

Minutes of the Meeting of Monaghan County Council held in the Council Chamber, M-Tek Building, Armagh Rd, Knockaconny, Monaghan, on Monday 06th July 2026 at 10.00 a.m.

Chair: Cllr A. Campbell, Cathaoirleach

Present: Cllrs Aughey, Carthy, Clerkin, P. Conlon, S. Conlon, Coyle, Flynn, Gibbons, Johnston, Keelan, McAree, McCooey, O'Hanlon, P. Treanor, S. Treanor and Truell.

Mr. R. Burns, Chief Executive, Ms. C O'Hare, Ms. O. McConnon, Mr. C. Flynn, Directors of Services, Ms. N. Payne, A/Director of Services, Mr. K. Duffy, S/Executive Engineer, Ms. M. McGarvey, Meetings Administrator and Ms. M. McMahon, Staff Officer.

MS Teams: Cllr Gilliland

1. Confirmation of Council Meeting Minutes

(i) Minutes of Council Meeting held on 08th June 2026

On the proposal of Cllr N. Keelan, seconded by Cllr A. Johnston, it was agreed that the minutes of the Council meeting held on the 08th June 2026, be confirmed.

(ii) Minutes of the Annual General Meeting held on 15th June 2026

On the proposal of Cllr S. Conlon, seconded by Cllr A. Johnston, it was agreed that the minutes of the Annual General meeting held on the 15th June 2026, be confirmed.

2. To consider the Chief Executive's Report on submissions made to proposed variation No.2 of the Monaghan County Development Plan 2025 – 2031 to address the revised National Planning Framework (NPF) Implementation: Housing Growth Requirements

Mr. A. Hughes, Senior Planner, referred to the Chief Executive's report circulated with the agenda in respect of the proposed variation No.2 of the Monaghan County Development Plan 2025-2031 to address the revised National Planning Framework (NPF) Implementation: Housing Growth Requirements. Mr. Hughes stated that the proposed variation relates to increased zoning of +80% of residential zoned lands. He advised the members that 29 submissions were received following the public consultation exercise which ran from 14th May – 11th June 2026 and that the Chief Executive's report summarises these and reflects discussions held in workshops with elected members.

Mr. Hughes advised that members were being asked to consider the Chief Executive's Report and to either make the variation or amend it. He noted that a further period of public consultation would be required in respect of any amendments.

Prior to consideration of the Chief Executive's Report members were reminded of their requirements under Section 177(1) of the Local Government Act 2001 (as amended) stating that if conflict exists members are required to declare the conflict and vacate the chamber.

In accordance with the Ethics Framework, Cllrs N. Keelan and A. Johnston declared possible conflicts of interest in relation to this item and withdrew from the meeting room.

Mr. Hughes stated that following recent workshops and consultations with members it was understood that there is agreement on the recommendations set out in the Chief Executive's report with the exception of two matters:

- Resolution No. 01 – Relating to land bank CY1012 in Castleblayney, as referred to in the OPR response.
- Resolution No. 02 – Relating to submission MN-C46-PV2-3 concerning lands at Magheross, Carrickmacross.

On the proposal of Cllr P. Treanor, seconded by Cllr S. Coyle, it was agreed to approve the proposed variation to align the Monaghan County Development Plan 2025-2031 with the National Planning Framework (NPF) Implementation: Housing Growth Requirements, as detailed in the Chief Executive's report, excluding Resolution No. 01 and Resolution No. 02. Except as may be amended by the two subsequent resolutions

Proposed amendments:

MA-CY1012-RESOLUTION 01 – Castleblayney Town

Cllr A. Campbell proposed, Cllr P. Gibbons seconded:

Having considered the Chief Executive's Report and contrary to the recommendation contained within it, it is proposed to make Variation No 2 to the Monaghan County Development Plan 2025-2031 with the proposed Map Alterations Reference: CY1012 Castleblayney.

The material alteration will:

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

Site Reference	Area in Hectares	Location (Map Booklet)
CY1012	1.278ha (Lands to be Zoned Residential B)	Lands at Castleblayney (Page 32)

The reasons for proposing this amendment contrary to the recommendation of the Chief Executive were outlined as follows: -

- It is considered that the inclusion of this site within the proposed Variation is appropriate, justified and consistent with a balanced approach to settlement development.
- The proposed zoning has been changed from Proposed Residential A to Proposed Residential B which will allow for a lower density of development consistent with the surrounding character of the area and in consideration of the topographic nature of the subject lands.
- While centrally located lands are identified in proposed Variation No. 2, not all such lands are readily available, viable, or capable of being developed within the lifetime of the Development Plan due to issues such as:
 - currently farmed,
 - fragmented land ownership, or
 - topographically challenged.

In this context, site CY1012 represents a realistic and deliverable opportunity to provide housing within Castleblayney over the plan period.

Although the site is located on the periphery of the settlement, it:

- is contiguous with the existing built-up area,
- can provide for a logical extension of the settlement, and
- has the potential to integrate with the existing residential pattern in the area.

It is not accepted that this site would result in inappropriate urban sprawl. Rather, it is considered that the development of the lands would constitute a natural rounding-off of the existing settlement edge, consistent with established development patterns in this part of the town.

With regard to infrastructure, it is noted that the zoning of land does not in itself confer development permission. Any future planning application on the site will be required to:

- demonstrate the availability of adequate water services infrastructure,
- provide appropriate pedestrian connectivity, including footpaths and public lighting where required, and
- ensure compliance with all relevant Development Plan standards relating to layout, design, and service provision.

Accordingly, infrastructural deficiencies identified at this stage can be addressed through the development management process, ensuring that any development proceeds in a manner consistent with proper planning and sustainable development.

The inclusion of site CY1012 provides choice and flexibility within the residential zoned landbank, which is an important component of effective development plan implementation.

The Cathaoirleach put Cllr Campbell's proposal to the meeting and it was unanimously agreed.

The Cathaoirleach declared the proposal carried.

