1	5&6	8.8	240	2112	Glen Road at Council office	Killygowan

#### Municipal District of Ballybay/Clones

	Roads Programme 2026	Length	Width	Area m.sq
L	LT20324 Loughoony	1393	2.7	3761.1
L	Access Road to Primary Care Centre	120	8	960
L	LS8001 Lisinisky - Bawn to Shantonagh Road	2041	4.4	8980.4
L	LT40431 Shantonagh	1403	3.5	4910.5
L	LT62801 Knocks	1849	2.8	5177.2
L	LT22311/2 Drumreenagh	1909.5	3.2	6110.4
L	LS7410 Cornanagh Lennon	1774	4.25	7539.5
L	LS7001 Veeldins Cross to Cavan Border	2437	4.4	10722.8
L	L3402 Cordelvis	1006	5.1	5130.6
L	LT63102 Doohat	1954	3.4	6643.6
R	R162 Drumgor - Latton to Shercock	1250	8	10000
				69936.1

**Municipal District of Carrickmacross/Castleblaney**  
**Roads Programme 2026**

	PMS Rating	Road Class	Road Number	Road Name and/or Townland Name	Start	End
1	Red	R	R-181-1	Creaghanroe		
2	Red	R	R-178-7	Drummond Otra		
3	Red	LP	LP-4041	Bocks Lower	Greaghlane - 3 Roads North	Corbane - 4 Roads
4	Red	LP	LP-4102	Lisdoonan	Lisdoonan - 3 Roads South	Drumlurg - 3 roads North
5	Red	LP	LP-4930	Mullinary	McCartneys Cross	Mullinary Road - 4 Roads
6	Red	LP	LP-4931	Mullinary	Mullinary Road - 4 Roads	Kingscourt Road - 4 Roads
7	Red	LS	LS-8602	Moyles	Mullaghunshinagh - 3 Roads	Edenamo - 3 Roads South
8	Red	LS	LS-8500	Lisnamoyle Otra	Cargaglishnanarney - 4 Roads	Lisnamoyle Etra - 3 Roads South
9	Red	LT	LT-32101	Tullyskerry	Tullyskerry - 3 roads South	Tullyskerry - 3 Roads

Clr N. Keelan asked:

**21. What is the up to-date position in relation to the proposed Inniskeen village master Plan?**

**Reply:**

The tier 4 village plans, which shall include Inniskeen, shall be consultant led, and their appointment shall be subject to a public tendering process. It is anticipated that the consultants shall be in place and work on the village Plans commenced in Q1 of 2026.

**22. What is the up to-date position in relation to the taken in charge of the Sliabh Dubh estate at Corduff?**

**Reply:**

Sliabh Dubh is served by a standalone wastewater treatment plant which is not maintained by the original developer, this is classed as developer provided infrastructure (DPI).

Uisce Eireann is responsible for the remediation of developer provided infrastructure such as the WWT plant in Sliabh Dubh. The Planning Authority were advised by Uisce Eireann in February 2025 that a sectoral DPI Steering Group had been established and that the Terms of Reference for the group had been agreed. It is understood that the group is being led by DHLGH and that it has representation from Uisce Eireann and from the LA sector.

The Planning Authority cannot proceed with the taking in charge application for Sliabh Dubh without the agreement of Uisce Eireann, which has not been provided.

**23. What plans have the council to roll out Affordable and cost rental housing schemes in south Monaghan including our village areas?**

**Reply:** We are assessing Affordable Housing options in all parts of the county. Cost Rental opportunities are also being investigated.

**24. What was the outcome of the Inniskeen Fane Bridge trial and Survey?**

**Reply:** The purpose of the temporary traffic trial and accompanying survey was to assess the feasibility and operation of a permanent traffic management system across the narrow Fane River Bridge and under the Railway Bridge, with the aim of greatly improving safety for pedestrians and cyclists. A report is currently being prepared, which will include an assessment of the data collected during and after the trial period. This assessment covers:

- The operability of the shuttle system.
- Impacts on traffic flow and safety.
- Community feedback gathered through the public survey.

