Minutes of the Meeting of Monaghan County Council held in the Council Chamber, M-Tek Building, Armagh Rd, Knockaconny, Monaghan, on Monday 05th October 2026 at 2.00 p.m.

Chair: Cllr A. Campbell, Cathaoirleach

Present: Cllrs Aughey, Carthy, Clerkin, P. Conlon, S. Conlon, Flynn, Gibbons, Gilliland, 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, Mr. N. O'Connor, A/Director of Services, Ms. M. McGarvey, Meetings Administrator and Ms. M. McMahon, Staff Officer.

1. **Confirmation of Council Meeting Minutes**
   On the proposal of Cllr N. Keelan, seconded by Cllr R. Truell, it was agreed that the minutes of the Council meeting held on the 07th September 2026, be confirmed.

2. **To consider the Chief Executive's Report on submissions received to the proposed Material Alterations to proposed Variation No. 2 of the Monaghan County Development Plan 2025-2031**
   Mr. A. Hughes, Senior Planner, referred to the Chief Executive's Report on submissions received in respect of the proposed Material Alterations to proposed Variation No. 2 of the Monaghan County Development Plan 2025–2031, which had been circulated with the agenda. He noted that proposed Variation No. 2 had been prepared to align the Monaghan County Development Plan 2025–2031 with the Section 28 Guidelines, The National Planning Framework (NPF) Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (2025), resulting in an 84% increase in the amount of land zoned for residential development within the County.

   By way of background, Mr. Hughes stated that proposed Variation No. 2 had first been presented to members at the May Council meeting, at which it was agreed to commence a period of public consultation. Following the conclusion of that consultation period, the Chief Executive's Report on the submissions received was presented to members at the July Council meeting. The proposed Variation was agreed, subject to a number of Material Alterations. A further period of public consultation was subsequently undertaken in respect of the proposed Material Alterations, during which 14 submissions were received. Mr. Hughes advised that the Chief Executive's Report contained a summary of the submissions received and reflected the discussions held with elected members at Municipal District workshops. Members were asked to consider the report and to decide whether to make the Variation with or without the Material Alterations.

   Mr. Hughes reminded members 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 consultation with members, it was understood that there was agreement on the recommendations set out in the Chief Executive's Report, with the exception of the following two matters:

- **Resolution No. 01 – Lands at Corracloghan, Castleblayney:** Material Alteration Map No. 4 (Land Use Zoning Map CYDP1 – Site Ref. CY1012).
- **Resolution No. 02 – Lands at Magheross, Carrickmacross:** Material Alteration Map No. 3 (Land Use Zoning Map CKDP1 – Site Ref. CM1006).

Proposed amendments:

Resolution No. 01 – Lands at Corracloghan, Castleblayney
Cllr A. Campbell proposed, Cllr P. Gibbons seconded:

- *Having considered the Chief Executive's Report to the submissions made to the proposed Material Alterations and contrary to the recommendation of the Chief Executive contained within it, it is proposed to **make** Variation No. 2 to the Monaghan County Development Plan 2025-2031 **with** Material Alteration Map No.4 (Land Use Zoning Map CYDP1 - Site Ref. CY1012).*
- *The Proposed Material Alteration sought to amend the land use zoning objective of Site Ref. CY1012 from 'Proposed Residential A' to 'Proposed Residential B'.*

Site Reference	Area (ha)	Location
CY1012	1.278ha	Lands at Corracloghan, Castleblayney

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

- The rezoning of the subject lands will facilitate the provision of low-density residential development in a structured and coordinated manner, which is consistent with the character and established pattern of development in the area.
- The subject lands are contiguous with the existing built-up area and their development would constitute a natural rounding-off of the existing settlement envelope.
- Although more centrally located lands within the Castleblayney settlement envelope are zoned for residential purposes, it cannot be assumed that all such lands will become available for development. Factors such as ongoing agricultural use, fragmented land ownership patterns, and topographical challenges may limit their development potential. Therefore, the zoning of these lands as Proposed Residential B will facilitate the delivery of housing in the short to medium term and represents a realistic and deliverable opportunity to provide housing within Castleblayney.
- The zoning of the subject lands does not in itself confer planning permission. Through the Development Management Process, any future planning application made on the subject lands will be required to:
  - demonstrate the availability of adequate waste and water infrastructure,
  - provide appropriate pedestrian connectivity, including footpaths and public lighting where required, and
  - ensure compliance with all relevant policies and objectives contained within the Development Plan.
- The zoning of the subject lands as Proposed Residential B is appropriate and justified and will provide for lower density housing which will expand the options for

residential development and offer a wider choice of housing within the designated settlement of Castleblayney.