MA-RESOLUTION 02 – Carrickmacross Town

Cllr PJ O'Hanlon proposed, Cllr P. Conlon seconded:

Having considered the Chief Executive's Report and contrary to the recommendation contained within it, it is proposed to make the Variation No 2 to the Monaghan County Development Plan 2025-2031 with the proposed Map Alteration Reference: CM1006.

The Material Alteration will change the existing lands from 'Industry/Enterprise and Employment' to 'Proposed Residential A' (Lands identified in submission ref MN-C46-PV2-3.

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

The reasons for proposing this amendment contrary to the recommendation of the Chief Executive were outlined as follows: -

- The inclusion of this site will facilitate the delivery of much-needed housing within Carrickmacross.
- The landowner has a clear and demonstrable track record in delivering housing in the town. This is not a speculative proposal but one grounded in deliverability and commitment.
- The existing zoning of Industry/Enterprise and Employment is not considered appropriate for the site, having regard to the established surrounding context. The lands are bounded by existing residential development, and the prevailing character of the area is residential in nature. A residential zoning would therefore represent a more logical and coherent land-use designation.
- Furthermore, there is an adequate quantum of lands already zoned for Industry/Enterprise and Employment purposes within Carrickmacross, a significant portion of which remains undeveloped. Retaining this site under such zoning does not align with current development patterns or market demand.
- The site benefits from a highly sustainable location within walking distance of Carrickmacross town centre and a wide range of services and amenities, supporting compact growth and reduced reliance on private car usage.
- In infrastructural terms, the site is well-positioned for development. It can be readily serviced, and there are no known physical or environmental constraints. The lands are relatively flat in topography, further supporting their suitability for residential development.
- Development of the site also has the potential to unlock and provide access to adjoining residentially zoned lands identified within the Monaghan County Development Plan 2025–2031, thereby supporting more comprehensive and coordinated development.
- The landowner is an established and reputable developer with a proven track record of delivering residential schemes within Carrickmacross. This reinforces the credibility and deliverability of the proposal.
- Given the ongoing challenges in housing supply, it is important that a practical and delivery-oriented approach to the provision of residential land is taken.
- This proposed material alteration under Variation No. 2 is therefore considered appropriate, justified, and aligned with a balanced and sustainable approach to settlement development.
- The subject lands represent a realistic and deliverable opportunity to provide housing during the plan period. Their rezoning would significantly contribute to addressing the current shortfall in social housing provision in Carrickmacross.

The Cathaoirleach put Cllr O’Hanlon’s proposal to the meeting and it was unanimously agreed.

The Cathaoirleach declared the proposal carried.

Mr. Hughes informed the members that a further period of public consultation would be undertaken in respect of the two material alterations. He advised that the Chief Executive’s Report on the submissions received would be brought before the September/October Council meeting, at which the members would be requested to consider Proposed Variation No. 2 to the Monaghan County Development Plan.

3. To consider the Chief Executive's Report prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended) for N2 Corlat to Collegiate Active Travel

Mr. T. Gourley, Senior Executive Planner, outlined the Part VIII Report circulated with the Agenda relating to shared active travel facilities along a 900m section of the existing carriageway on the N2 National Road between Corlat Roundabout and the Collegiate Secondary School, Co. Monaghan. He advised the members that issues raised as part of the public consultation period, did not relate directly to this proposal.

Mr. Gourley recommended that members proceed with the proposal.

On the proposal Cllr A. Johnston, seconded by Cllr S. Conlon, it was agreed to approve the works for shared active travel facilities along a 900m section of the existing carriageway on the N2 National Road between Corlat Roundabout and the Collegiate Secondary School, 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 the Chief Executive's Report prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended) for N2 Emyvale Road Improvement Works

Mr. T. Gourley, Senior Executive Planner, outlined the Part VIII Report circulated with the Agenda for N2 Emyvale Road Improvement Works. He stated that Part VIII relates to the construction of a roundabout at a point north of the entrance to the Silver Hill Farm Shop/Garden Centre in the vicinity of the existing 60km/h / 50km/h gateway. Mr. Gourley advised that no submissions were received during the public consultation period, and he recommended that members proceed with the proposal.

On the proposal Cllr B. McAree, seconded by Cllr P. Clerkin, it was agreed to approve the N2 Emyvale Road Improvement Works, 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 the Chief Executive's Report prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended) for Annahagh West, Industrial lands Access Infrastructure

Mr. T. Gourley, Senior Executive Planner, outlined the Part VIII Report circulated with the Agenda for Annahagh West, Industrial lands Access Infrastructure. Mr. Gourley advised that no submissions were received during the public consultation period, and he recommended that members proceed with the proposal.

On the proposal Cllr S. Conlon, seconded by Cllr A. Johnston, it was agreed to approve the Annahagh West Industrial Land Infrastructure works, as detailed in the Chief Executive's Report prepared in accordance with Part VIII of the Planning and Development Regulations 2001 (as amended).

6. To consider Section 183 - Sale of Fortview School, Newtownbutler Road, Clones

Mr. C. Flynn, Director of Services, outlined the proposed disposal of Fortview School, Newtownbutler Road, Clones, Co. Monaghan - site area 0.23 Hectares. He advised the members that the property had been acquired via a Compulsory Purchase Order by the Town and Regeneration Team to address vacancy and dereliction, and that the proposed

disposal will place an obligation on the purchaser to redevelop the property within 24 months.

On the proposal of Cllr R. Truell, seconded by Cllr P. Treanor, it was agreed that the Council approve the disposal of Fortview School, Newtownbutler Road, Clones, Co. Monaghan, in accordance with the terms of the notice dated 30th March 2026 and attached site location map in accordance with S183 of the Local Government Act 2001.

7. To consider Section 183 - Sale & Temporary Access Licence - Clones 98 Avenue, Clones, Co. Monaghan

Mr. K. Duffy, Senior Executive Engineer, outlined the proposed disposal of Clones 98 Avenue, Clones, Co. Monaghan - site area 0.067304 Hectares. He stated that should members proceed with the proposed disposal, upon completion of the transaction a temporary access licence would be granted for part Folio MN1210F – site area 0.085488 Hectares.