As the trial ended prematurely, essential traffic, pedestrian, and cyclist count data, along with comprehensive public feedback, remain incomplete. This has limited the Council's ability to fully evaluate the feasibility and overall outcomes of the proposed system. The report is expected to be finalised and available to the council in January 2026.

25. **What progress if any has been made in relation to the proposed upgrading of Dundalk to Cavan regional road (R178), in particular the section from Carrickmacross to Shercock town?**

**Reply:** The Department of Transport (DOT) and County Council Senior Engineer working group have identified strategically important sections of this route that can be advanced in the coming years this includes the R178. The only mechanism to apply for funding for this section of road is under the DOT's Specific Improvement Scheme.

**ClIr A. Campbell asked:**

26. **What plans has Monaghan County Council in place to recognise the exceptional contribution to drama and the arts in Ireland for the McArdle twins Tommy and John?**

**Reply:** MCC are co-producers along with The Garage Theatre & Iontas Arts Centre of John's most recent play called A twilight Dream and is produced and directed by Tommy.

Both brothers are being paid an agreed fee for this majestic task as is all the Actors involved.

They have been in rehearsals since November, and they are to be staged at both named venues:

Curtains up:

Iontas March 19-20-21

Garage March 26-27-28

27. **What plans has Monaghan County Council to offer the Affordable Purchase Scheme and Cost Rental in Castleblayney?**

**Reply:** We are assessing Affordable Housing options in all parts of the county. Cost Rental opportunities are also being investigated.

28. **With the recently published "Water Quality in Ireland 2019-2024 Report" showing a high percentage of surface waterbodies in County Monaghan as not as ecologically healthy as they should be. What long terms plans has Monaghan County Council in conjunction with the EPA in place to address this?**

**Reply:** The Water Action Plan 2024: A River Basin Management Plan for Ireland was published by the Department of Housing, Local Government and Heritage in October 2024, this is the 3<sup>rd</sup> cycle River Basin Management plan (Cycle 1: 2009-2015, Cycle 2: 2016-2021, Cycle 3: 2022-2027).

The Water Action Plan sets out the measures that are necessary to protect and restore water quality in Ireland. The overall aim of the plan is to ensure that our natural waters are sustainably managed and that freshwater resources are protected so as to maintain and improve Ireland's water environment.

The Environmental Protection Agency (EPA) in Ireland has a statutory oversight role to supervise and coordinate the environmental protection activities of Local Authorities. The EPA's National Enforcement Priorities (NEPs) for water focus on tackling nutrient pollution (nitrogen/phosphorus) from agriculture, inspections of septic tank systems, managing wastewater discharges (industrial/trade effluent), preventing pollution from farmyards, and ensuring overall compliance with water quality regulations, with a key goal to improve water quality in rivers, lakes, and coastal areas impacted by these pressures. Monaghan County Council's work plan is focused on the implementation of the EPA's NEP's for Water.

The current Water Action Plan covers the period up to the end of December 2027. Ireland is currently in the early stages of preparing the fourth cycle Water Action Plan. The Department of Housing Local Government and Heritage have recently launched a public consultation process on the Significant Water Management issues that need to be addressed in the period 2028 – 2033. The consultation period closes at 5.00pm on 19 June 2026.

29. **In welcoming the recent news that Ireland now having secured a three-year extension to Nitrates Derogation, subject to certain conditions, and with the EPA listing Four National Enforcement Priorities which are focusing on delivering positive environmental outcomes for water quality.**

(a) **What plans has Monaghan County Council in place to work with farmers to help deliver the necessary outcomes?**

**Reply:** As part of the implementation of the agricultural NEPs and the National Agricultural Inspection Programme the EPA set a target of 156 initial Good Agricultural Practice inspections in 2025 and per annum up to 2027. 157 inspections have been carried by Monaghan County Council out to date in 2025. Before we begin working in catchment, a letter is issued to all farmers in the catchment. When the farms have been selected for inspection, farmers are given at least 48 hours-notice. The farm inspection itself involves the inspection of farmyards and land and is focused on the storage and management of slurry, soiled water, effluents and organic fertilisers on the holding. Good collection, storage and landspreading practices are all very important in order to prevent nutrient and sediment losses to waters. Where non-compliance is detected, it is followed up with an appropriate level of enforcement. Enforcement actions include compliance letters, section notices, cross reports to Department of Agriculture and Food and prosecution for serious cases.