The Cathaoirleach put the proposal to the meeting and it was unanimously agreed.

The Cathaoirleach declared the proposal carried.

Resolution No. 02 – Lands at Magheross, Carrickmacross
Cllr PJ O'Hanlon proposed, Cllr P. Conlon seconded:

- Having considered the Chief Executive's Report to the submissions received to the proposed Material Alterations and contrary to the recommendation of the Chief Executive contained within it, it is proposed to **make** Variation No. 2 to the Monaghan County Development Plan 2025-2031 **with** Material Alteration Map No.3 Map CKDP1 (Site Ref: CM1006).
- The Proposed Material Alteration sought to change land use zoning objective of Site Reference CY1012 from 'Industry/Enterprise and Employment' to 'Proposed Residential A'.

Site Reference	Area (ha) Hectares	Location
CM1006	4.321 ha	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 the subject lands for residential development will facilitate the delivery of much needed housing within Carrickmacross in the short to medium term contributing to the achievement of housing supply targets and addressing identified demand.
- The landowner has a proven track record in delivering residential developments within Carrickmacross and is committed to progressing further residential development on the subject lands.
- The landowner has identified a demand for both private and affordable housing within Carrickmacross. Current market trends indicate that the supply of these housing types is insufficient to meet existing demand.
- The subject lands are strategically located within walking distance of Carrickmacross Town Centre and a range of recreational, community and commercial amenities. Their development would support the principles of compact growth and sustainable settlement patterns while reducing reliance on private car usage.
- The subject lands possess a number of characteristics that make them highly suitable for residential development. The lands are relatively flat, free from any known significant physical or environmental constraints, and are capable of being readily serviced, further supporting their development potential.
- Development of the subject lands has the potential to facilitate access to adjoining lands zoned as Proposed Residential A under the Monaghan County Development Plan 2025-2031, thereby supporting the coordinated and comprehensive development of a wider residential area.
- The subject lands are bound by established residential development, and the prevailing character of the surrounding area is predominantly residential in nature. Rezoning the lands for residential purposes represents a more logical and coherent land-use designation.
- There is an adequate quantum of lands already zoned for Industry/Enterprise and Employment purposes within the settlement envelope of Carrickmacross, much of

which remains undeveloped. Retaining an Industry/Enterprise/Employment zoning on the subject lands is not considered to reflect prevailing development patterns, locational suitability, or current market demand.

- In the context of ongoing challenges in meeting housing requirements, it is essential that a practical, flexible and delivery-focused approach is adopted in identifying and supporting lands which are capable of contributing to housing supply within the plan period.
- In the context of ongoing challenges in meeting increased housing requirements, it is important that a practical and delivery-oriented approach to the provision of residential land is taken.
- The rezoning of the subject lands as Proposed Residential A would provide a realistic and deliverable opportunity to increase housing supply within the settlement envelope of Carrickmacross during the lifetime of the Development Plan period. The proposal is therefore considered appropriate and justified in accordance with the thrust of the Ministerial Guidelines in meeting the increased housing requirements of Carrickmacross.

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

The Cathaoirleach declared the proposal carried.

On the proposal of Cllr S. Gilliland, seconded by Cllr P. Treanor, it was agreed to approve the Proposed Variation No.2 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, except as amended by Resolution No. 1 and Resolution No. 2.

Mr. A. Hughes advised members that Variation No. 2 to the Monaghan County Development Plan 2025–2031, as amended by Resolution No. 01 and Resolution No. 02, would take effect immediately.

He further advised that, as the two resolutions were contrary to the recommendations contained in the Chief Executive's Report and those of the Office of the Planning Regulator, the Planning Authority was required to notify the Office of the Planning Regulator as soon as practicable. It would then be a matter for the Office of the Planning Regulator to determine whether to refer the matter to the Minister for consideration of an intervention.

3. To consider Taking in Charge of The Meadows, Emyvale, Co. Monaghan

Mr. A. Hughes, Senior Planner, advised the members that it would be necessary to defer consideration of the Taking in Charge application for The Meadows, Emyvale, Co. Monaghan.