On the proposal of Cllr P. Treanor, seconded by Cllr R. Truell, it was agreed that the Council approve the Sale & Temporary Access Licence for Clones 98 Avenue, Clones Co. Monaghan, in accordance with the terms of the notice dated 28th April 2026 and attached site location map in accordance with S183 of the Local Government Act 2001.

8. To approve final business case for Civic Offices Project

The Chief Executive introduced the presentation on the Civic Offices Project and noted that the decision on whether to proceed with the project would be one of the most significant decisions members would be asked to consider. He advised that, should members require additional time to review and assess the proposals, a special meeting of the Council could be convened to allow for further consideration of the project.

Mr. C. Flynn, Director of Services, commenced the presentation by outlining the background to the proposal, noting that the Council had occupied the Glen Offices since 1984 and that additional office accommodation had been acquired and rented over the years to meet growing operational requirements. He advised that office accommodation reviews undertaken to date had identified significant deficiencies in the Council's existing accommodation, including fragmented services, accessibility challenges, limited customer facilities, the absence of a purpose-built Civic Headquarters and Council Chamber, and poor energy efficiency ratings.

Mr. Flynn outlined the benefits of the proposed development, including the provision of a modern Civic Headquarters and Council Chamber, improved customer service and accessibility, enhanced staff facilities, greater operational efficiencies, and support for the regeneration of Monaghan Town. He advised that the preferred site at the former St. Davnet's/Roskey Lands location had been selected following a detailed site assessment process.

Mr. Flynn outlined the key milestones and decisions taken by Members to date in respect of the Civic Offices Project. He referred to the Preliminary Business Case, which was approved in April 2021, the resolution to borrow €38 million over 30 years, which was approved by the Council in November 2022, and the subsequent progression of the project through the Part 8 planning process, which was approved in April 2024. He advised that Members were now being asked to consider the Final Business Case, Tender Report and recommendation in respect of the project.

Concluding his presentation, Mr. Flynn invited Mr. Paul Connolly, Senior Executive Engineer, to deliver a presentation on the tender process for the project.

Mr. Connolly provided members with a presentation on the tender evaluation process for the Civic Offices Project. Key points highlighted included:

- The project is being procured using a Design and Build contract whereby a single contractor is appointed to manage both the design and construction of the project.
- Four tenders pre-qualified stage 1 -suitability assessment and were invited to the Stage 2 Tender process. Stage 2 Tenders were returned on the 31st March 2026 with all four contractors submitting a bid.
- Since March 2026, the Evaluation Team, led by Cogent Associates, has undertaken a comprehensive assessment of the tenders in accordance with the Most Economically Advantageous Tender (MEAT) criteria, with 60% of the overall score allocated to price and 40% to quality and technical submissions.
- Separate independent teams assessed the price and quality elements of the tenders to ensure a fair, robust and transparent evaluation process
- The technical assessment considered the contractors' proposed methodologies, management plans, programme management and coordination arrangements, together with value engineering and added value proposals (not included in Tender price).
- The financial assessment was conducted independently by the project cost consultants.
- The overall tender evaluation combined each tenderer's score for technical merit with the comparative cost of the tender, in accordance with the MEAT evaluation methodology resulting in the selection of a preferred tenderer.
- In terms of inflation, and Price Variation Clause 15 of a Public Works Contract, which provides for adjustments to the contract price where the cost of key inputs, including materials, fuel and labour, changes significantly following tender award, the contractor will assume responsibility for the first 5% of any such increase, and a budget provision of €328,477 has been included as a further contingency within the project budget to help address any approved price variations above this threshold.

Ms. O. McConnon, Director of Services, delivered a presentation on the economic, and financial aspects of the proposed Civic Offices Project. The following key points were noted:

Economic Assessment:

- The Cost Benefit Analysis demonstrates a strong positive economic case for the project, with an Economic Net Present Value (ENPV) of €21.6 million.
- The proposed Civic Offices option is projected to deliver €29.9 million in cumulative financial and economic benefits, arising from:
 - Reduced staff turnover;
 - Improved productivity through less wasted time; and
 - Enhanced working conditions and reduced workplace stress.
- The project achieves a Benefit-Cost Ratio of 1.8, indicating that €1.80 in benefits is generated for every €1 invested.
- The analysis also indicates an Internal Rate of Return (IRR) of approximately 9% when economic adjustments are applied, demonstrating a strong return over the

lifecycle of the project.

Funding:

- The overall cost of the project is €46.5 million which includes construction, professional fees, infrastructure, fixtures and fittings, direct costs and the Percent for Art allocation.
- The Housing Finance Agency is currently offering a 30-year fixed-term loan of €38 million at an interest rate of 3.3%.
- Estimated annual loan repayments of €2.09 million will be funded through the €5.8 million set aside in the revenue budget to date, together with proposed annual revenue provisions of €1 million in 2027 and €0.8 million in 2028.
- In addition, estimated annual savings arising from the consolidation of services are projected at approximately €648,000 per annum.
- A provision of €1.7 million has been included within the project budget to provide an overall 10% contingency, funded through the sale of corporate assets.

Financial Analysis Summary:

- While the proposed Civic Offices option requires a higher upfront investment, this is offset by significant operational savings and a much stronger residual value, resulting in a net positive cash flow of €22.9m over the period.
- This is primarily driven by €35.1m in operational savings from consolidation, alongside an additional €19.8m in residual value, reflecting the long-term value of the new building.
- Lifecycle costs are broadly similar across both options and do not materially impact the overall position.
- The Financial NPV is negative at €4.2m, reflecting the timing of upfront costs versus savings realised over time.

Ms. McConnon concluded her presentation by demonstrating the affordability of the project, noting that the €1.5 million provision in the 2026 revenue budget, together with estimated annual savings of €648,000, provides total annual funding of €2.148 million. This exceeds the estimated annual loan repayment of €2.09 million, demonstrating that the project can be funded without the need for additional provisions.