**(b) What funding is available to the Farming community to deliver the necessary outcomes?**

**Reply:** Monaghan County Council are not directly involved in providing funding to the farming community.

There are a number of measures outlined in the Water Action Plan for farmers for example the Waters Farming for Water (European Innovation Partnership) EIP which is led by the Local Authority Waters Programme (LAWPRO) in partnership with Teagasc and Dairy Industry Ireland. More details and contact details for farm advisors can be accessed here: [Farming for Water European Innovation Partnership - Farming for Water EIP](#)

There are also schemes administered by the Department of Agriculture such as the Agri-Climate Rural Environment Scheme (ACRES) and other forestry related schemes which may provide funding for measures to protect water quality. Further information is available here: [Schemes and Payments](#)

**(C) What is the times scales around the delivery of the four national polices?**

**Reply:**

The current EPA National Enforcement Priorities for water cover the period from 2025 - 2027. Monaghan County Council's performance is reviewed on an annual basis through the RMCEI (Recommended Minimum Criteria for Environmental Inspections) process.

In 2024 there were 5 NEP's for Water , Monaghan County Council meet the required standard of strong or excellent in all of the 5 water NEP's.

**30. In relation to Monaghan County Councils plan to build 22 number housing units at the commons in Castleblayney at the old fire station.**

**(a) When it is hoped works to commence?**

**(b) What is the exact scope of works?**

**(C) How long will the project take to complete?**

**Reply:**

Part 8 Planning application was submitted on 27<sup>th</sup> November 2025. We would anticipate works to commence on site in Q4 2026.

22no dwelling units in total. Work to include the four storey Front Terrace with a set-back third floor containing 4no. 2 bedroom duplex units at ground and first floor and 4no. 1 bedroom apartments at second and third floor; the three storey Courtyard Terrace with set-back second floor containing 6no. 2 bedroom duplex units at ground and first floor, and 3no. 1 bedroom apartments at second floor with associated terraces, balconies and lift tower with pedestrian access walkways, the one storey South Terrace containing 1no 2 bedroom apartment. Retain, refurbish and upgrade the two existing protected structures currently used as stores, the one storey Horse-market as 2no. 1 bedroom apartments and the three storey Store Building as communal facilities and entrance hall at ground floor and 2no. 1 bedroom apartment and studio at first and second floor. Upgrade the surrounding stone boundary wall and introduce a shared courtyard and a new public square on the Commons with new soft and hard landscaping including car-parking, public lighting and all ancillary and associated works. Install all connections to existing foul main, watermain and surface water discharge throughout the development.

Complex projects of this kind typically take between 15 to 18 months.

## 18. Votes of Sympathy/Congratulations

It was agreed that votes of congratulations would be extended to the following:

- Scotstown GAA Club on winning the Ulster Senior Club Championship final in December 2025 and reaching the All-Ireland Semi-Final.
- Carrick Rovers and Killylough FC on reaching the U15 SFAI Ulster Final.
- The McKenna family - Sharon, Caolan, Cormac, and Cailín, on winning RTE's Ireland's Fittest Family competition 00202025.

## 19. Conferences

*On the proposal of Cllr N. Keelan, seconded by Cllr. R. Aughey, it was agreed that the Council be represented at the following training events by the member listed below:*

Promoting Authority	Subject/Theme	Venue	Dates	Members Selected
LAMA Spring Seminar	Spring Seminar	The Connacht Hotel, Galway	28 & 29 January 2026	Cllr. B. McAree

The meeting then concluded.

Signed: \_\_\_\_\_  
Cathaoirleach

Signed: \_\_\_\_\_  
Meetings  
Administrator

Date: \_\_\_\_\_