4. To consider S183 Disposal of Lands to the rear of No.16-18 Dublin Street, Roosky, Co. Monaghan

Mr. C. Flynn, Director of Services, outlined the proposed S183 – Disposal of lands to the rear of No.16-18 Dublin Street, Roosky, Co. Monaghan – site area: 0.019 Hectares. Mr. Flynn advised the members that the proposed disposal related to a larger land acquisition associated with the South Dublin Street Regeneration.

On the proposal of Cllr A. Johnston, seconded by Cllr R. Aughey, it was agreed that the Council approve the disposal of lands to the rear of No.16-18 Dublin Street, Roosky, Co. Monaghan – site area: 0.019 Hectares, in accordance with the terms of the notice dated 14th September 2026 and attached site location map, pursuant to S183 of the Local Government Act 2001.

5. To consider recommendations and minutes from Corporate Policy Group

The members noted the minutes of the Corporate Policy Group meeting held on 22nd September 2026.

On the proposal of Cllr R. Aughey, seconded by Cllr S. Conlon, it was agreed that the minutes of the Corporate Policy Group meeting held on 22nd September 2026 and the recommendations contained therein be approved.

6. To consider report on Local Property Tax Adjustment Factor and Budget 2027

The members considered the report which had been circulated.

Ms. O. McConnon, Director of Services, explained that under section 20 of the Finance (Local Property Tax) Act 2012, as amended, a local authority may, as a reserved function, resolve to vary the basic rate of the Local Property Tax within its functional area by a maximum of + / - 15%. The Finance (Local Property Tax and Other Provisions) (Amendment) Act 2025 amended the Principal LPT Act to allow local authorities vary LPT upwards by up to 25%, while retaining their ability to vary LPT downwards by a maximum of 15%. The Local Property Tax (Local Adjustment Factor) Regulations 2026 provide the requirements for local authorities that may wish to vary their Local Property Tax rates for a specified period in accordance with Section 20 of the Finance (Local Property Tax) Act 2012, as amended. The Regulations do not refer to annual decisions but instead to "a period as specified in the resolution", thereby enabling elected members to set a Local Adjustment Factor for a period of more than one financial year if they so wish.

Referring to the Report on the Local Property Tax Adjustment Factor and Budget 2027, Ms. McConnon advised that it was recommended that the LPT rate be increased by 25% for a three-year period, to the end of the current Council mandate. She outlined the potential impact of variations in the LPT rate on the Council's overall budget and on Municipal District allocations.

Cllr PJ O'Hanlon proposed, Cllr R. Aughey seconded that the Council apply an additional 10% increase in LPT from the 15% increase in 2026 to 25% for 2027, subject to the additional income generated from the 10% uplift being allocated solely to local road improvements.

Cllr C. Carthy proposed, Cllr P. Treanor seconded that the Council retain the current rate of +15% variation on LPT on the base rate for 2027.

Cllr A. Johnston proposed, Cllr S. Gilliland seconded that the Council also retain the current rate of +15% variation on LPT on the base rate for 2027.

Following a discussion, Cllr O'Hanlon withdrew his proposal.

The Cathaoirleach put Cllr Carthy's proposal to the meeting. A vote by show of hands resulted in 17 For and 0 Against. The Cathaoirleach declared Cllr Carthy's motion carried. As the outcome of Cllr Johnston's proposal was the same, a separate vote was not required.

7. To receive Management Report – September 2026

The Chief Executive introduced the Management Report for September 2026, which had been circulated with the agenda. He highlighted the various Project Children events taking place across the County over the coming days and he encouraged the members and the public to attend. In particular, he referred to the GAA match between the NYPD and An Garda Síochána in Clones, which he noted would be a unique event. The Chief Executive stated that the programme of events further strengthens the partnership between Monaghan County Council and Project Children.

The Chief Executive referred to ongoing work in addressing vacancy and dereliction across the County and expressed concern regarding proposed changes in relation to the taxation of derelict properties. He advised that concerns had been raised at sectoral level regarding the proposed approach, including its scope, implementation and the potential implications for the work already undertaken by the Council in tackling vacancy and dereliction. He advised that further clarity was required in advance of the forthcoming Budget and Finance Bill and expressed concerns on how the proposed arrangements could impact on the Council's ability to continue its work in this area.

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

The members noted the Management Report for September 2026 which had been circulated with the agenda.