Ms C. O'Hare, Director of Services, delivered a presentation on desk capacity, hybrid working arrangements and the design of the proposed Civic Offices. She advised that the building has been designed to meet the Council's current and future operational requirements while supporting modern and flexible ways of working. It was noted that staff attendance varies throughout the week due to hybrid working arrangements, annual leave, off-site duties and service delivery requirements, with peak attendance generally occurring mid-week and lower attendance levels typically experienced on Mondays and Fridays. As a result, full simultaneous attendance is not considered the normal operating pattern.

Ms. O'Hare outlined how the proposed accommodation strategy has been based on anticipated peak occupancy levels and includes shared workstations arranged in desk clusters, together with meeting rooms, collaboration spaces and circulation areas designed to support a range of work activities and service needs. She noted that the building has sufficient desk capacity to accommodate projected staffing requirements on opening and has been designed with the flexibility to expand capacity to 306 desks as required in the future.

It was further noted that desk sharing arrangements will be managed through planned and structured protocols rather than informal arrangements, with ongoing engagement with staff and trade unions informing the development of these arrangements in advance of occupation. Ms O'Hare highlighted that the proposed model supports effective service delivery, staff collaboration and organisational flexibility, while ensuring that the accommodation remains capable of adapting to future growth and changing workforce requirements.

The presentation concluded with an address from the Chief Executive, Mr R. Burns, who described the proposed Civic Offices as an opportunity to provide Monaghan County Council with a permanent corporate home in Monaghan Town capable of meeting the organisation's long-term needs. He noted that the Council's existing accommodation arrangements are no longer fit for purpose and require significant improvement. The proposed development would provide safe, modern and comfortable office accommodation for staff, as well as dedicated facilities to support the democratic work of elected members, including meeting spaces and a Council Chamber owned by the Council rather than a rented shared facility.

Mr. Burns stated that it was his clear recommendation, that the Council proceed with the project. He emphasised that, while he was making a recommendation to proceed, it was essential that elected members had access to clear, accurate and comprehensive information to enable them to make an informed decision. He acknowledged that the project presents significant opportunities for the organisation, while also bringing a number of challenges that would require careful management. He emphasised the importance of ensuring that the project can proceed without placing an undue burden on ratepayers and highlighted the prudent approach adopted by the Council in making annual budgetary provisions towards the project. He noted that the funding package is in place and that the affordability of the project had been demonstrated through the financial analysis presented. While recognising that the project is financially self-contained, Mr. Burns noted that the overall project cost of €46.5 million represents a significant investment. He outlined the measures proposed to manage risk, including the provision of project contingencies, the inclusion of a price variation clause, and the use of a Design and Build contract. Drawing on his experience in delivering major capital projects, he referred to the importance of maintaining prudent financial and risk management arrangements to protect the organisation throughout the delivery phase. He also highlighted the need to maintain an adequate corporate contingency fund to ensure the continued delivery of services during the construction period. He advised that it was proposed that such a contingency would be funded through the disposal of corporate assets and noted that, while a contingency provision of 10% was considered reasonable, the Council could consider a higher contingency level if deemed necessary. In relation to governance, Mr. Burns advised that oversight arrangements would need to be strengthened, both internally and through continued engagement with elected members. He further noted that the project would involve a significant change management programme, requiring ongoing consultation and engagement with staff and trade unions in advance of the transition to the new offices. Maintaining business continuity and ensuring the uninterrupted delivery of high-quality services to the people of Monaghan throughout the project lifecycle was identified as a key priority.

In concluding, Mr. Burns highlighted the need for a decision on the project within the required timeframe. He advised that the tender process commenced in March 2026 and

that the tenders remain valid for a six-month period. He noted that, should members decide to proceed with the project further engagement would be required with the Housing Finance Agency regarding the proposed 30-year loan. He further advised that, should a decision be taken not to proceed with the project, the Executive could return to the Council at a later date with alternative proposals for addressing the deficiencies in the existing accommodation.

On the proposal of Cllr C. Carthy, seconded by Cllr. R. Aughey it was agreed that a Special meeting of the Council be convened to allow members additional time to consider the proposals relating to the Civic Offices Project. It was agreed that the special meeting would take place on Monday 20th July 2026 at 2.00pm in the Council Chamber.

9. To ratify the nomination of Alan McCabe as PPN Environmental Rep on the Monaghan Local Community Development Committee (LCDC)

On the proposal of Cllr P. Gibbons, seconded by Cllr P. Clerkin, it was agreed that Mr. Alan McCabe be appointed as a PPN Environmental Representative on the Monaghan Local Community Development Committee.

10. To ratify the replacement of Patricia Monahan, Director of Services, on Monaghan Local Community Development Committee (LCDC) with Nicola Payne, A/Director of Services

On the proposal of Cllr. A. Johnston, seconded by Cllr P. Treanor, it was agreed that Ms. N. Payne, A/Director of Services would replace Ms. P. Monahan, on the Monaghan Local Community Development Committee.

11. To consider recommendations and minutes from Corporate Policy Group

The members noted the minutes of the Corporate Policy Group meeting held on 23rd June 2026.

On the proposal of Cllr S. Conlon, seconded by Cllr R. Aughey, it was agreed that the minutes of the Corporate Policy Group meeting held on 23rd June 2026 and the recommendations contained therein be approved.

12. To receive a presentation from GAA Headquarters

The Cathaoirleach welcomed Dr. Peter Horgan, Mr. Shane Cassells and Mr. Cian Murphy from GAA HQ to the meeting to deliver a presentation on the economic and social value of Gaelic Games. Key points to note were:

- Research undertaken by the Sheffield Hallam University Sport Industry Research Centre examining both the economic and social contribution of Gaelic Games across Ireland, showed that Gaelic Games generate significant economic activity, including consumer spending of €377 million, gross value added of €710 million, employment equivalent to 10,600 full-time jobs, turnover of €1.619 billion and tax contributions of €192.6 million.
- The value of Gaelic Games extends beyond economic measures, whereby they play a role in strengthening community identity, social connectedness, participation and well-being across generations.
- A Social Return on Investment (SROI) assessment estimated that Gaelic Games generate social outcomes valued at €2.868 billion annually, including benefits associated with health, subjective wellbeing, social capital and volunteering.
- The study found that for every €1 invested in Gaelic Games, a social return of €2.30 is

generated, demonstrating the substantial wider societal value of participation and engagement.

- The economic impact of major GAA events were outlined, including championship fixtures hosted in Clones, County Monaghan. Research involving spectators, businesses, volunteers and event organisers highlighted the significant spending attracted to host towns and counties.
- Data presented indicated that major events in Clones generated over €1.5 million in total spectator spending and an overall economic impact exceeding €2.1 million across County Monaghan when indirect and induced effects were included.
- Feedback from local businesses demonstrated the positive commercial impact of major GAA fixtures, with businesses reporting significantly increased trade on match days and recognising the importance of such events to local economies.

Dr. Horgan concluded the presentation by highlighting the opportunities for increased collaboration between the GAA and local authorities in maximising the social, economic and community benefits arising from Gaelic Games and major sporting events.

The Cathaoirleach and members thanked the presenters for their informative and insightful presentation and acknowledged the substantial contribution of Gaelic Games to communities, social wellbeing and economic development throughout the country and within County Monaghan.

13. To receive Management Report – June 2026

The Chief Executive introduced the Management Report for June 2026, which had been circulated with the agenda. He highlighted the Council's environmental enforcement performance under the 2025 Local Authority Performance Framework (LAPF), noting that Monaghan County Council achieved a rating of "Strong" or "Excellent" in 14 of the 15 National Enforcement Priority (NEP) areas across waste, water, and air/noise. He commended the Environment Section for the significant work involved in achieving these excellent results.

The Chief Executive referred to the recent funding announcement under which Monaghan County Council received an allocation of €900,000 from the Department of Transport to repair regional and local roads damaged by Storm Chandra earlier this year. He welcomed the allocation and noted that it would support the Council in addressing storm-related damage and restoring affected road infrastructure.

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

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

On the proposal of Cllr S. Conlon, seconded by Cllr N. Keelan, it was agreed that this Council, writes to the Department of Transport expressing our collective disappointment at the inadequate level of funding of €900,000, following the Council's request for €1.4 million for the purpose of reinstating roads damaged caused by Storm Chandra, and that we seek the full funding allocation to enable overdue damage recovery works that alternatively if not centrally funded will fall to the hard pressed ratepayers of County Monaghan.

On the proposal of Cllr N. Keelan, seconded by Cllr C. Carthy, it was agreed that this Council, in seeking additional funding for roads, rewrites to the Minister for Transport, Mr. Darragh O'Brien, T.D., requesting a meeting at his convenience and at a location of his choosing, led by the Cathaoirleach, accompanied by a cross-party delegation and a senior official from the Roads Section.

14. To receive reports from Members attending Conferences/Training events

The members noted the reports from Cllrs Gibbons and McAree in relation to their attendance at the following Conferences/Training events:

- Association of Irish Region Seminar – The Gateway Hotel, Buncranan – 28th & 29th January 2026.
- AILG – Planning OPR – The Hodson Bay Hotel, Athlone – 20th June 2026.

15. Business Submitted by the Chief Executive

There were no matters for consideration under this item.

16. To receive update on N2 National Primary Road Schemes

No further update on the N2 National Primary Road.

17. Matters arising out of the minutes of Council meeting held on 08th June 2026 and the AGM on 15th June 2026

On the proposal of Cllr P. Gibbons, seconded by Cllr S. Flynn, it was agreed that this Council invite Uisce Eireann to attend a future (public) meeting of this Council to discuss areas under their control in County Monaghan.

There were no further matters arising out of the minutes of Council meetings held on 08th June 2026 and the AGM on 15th June 2026.

18. To receive update on North South Interconnector Project

No further update on the North South Interconnector Project.

19. To receive update on the Ulster Canal project

The Chief Executive referred to the recent funding announcement confirming the allocation of €30 million from the Shared Island Fund towards the delivery of Phase 3 of the Ulster Canal Restoration Project (2027–2029). He advised that Phase 3 represents the longest section of the restoration programme linking Clonfad to Castle Saunderson. He noted that, upon completion, this phase will connect Clones to the Erne System and the Shannon–Erne Waterway, significantly enhancing regional connectivity and tourism opportunities.

20. Correspondence

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

- Letter from the Office of the Minister for Rural and Community Development and the Gaeltacht, Mr. Dara Calleary, T.D., regarding the Local Improvement Scheme.
- Email from the HSE regarding funding for the extension at Errigal Truagh Special Needs.
- Acknowledgement email from the office of An Taoiseach, Mr. Micheál Martin, T.D., regarding funding following the devastating impact of Storm Chandra.

- Acknowledgement email from the office of An Taoiseach, Mr. Micheál Martin, T.D., regarding CETA and the additional rights it provides to multinational corporations.
- Acknowledgement email from the Private Secretary to the Minister for Finance, Mr. Simon Harris, T.D., regarding Budget 2027.
- Acknowledgement email from the Office of the Tánaiste and Minister for Finance, Mr. Simon Harris, T.D., regarding funding following the devastating impact of Storm Chandra.
- Acknowledgement email from the Private Secretary to the Minister for Housing, Local Government and Heritage, Mr. James Browne, T.D., regarding eligibility for Affordable Housing.
- Acknowledgement email from the Private Secretary to the Minister for Children, Disability and Equality, Ms. Norma Foley, T.D., regarding funding for the extension at Errigal Truagh Special Needs.
- Acknowledgement email from the Private Secretary to the Minister for Education and Youth, Ms. Hildegard Naughton, T.D., regarding school places for children with special needs.
- Acknowledgement email from the Private Secretary to the Minister for Transport, Mr. Darragh O'Brien, T.D., regarding the request for a meeting.
- Acknowledgement email from the Private Secretary to the Minister for Foreign Affairs and Trade, Ms. Helen McEntee, T.D., regarding the exclusion of trade in services in the OTB.
- Acknowledgement email from the Business Manager, HSE Dublin and North-East, regarding mental health services.
- Resolution from Limerick City & County Council regarding personal taxes and the Universal Social Charge.
- Resolution from Wexford County Council regarding the unwinding and abolition of Universal Social Charge in Budget 2027.