On the proposal of Cllr S. Flynn, seconded by Cllr S. Conlon, it was agreed that this Council write to the Minister for Justice of Ireland, Mr. Jim O'Callaghan, T.D., following his announcement of almost €5million distributed nationally from resources collected from the proceeds of crime, aimed at strengthening community safety, inclusion & integration, youth engagement, and support for vulnerable groups seeking explanation as to how County Monaghan were excluded and appeal for a review of this decision.

8. Business Submitted by the Chief Executive

The Chief Executive referred to correspondence received from Fermanagh and Omagh District Council, which had been circulated with the agenda. He advised members that the correspondence renewed an invitation for members of Monaghan County Council to visit the Fermanagh and Omagh District Council area, following previous joint meetings held in Monaghan and Clones with a view to maintaining and strengthening cross-border cooperation between the two Councils.

On the proposal of Cllr P. Treanor, seconded by Cllr PJ O'Hanlon, it was agreed that the Council accept the invitation from Fermanagh and Omagh District Council.

9. Matters arising out of the minutes of the Council meeting held on 07th September 2026

There were no matters arising out of the minutes of Council meeting held on 07th September 2026.

10.To receive update on N2 National Primary Road Schemes

No further update on the N2 National Primary Road Schemes.

11. To receive update on North South Interconnector Project

The Cathaoirleach referred to the invitation previously extended the Cavan-Monaghan Oireachtas Members to attend a future Council meeting to discuss the North-South Interconnector Project. He welcomed Deputy Cathy Bennett, Deputy Matt Carthy, Deputy David Maxwell, Senator Sarah O'Reilly and Senator Robbie Gallagher, who were in attendance.

Deputy David Maxwell conveyed apologies on behalf of Deputy Brendan Smith and Senator Joe O'Reilly.

A discussion followed, during which members outlined their concerns regarding the North-South Interconnector Project. The Oireachtas Members responded to the matters raised.

The discussion focused on the continued opposition to the project in its proposed overhead form, the lack of community acceptance and concerns regarding the approach taken to engagement with affected landowners and communities over a prolonged period. The potential for undergrounding the Interconnector was discussed, with reference made to developments in technology, alternative construction methods and similar infrastructure projects elsewhere. The need for the undergrounding option to be fully considered was emphasised. Concerns were also raised regarding the significant expenditure incurred on the project to date and the need to ensure value for public money.

Members of the Oireachtas delegation outlined their respective engagements on the matter at national and Northern Ireland level and indicated their willingness to continue raising the concerns expressed by the Council with the relevant Ministers and stakeholders.

Proposals arising from the discussion:

On the proposal of Cllr N. Keelan, seconded by Cllr S. Flynn, it was agreed that this Council request the Cavan-Monaghan Oireachtas Members to raise the North-South Interconnector Project directly with EirGrid and the Minister, including raising the matter in Dáil Éireann for public debate. In doing so, the Oireachtas Members are requested to highlight the concerns raised by members, including the lack of community acceptance of the project in its current form, developments in technology and advances in construction methods. Furthermore, it was agreed to request that the Oireachtas Members report back to the Council with an update in due course.

On the proposal of Cllr S. Gilliland, seconded by Cllr PJ O'Hanlon, it was agreed that this Council request the support of Sinn Féin Oireachtas Members, Deputy Cathy Bennett and Deputy Matt Carthy, in facilitating a meeting between a delegation from Monaghan County Council and the Northern Ireland Minister for Infrastructure, Liz Kimmins, MLA, to discuss the North-South Interconnector Project. It was further agreed that, should such meeting be facilitated, an invitation would also be extended to Minister Darragh O'Brien

to attend.

12. To receive update on the Ulster Canal project

Cllr P. Treanor welcomed the update contained in the Chief Executive's Report regarding the Canal Activation Meeting held at the Canal Stores, Clones, on 8 September 2026. He noted that the meeting was attended by representatives of Waterways Ireland, Fáilte Ireland, Cavan County Council, Fermanagh and Omagh District Council, and the Local Enterprise Offices in Cavan and Monaghan. The purpose of the meeting was to discuss the reopening of the Ulster Canal and to explore opportunities for partnership and collaboration in supporting the future development of the region.

13. Correspondence

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

- Response from the Executive Office, Department of Social Protection, regarding eligibility for Community Employment Schemes.
- Response from the Private Secretary to the Minister for Transport, Mr Darragh O'Brien, T.D., regarding funding for roads in County Monaghan.
- Acknowledgement from the Private Secretary to the Minister for Transport, Mr Darragh O'Brien, T.D., regarding the status of the N2 Ardee to Castleblayney Road Scheme.
- Acknowledgement from the Private Secretary to the Minister for Education and Youth, Ms Hildegarde Naughton, T.D., regarding funding for all schools to install backup generators.
- Acknowledgement from the Private Secretary to the Minister for Education and Youth, Ms Hildegarde Naughton, T.D., regarding accessible school transport.
- Acknowledgement from the Minister of State for Special Education and Inclusion, Mr Michael Moynihan, T.D., regarding accessible school transport.
- Acknowledgement from the Private Secretary to the Minister for Mental Health, Ms Mary Butler, T.D., regarding the level of emergency mental health and consultation-liaison psychiatry services in Cavan-Monaghan General Hospitals compared with Sligo University Hospital.
- Response from the HSE regarding the level of emergency mental health and consultation-liaison psychiatry services in Cavan-Monaghan General Hospitals compared with Sligo University Hospital.
- Response from the HSE regarding current referral numbers and waiting times for YouThrive, CAMHS and adult mental health services in County Monaghan; funded and filled staffing levels, including vacancies; details of crisis and out-of-hours supports currently available; and any funded plans and associated delivery dates for expanding services and reducing waiting times.
- Acknowledgement from the HSE regarding correspondence requesting details of current referral numbers and waiting times for YouThrive, CAMHS and adult mental health services in County Monaghan; funded and filled staffing levels, including vacancies; details of crisis and out-of-hours supports currently available; and any funded plans and associated delivery dates for expanding services and reducing waiting times.
- Acknowledgement from Bus Éireann regarding correspondence relating to a review of all school transport routes throughout County Monaghan and increased capacity where demand exceeds available places.
- Acknowledgement from the National Transport Authority regarding correspondence relating to the availability of demand-responsive transport in County Monaghan and reiterating the call for the introduction of a telephone-based booking system to

ensure that public transport is accessible to everyone.

- Letter of condolence from the Cathaoirleach and Members of Fermanagh and Omagh District Council on the passing of Councillor Seamus Coyle.
- Resolution from Carlow County Council regarding the current admissions policy for patients presenting at emergency departments with suicidal ideation or mental health distress.
- Resolution from Clare County Council regarding the safety, security and privacy of elected members and candidates.
- Resolution from Clare County Council regarding the Community Employment Scheme.
- Resolution from Leitrim County Council regarding Eir's telecommunications infrastructure.

13.1 Additional correspondence

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

- Response from the Private Secretary to the Minister for Education and Youth, Ms. Hildegarde Naughton, T.D., regarding funding for schools to install back-up generators.
- Acknowledgement on behalf of Mr. Christopher O'Sullivan, T.D. Minister of State for Nature, Heritage and Biodiversity regarding the request to significantly increase funding available through the Built Heritage Investment Scheme (BHIS) and the Historic Structures Fund (HSF), recognising the vital role these schemes play in protecting and preserving Ireland's built heritage.

Proposals arising out of correspondence:

On the proposal of Cllr N. McCooey, seconded by Cllr P. Clerkin, it was agreed that this Council, in light of growing concerns regarding the safety, security and privacy of candidates and elected representatives, support the Clare County Council resolution calling on the Minister for Housing, Local Government and Heritage and the Government to amend the relevant electoral legislation and regulations to provide that candidates for election would not be required to have their precise residential addresses published on ballot papers, notices of poll or other publicly available electoral documentation. The publication of precise residential addresses serves little additional democratic purpose where a candidate's or elected representative's general locality can be provided and, in the context of threats, harassment and intimidation directed towards those in public life, may create unnecessary safety and privacy risks for candidates, elected representatives and their families.

On the proposal of Cllr B. McAree, seconded by Cllr P. Conlon, it was agreed that this Council write again to the Minister for Health and the HSE stating clearly that the Council's previous question remains unanswered, and request a direct comparison between Cavan and Sligo, together with a clear plan and timeframe for bringing Cavan–Monaghan services up to the same standard in regard to Mental Health Services.