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20.1 Additional Correspondence:

The following additional correspondence which had been received after the agenda had issued were also circulated:

- Response from the Private Secretary to the Minister for Health, Ms. Jennifer Carroll MacNeill, T.D., regarding hospital car parking charges.
- Response from the Private Secretary to the Minister for Housing, Local Government and Heritage, Mr. James Browne, T.D., regarding Affordable Housing.
- Response from the Private Secretary to the Minister of State for Special Education and Inclusion, Mr. Michael Moynihan, T.D., regarding the number of children awaiting a school place.
- Response from the Private Secretary to the Minister for Children, Disability and Equality regarding Rainbow Lodge.

Proposals arising out of correspondence:

On the proposal of Cllr B. McAree, seconded by Cllr P. Clerkin, it was agreed that this Council writes again to both the Minister for Children, Disability and Equality, Ms. Norma Foley, T.D., and the HSE seeking:

- *A clear timeline for completion of Approval Gate 1.*

- *A projected timeline for the remaining approval stages.*
- *Confirmation of when capital funding for the extension will be approved.*
- *An anticipated commencement and completion date for the project.*
- *A meeting between the Minister, the HSE, Errigal Truagh representatives and local public representatives to ensure this project is progressed without further delay.*

21. Notices of Motion

1. Cllr S. Conlon proposed, Cllr P. Clerkin seconded:

‘That this Council for the purpose of enhancing road safety along the N2 at Corlat, in particular for the hundreds of school children attending the Collegiate School, ask that the Roads Section and Active Travel Unit introduce additional measures such as the Safe Routes to School Programme, additional to the proposed traffic calming scheme at this location, that will provide for off-road drop-off / pick-up area by both public and private transport, similar to what was constructed at the entrance to St. Macartan’s College on the N2 in 2020, and further, that options are explored that will provide a pedestrian walkway up to the school gates.’

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

2. Cllr B. McAree proposed, Cllr P. Clerkin seconded:

‘That this Council expresses its support for Irish citizen Mandy Kelly in her ongoing efforts to secure the return of her two sons, who have remained in Egypt since 2022 following an alleged international parental child abduction.’

This Council acknowledges the significant legal and diplomatic challenges faced by Ms Kelly despite obtaining custody orders in her favour, and recognises the immense emotional trauma suffered by both mother and children as a result of their prolonged separation.

Accordingly, this Council calls on the Minister for Foreign Affairs and Trade, Ms. Helen McEntee, T.D., the Minister for Justice, Mr. Jim O’Callaghan, T.D., and the Tánaiste, Mr. Simon Harris, T.D., to intensify diplomatic engagement with the Egyptian authorities and relevant courts, with a view to securing the implementation of existing custody rulings, resolving any legal barriers preventing the children’s return, in particular the lifting of the Egyptian Government’s travel ban on her two sons, and facilitating the safe reunification of this Irish family.’

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

3. Cllr P. Conlon proposed, Cllr R. Truell seconded:

‘That this Council calls on the GAA to ensure that all inter-county senior football and hurling games from 2027 onwards are available for all to view on free-to-air television and, where required, through accessible online streaming platforms. Everyone should have the opportunity to watch their county team compete in the inter-county Championship.’

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

22. Questions and Replies

ClIr S. Conlon asked:

- Following the successful introduction of the My Open Library services in Carrickmacross in 2019, and earlier this year in Clones, when is it anticipated that this 8am – 10pm, 365 days per year service will become available at the Monaghan Branch library at the Peace Campus?

Reply: We are currently finalising the technical updates and requirements necessary to enable My Open Library, with the system expected to be fully operational by the end of 2026.

ClIr P. Gibbons asked:

- Can the names of all estates in the Carrickmacross Castleblayney MD not taken in charge yet be provided along with a list of works outstanding in each?

Reply: There are 32 residential developments in the Carrickmacross / Castleblayney Municipal District area that have not been taken in charge. These are detailed in the table below. Of these, eight are the subject of current taken in charge applications. Commentary on the status of each application and the identified defects has been included in the table.

	Town/Village	Name of Estate Not Taken in Charge	Comments
1	CMX	Ascaill Rois	
2		Carraig Brooke	
3		Coill an Ri	
4		Convent View	
5		Cúirt Droim Ard	
6		Drummond Etra	
7		Drummond Ross/Clós na Droimainne	
8		Gleann Droimnín	
9		Sean Carraig	The outstanding work relates to defects identified by the Municipal District relating to trip/fall hazards, signage, traffic calming measures, and storm water drainage. There is ongoing consultation with the developer to resolve the issues.
10		Sean Ghairdíní	
11		The Bridge	
12		Tobair Na Carraig	
13		Valley Close	
14	CBY	Ard Na Lurgan	
15		Ashview Court	
16		Blaeberry Walk	This development remains under consideration by Uisce Eireann, and water service defects have not yet been identified. Other outstanding works relate to defects identified by the Municipal District relating to road markings, trip/fall hazards, open space and safety fencing.
17		Bramley Crescent	Uisce Eireann has raised concerns in relation to water infrastructure wayleaves. The Municipal District is reviewing the remaining services, and additional defects may subsequently be identified.
18		Bramley Grove	
19		Coill Darach Phase 2	Uisce Eireann has raised concerns in relation to water infrastructure wayleaves(over private garden at No56 Coill Darach). The Municipal District is reviewing the remaining services, and additional defects may subsequently be identified. Other outstanding works relate to Public Lighting poles and micropillars.
20		Castle Park	
21		Church Heath	

22		Conabury Close/Conabury View	
23		Conabury Hill	Uisce Eireann has identified defects relating to the foul sewerage network. The Municipal District has identified defects relating to sight lines, storm water network, and the maintenance of open spaces.
24		Crescent Hill	This development is currently being assessed by Uisce Eireann and Monaghan County Council. Remedial works have been identified in a Site Resolution Plan (dated June 2026) with total estimated costs of €28,558
25		Elm Brook	
26		Killycard Manor	
27		Laurel Hill Place	
28		Radharc an Bhri	The Planning Department and Municipal District Engineer recently carried out site inspections and report that construction work is ongoing.
29		The Crescent	
30	Corduff	Sliabh Dubh (DPI)	This development includes developer provided infrastructure and it remains under consideration by Uisce Eireann.
31	Lisdoonan	Forth View	
32	Oram	Sruth an Luir	

3. Can an overview be given on the Bus Stop Enhancement Scheme with a schedule of proposed works in the next 18 months. Can an indication be given when a Bus Stop in Annyalla will be provided as it is badly needed?