On the proposal of Cllr B. McAree, seconded by Cllr P. Conlon, it was agreed that this Council calls on the Minister for Health and the HSE to urgently reform emergency care for people experiencing suicidal thoughts or acute mental health distress, through:

- *Dedicated mental health assessment and admission pathways, separate from general A&E services.*
- *Immediate access to and review of relevant mental health records.*
- *Continuous monitoring and observation of patients at risk of self-harm or suicide.*
- *Adequate staffing, resources, and training to provide trauma-informed care.*

It was further agreed that the Council express its support for families bereaved by suicide and call for timely, safe and compassionate support for every person experiencing a mental health crisis.

14. Notices of Motion

1. **Cllr S. Flynn proposed, Cllr P. Gibbons seconded:**
   'That this Council calls on the Minister for Transport, Mr. Darragh O'Brien, T.D., for an urgent review of the frequency and capacity of Bus Éireann public transport services serving County Monaghan, with particular reference to the Route 162 Monaghan–Dundalk service and calls for increased capacity and additional daily services between Monaghan, Dundalk and DkIT.

   This Council further requests a meeting with Jeremy Ryan, Director of Public Transport Services with the NTA; Jim McFaul, Bus Éireann Inspector with responsibility for County Monaghan; and the Bus Éireann Regional Manager with responsibility for County Monaghan, to discuss the need for greater public transport provision across County Monaghan and to seek proposals to increase capacity, frequency and expand existing services and routes throughout the county'.

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

2. **Cllr P. Clerkin proposed, Cllr A. Johnston seconded:**
   'That this Council calls on the Minister for Transport, Mr. Darragh O'Brien, T.D., and the Department of Transport to review and significantly increase the funding allocations available to Monaghan County Council for the maintenance of local and regional roads, with particular consideration given to the unique challenges faced by a border county.

   The Council further calls on the Minister and Department to establish a specific funding stream for border roads, recognising the additional strategic importance and pressures on the local and regional road network that connect with Northern Ireland.

   The Council also calls for an increase in the Winter Maintenance Funding allocation provided to Monaghan County Council, ensuring that funding adequately reflects the actual costs incurred in delivering winter road maintenance services.

   Furthermore, the Council calls for an increase in the Discretionary Funding Budget allocation for Monaghan County Council to allow the Council to respond effectively to the maintenance and repair needs of the local and regional road network'.

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

3. Cllr P. Gibbons proposed, Cllr N. Keelan seconded:

'That this Council calls on the Minister for Finance, Mr. Simon Harris, T.D., to implement effective, robust and wide-ranging measures in the upcoming Budget to meaningfully alleviate the current cost-of-living crisis, which is having such a massive adverse impact in County Monaghan'.

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

15. Questions and Replies

Cllr N. McCooey asked:

1. **Can Monaghan County Council provide an update on the development of the Monaghan Town Southern Link Road, including any progress made since the last update provided by the Roads Section, the next steps and anticipated timeframe for progressing the project?**

   Reply: The procurement process for the appointment of the Design Consultants for the Monaghan Town Southern Link has now been concluded with Aecom Ireland Ltd appointed as the successful tenderer. This procurement commission will progress the project through the Phase 1 to 4 of the design encompassing, Feasibility/Route Selection, Design and Environmental Evaluation and completion of the Statutory Processes for the two sections:

   - Section 1, Clones Road (N54) to the Ballybay Road (R162).
   - Section 2 Ballybay Road (R162) to the Dublin Road (N2) at the Corlat Roundabout.

   To facilitate access to identified housing development lands, Section 1 (Clones Road to Ballybay Road) will be advanced ahead of Section 2.
   A Contract Start up meeting has been held with the appointed Consultants and an initial site walk over of Section 1 has been completed.
   The project will immediately move into the next stage which involves reviewing the previous route selection and design work and preparing the supporting justification report to inform the progression of the preferred route.
   Commencing in 2027, and subject to approval of the Justification Report, the project will advance to the preparation of design documentation and the undertaking of the necessary environmental assessments to prepare for the Statutory Approval process.

Cllr P. Gibbons asked:

2. **I previously raised the issue of a lack of a playground in Annyalla and was informed the only 2 villages in the County without a playground are Annyalla and Clontibret. Can the Executive please advise as to the status of the Play and Recreation strategy which I understand will outline a plan for this area?**

   Reply:
   A draft version of the Play & Recreation Strategy was presented to the Senior Management Team in July. There is still some work to be done on the strategy before it goes out to public consultation. An internal working group has been set up to assist with this piece of work and it is expected that this will be completed by the end of the year. The public consultation on the draft strategy will then commence in the new year.
3. **I previously requested that the junction of L7870 and L4310 (Watters Crossroads, Annalitten) be assessed from a road safety perspective. Theses roads are quite narrow, and yield signs have been knocked consistently by lorries meaning it is not clear who must yield. I requested that the junction be assessed and an appropriate means of displaying same implemented (e.g. new location for signs and/or yield signs painted on**

road etc). This road is a main diversion route when the N2 is closed for repair or an accident with huge amounts of traffic on this route at these times. Can the result of the subsequent Council assessment and proposed remedial action with timelines be provided?