Reply: The Active Travel Unit has received tender submissions from design consultants, which are currently undergoing detailed review and assessment. In relation to Annyalla, this bus stop has been incorporated into the first bundle of locations that the appointed design consultant has been asked to examine as part of the initial phase. Subject to the completion of the assessment and appointment process, it is anticipated that design works will commence in Q3 2026.

4. I understand lighting is planned for the playground area in Ard na Lorgan, Castleblayney; can an overview be given on the current status of this badly needed project along with proposed timelines on completion?

Reply: It is hoped to commence works on this MD's adopted Public Lighting Programme 2026 by mid-Q3 2026.

5. I requested last August that a speed survey be carried out at Lakeview and the Keady Road in Castleblayney. Can the findings and any proposed actions be shared? There was an incident at the weekend where a driver crashed into the wall at the entrance to Drum Lynn Manor in this area.**Reply: It is intended that the results of the traffic and speed survey will be shared with Municipal District elected members within the coming weeks.**

6. Traffic surveys in Castleblayney last year showed speed issues in Rosevale and Thorndale estates in particular; can the Executive advise on what actions are proposed in these locations in response to these findings?

Reply: In October 2025, the Municipal District executive submitted a funding application under the 2026 Safety Improvement Works on Regional and Local Roads programme, which included proposals for the provision of traffic calming measures in both the Thorndale and Rosevale housing estates. Unfortunately, neither scheme received funding. The executive shall continue to explore potential funding opportunities to advance these traffic calming proposals.

Cllr. S Coyle asked:

7. Residents/Parents and Community Groups in the Annyalla/Cremartin Area have been raising road safety concerns for all road users in the vicinity of Community Facilities for a lengthy period, in particular for young people, cyclists, etc accessing the very extensive Community Facilities in the area i.e. Cremartin Shamrocks GAA Club facilities (playing fields, astroturf, community centre etc), St. Michael's National School, childcare facilities, St. Michael's Church & Graveyard, Monaghan GAA Centre of Excellence, Cloghan etc, etc, all these facilities are located on very heavily vehicularised roads, with HGVs etc travelling at speed; can Monaghan County Council outline in detail their plans to address these very genuine concerns, particularly those of Annyalla/Cremartin Community Group for the Safety of all, if fatalities and tragedies are to be avoided?

Reply: The Ballybay Clones MD installed additional road markings and signage last year as part of the Low Cost Safet Improvement Scheme. The Municipal District is currently in the process of conducting a Traffic Survey. When the results have been assessed, Municipal District Engineers will review the results with Roads Section and determine the course of action to be take in line with the adopted Monaghan County Council Traffic Calming Policy. A meeting is scheduled to take place between the Executive and the Cremartin Community Group regarding safety concerns.

8. Have Monaghan County Council progressed plans for works to address the recent flooding issues, which saw villages i.e. Doohamlet, Laragh etc isolated, residents marooned in their homes for lengthy periods, farmers unable to get milk/poultry products collected or feed supplies meal etc delivered?

Reply: An application for funding was made to the Department of Transport for funding for roads affected by Storm Chandra. Roads at both Doohamlet and Laragh formed part of this application and at present we are awaiting a response.

9. At many locations throughout the County, road/safety/directional signage is damaged/falling down etc, in the interest of road safety, can Monaghan County Council prioritize their immediate repair?

Reply: The Municipal Districts continually check the road signage throughout their road network and carry out ongoing repairs and replacement of damaged signage where necessary in the interest of road safety. When reports of damaged signs are reported to the Municipal Districts, these are added to the maintenance and repair list and outdoor staff repair these at their earliest convenience. In addition, any road where drainage, or resurfacing works are being carried out, a full review of the existing signage is completed and replacement or required additional is installed.

Cllr. N. McCooey asked:

10. Could Monaghan County Council confirm the estimated total cost required to complete the Monaghan Town to Border Greenway in its entirety? **Reply:** The Total Scheme Budget (includes design fees, statutory processes, land acquisition and scheme construction) is estimated as €9.2 million including VAT. The Construction Costs on their own amount to €7.5 million.

11. Following on from a question I submitted in July 2025, could Monaghan County Council confirm what engagement, if any, has taken place with ABC Council regarding the future development of the Greenway from the border to Middletown Village and beyond.

Reply: The Department for Infrastructure (DfI) in NI intend to fund the short c150m section of Greenway from the border bridge to the nearby filling station in NI. MCC are liaising with DfI, Dept of Transport (ROI) and TII regarding this proposal. It will be the responsibility of ABC council to deliver the remainder of the Greenway from the filling station to Middletown, when funding becomes available.

12. Can Monaghan County Council confirm:

- When will the successful applicants under the Local Enhancement Programme 2026 will be announced?
- How many applications were received countywide and in each Municipal District under the Local Enhancement Programme 2026?
- How do these figures compare with 2025.

Reply:

- We received notification on the 2nd July that Monaghan County Council's submission under the Local Enhancement Programme was successful with €151,138.64 being allocated to 153 groups across the County.
- There were 163 applications made to the Scheme in 2026, broken down across the MD's as follows:

Municipal District	Number of Applications
Ballybay Clones	63
CMX	45
Monaghan	55
Grand Total	163

- The scheme was different in 2025 in that the funding was split between Capital and Current funding. This year was only Capital funding was available. Under the Capital funding call in 2025 we received 108 applications.