Reply: The Municipal District executive intends to replace the existing Yield signs on the minor road approaches (LS7870 and L8310) with Stop signs, suitably located to avoid vehicular contact, and accompanying regulatory road markings. It is anticipated that these works will be completed by mid-Q4 2026.

4. **Can the number of outstanding applications under the Housing Grant for People with a Disability, Mobility Aids Grant and Housing Aid for Older People Grant schemes be provided? Can this be broken down into unprocessed applications and approved applicants, with an estimate of the cost of works applied for that remains outstanding be provided? Has an additional funding request for 2026 for this vital scheme been submitted to the Department and can an estimate be given when the scheme will reopen for non-emergency applications?**

Reply: Monaghan County Council has received an allocation from the Department of Housing, Local Government and Heritage of €2,488,816 for 2026 (this figure includes a 15% contribution from the Council's own resources).

In early September Monaghan County Council sought additional funding of €250,000 from the Department of Housing, Local Government and Heritage, and this request has now been approved.

To date in 2026 Monaghan County Council's Housing Section have received/processed:-

- Received 141 applications.
- Approved 242 applications (some of these applications were received in 2025)
- Paid out on 274 applications (some of these applications were received in 2025)
- Recouped 227 applications in the amount of €738,675.11
- There are approximately 178 grants at Recommendation/Works /Final Payments/Recoupment Stages this should equate to approximately €1.9m
- There is in excess of 32 applications at Registration /OT/Initial stages/ pending registration/processing stages.

The scheme remains open for applicants with Medical 1 Priority status. We will continue to monitor the scheme and hope to reopen it to all other applicants from January 2027.

5. **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 seeking to progress the development of a 3x3 basketball facility in Castleblayney. Given the emerging Lough Muckno Masterplan and Development Framework, the Municipal District, alongside Monaghan Sports Partnership, is currently exploring alternative town sites to the location originally envisaged in Lough Muckno Park. Elsewhere, Monaghan County Council has secured funding for a BoxUp unit at Drumillard Playpark, Castleblayney, and recreational exercise equipment in Oram Village. Both installations are anticipated to be completed by year-end.

6. **Can Monaghan County Council provide an overview on activity on tackling dereliction in Castleblayney in 2026 to date?**

Reply:

Since March 2024, the following notices have been served on various properties in Castleblayney Town: -

- 53.no Section 8(2) Notices have been served (initial notice to request proposals to make property non derelict)
- 25.no Section 8(7) Notices have been served (Notice of Entry onto the Derelict Sites Register)
- 6.no Section 15 Notices have been served (Notice of intention to CPO property)
- 2.no Section 17 Notices have been served (Notice of vesting property)

Cllr. C. Carthy asked:

7. **Following the recent announcement of €409 million in Towns and Cities Regeneration Investment Fund, can the Council Executive please confirm what projects they applied for funding to deliver under this fund, if criteria allowed for all towns in the county or just the larger ones, and how projects were scored? Can the executive also outline its views on why, out of €409m funding announced, this local authority only received €150,000 (less than 0.037% of the fund)?**

   Reply: Under the scheme, eligibility was generally limited to towns with populations in excess of 9,000 and to certain settlements that function as significant employment centres. While no settlement in County Monaghan met the population threshold, Monaghan Town was identified as an eligible location within Appendix A of the Fund Guidance and was therefore eligible for consideration under the programme. The criteria did not allow for consideration of projects in any other towns in the County. Applications were assessed against a range of criteria, including:

   - Transformational regeneration impact;
   - Alignment with the Town Centre First policy;
   - Economic, social and community benefits;
   - Addressing vacancy and dereliction;
   - Support for disadvantaged areas;
   - Project readiness and deliverability; and
   - Value for money.