Cllr C. Carthy asked:

13. Will the executive be carrying out a major focus on road repairs over the summer to deal with significant complaints list? Will additional resources be allocated to Municipal Districts to help them catch-up on their repair lists?

Reply: The Municipal Districts have had a number of crews carrying out patch repairs when resources and weather permit, with at least one patching crew in each district carrying out repairs since the start of the year. The Council also organised a trial with the JCB Pothole Pro and a contractor to complete pothole repairs on a number of regional roads in each District in May. Monaghan County Council provided an additional €300,000, €100,000 per MD, for emergency pothole repairs. The cause of a lot of road failures is found to be drainage related issues where water is running onto roads. Works are organised to complete drainage works where the drainage issue is a public issue, however many of these relates to water running from private property. Where this is found to be the case, drainage notices are issued to the private landowners requiring them to carry out works to alleviate the drainage issue where water is found to be entering the public road from private lands.

14. I had previously requested a sub-committee on MCC to review design proposals, costings etc for the Carrickmacross Swimming pool project; now that we are closing in on selecting the design team, will this request be facilitated?

Reply: Monaghan County Council will establish a project steering committee following the appointment of an Integrated Design Team.

15. What collaborations are taking place between MCC/LEO and CMETB to deliver training in avenues that support businesses (digital marketing, tender documentation, start-your-own-business etc) and are there any plans to roll out additional courses around new technologies, supports for existing enterprise etc? **Reply:** LEO Monaghan work closely with CMETB through the Regional Skills Forum and are always looking at opportunities to collaborate and support local businesses and learners. This year, that's included attending their MIFET open day in March, where LEO had staff on the ground engaging with participants, and also the Expo event in May, which was another good opportunity to connect and stay aligned.

Outside of the formal stuff, we have a strong local relationship, we can pick up the phone to each other, share opportunities and make referrals. We also share CMETB events across our social channels where relevant. We don't currently collaborate on the Start Your Own Business programme, mainly because the formats are different, CMETB's programme is accredited and more long-term, whereas ours is shorter and more practical, designed to get people up and running quickly. So they're complementary rather than overlapping.

Overall, we're continuously engaging and open to working more closely where it makes sense, particularly around digital skills, new technologies and supports for existing businesses.

Cllr N. Keelan asked:

16. How many litter fines have issued across the county over the last 12 months? Who has the authority in the council to issue fines? What authority outside the council can issue litter fines?

Reply: The total number of litter fines issued over the past 12 months is 53.

Outside of the local authority, a member of An Garda Síochána can issue a fixed penalty notice if they believe an offence has occurred under Section 28 of the Litter Pollution Act 1997.

17. What additional funding, if any, was secured from the department for local and regional roads given the number of roads across the county that are in need of maintenance and complete overlays?

Reply: Additional funding was secured from the Department as part of the new Road Strategy, under the heading Steady State and Sustainability Pilot Study, €950,00. This funding will be used to complete road on the RI program using the low-cost initiatives.

18. What plans have the council to roll out additional cost rental housing units across the county?

Reply: While there are no new applications for Cost Rental units with the Department at present, we continue to actively seek new opportunities countywide and are maintaining ongoing liaison with developers regarding future delivery.

19. How many planning applications for one-off homes have the council received in the last two years? **Reply:** From July 2024 to June 2026 the planning department have received 308 applications for one off homes.

20. How many council employees have retired or left the council in the last two years?

Reply: Over the past two years (2025 and 2026 to date) a total of 41 employees has retired/resigned from Monaghan County Council.

Cllr S. Treanor asked:

21. In relation to the Derelict sites act 1990:
- a) How much money has been collected by Monaghan Coco by way of levy on Derelict properties in Co Monaghan between January 1st 2020 and end of June 2026?
 - b) How many Derelict properties are on the Monaghan Couty Council list?

Reply:

- a) **Monaghan County Council did not issue any Derelict Sites levy demands for the years 2020, 2021, 2022, 2023 and 2024. €191,683 Derelict Site Levy demands were issued in 2025, with €44,683 demands been collected. €807,558 derelict site levy demands were issued in 2026. €26,688 has been collected to date. The Council is currently working with its legal advisors to recoup outstanding levies.**
- b) **There are currently 108 properties entered on the Derelict Sites register. During 2026 the Council has issued over 100 8(2) notices (Notice of intention to enter property onto Derelict Sites Register). Depending on proposals received from the property owners, it is likely that a number of these notices will result in further properties being included in the Derelict Sites Register in 2026.**

Cllr S. Flynn asked:

22. Can Monaghan County Council carry out a comprehensive road safety assessment of the R182 from Threemilehouse towards Newbliss, particularly the section approaching Greenans Cross, in response to the ongoing reports of excessive vehicle speeds in the area?
- Furthermore, can the Council outline what measures may be considered to reduce vehicle speeds and improve safety for all road users, including residents, pedestrians, cyclists and motorists? Such measures could include traffic calming, enhanced signage, road markings, speed surveys or any other appropriate interventions identified through the assessment.
- Reply: Engineering staff will carry out a site examination and complete a Traffic and Speed survey on this section of road pavement. On receipt of the results of this survey a decision can be made around the type of safety measures best suits the location.**

23. Votes of Sympathy/Congratulations

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

- Martina McPhillips, Technician, Environment, on the death of her father, Martin Beggan, Derryallaghan, Knockatallon, Co. Monaghan.
- Darina McGilly, Clerical Officer, HR, on the death of her father, Martin McGilly, 9 St. McCartan's Terrace, Monaghan, Co. Monaghan.

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

- The Tréinfhir Clan Gathering on a very successful 2026 gathering which attracted approximately 200 people from all over the world with Monaghan connections.
- Zack McKenna on winning All-Ireland gold medals in the junior boys discus and U16 boys shot putt.

Signed: _____
Cathaoirleach

Signed: _____
Meetings
Administrator

Date: _____