   Having regard to these assessment criteria, the eligibility requirements of the scheme, and the availability of alternative funding sources for other projects, the Council submitted an application under Category 1A - Project Development Funding for the St. Louis Parkland Area. The purpose of the application was to advance the project through the detailed design, technical assessment, stakeholder engagement and statutory planning stages, thereby positioning the project for future capital investment applications under the Towns and Cities Regeneration Investment Fund or other appropriate funding programmes. While the Council sought €350,000, the allocation announced was €150,000. It would appear that the level of funding awarded reflects the highly competitive nature of the scheme and the finite resources available nationally for Category 1A project development proposals. Notwithstanding this, the allocation represents an important endorsement of the strategic merit of the project and provides a basis for progressing the next stage of development.Work is currently underway to review the project scope and determine a reduced but realistic programme of works capable of advancing the proposal to Part VIII stage within an overall budget of approximately €200,000 (amount including match funding), inclusive of professional fees, surveys, specialist inputs and appropriate contingency provision. It should also be noted that the Council did not submit an application under Category 1B - Short-Term Project Delivery. This category was intended for projects that were already at an advanced stage of development and capable of progressing to construction by September 2027. At the time of application, no project within Monaghan Town met the required level of design, planning and feasibility preparedness necessary to satisfy the Category 1B eligibility requirements. Accordingly, the Council's decision to pursue Category 1A funding represented a strategic approach aimed at bringing the St. Louis Parkland Area project to a stage where it can compete for substantially larger capital funding allocations in future regeneration funding rounds.

8. **How many road repairs/complaints remain on the Carrickmacross-Castleblayney MD's maintenance list/defects App?**

   Reply: There are currently 258 No. outstanding items on the Carrickmacross-Castleblayney MD essential repairs and maintenance schedule, categorised as follows:

   - 56 for pavement repairs/potholes
   - 46 for drainage

- 8 for road markings
- 32 for overgrown trees and hedgerows
- 5 No. Public Lighting
- 111 miscellaneous complaints e.g., bridges, signage, weight restrictions, vermin etc.

9. What plans/projects are in the pipeline to deliver 1-2 bed properties in Carrickmacross over the next two years to try to deal with the significant number of social housing applicants? Are there specific projects earmarked to help house single-people?

Reply: Monaghan County Council projects the delivery of 88 new social housing units within the Carrickmacross-Castleblayney Municipal District from 2026 to 2028. Details of the proposed developments, including the number of units, locations, and delivery breakdown, are set out in the table below. The breakdown of size of units to be completed is 1 or 2-bedrooms 73%, 3 bedrooms 26% and 4 bedroom 1%. There are a small number of projects that face delays, which could impact delivery for 2026.

Project Name	Scheme		Units	Delivery Date	1 or 2 Bedroom	3 Bedroom	4 Bedroom
House Acquisitions & Adaption(Cby/Cmx MD)	LA Acquisitions	MCC	2	2026 & 2027		1	1
Sean Ghairdini, Carrickmacross	Affordable Purchase Housing	MCC	10	9 Complete, 1 Ongoing	4	6	
Gleann Droimnin, Carrickmacross	Part V	MCC	2	Q3 2026	2		
Connabury (Eachlann an Locha), Castleblayney	Partnership Development Agreement	MCC	6	Q4 2026	6		
Radharc an Bhri, Castleblayney (Age Friendly)	CAS Turnkey	AHB	9	Q4 2026/Q1 2027	8	1	
Church Heath, Castleblayney	Part V	MCC	3	Q4 2026/Q1 2027		3	
Connabury (Gort an Choinicear) Castleblayney	Partnership Development Agreement	MCC	26	Q4 2027	14	12	
Convent Lands, Carrickmacross	LA Construction	MCC	8	Q4 2028	8		
Sean Stáisiún Dóiteáin, Castleblayney	CAS AHB Construction	AHB	22	Q2 2028	22		
		PROJECTED TOTAL:	88				

Monaghan County Council is continuing to take a proactive approach to advancing housing projects throughout the Carrickmacross-Castleblayney Municipal District. The Council is currently engaging and negotiating with developers, Approved Housing Bodies and other stakeholders with the objective of delivering a range of housing solutions to meet both the existing and future housing needs of the Municipal District. Particular emphasis is being placed on the provision of smaller housing units to address the significant demand from single-person and smaller household applicants, while also ensuring that an appropriate mix of accommodation types is provided to meet identified local housing need.

10. (i) Has the Design team for the Carrickmacross swimming pool project been officially appointed yet and when is it expected they will begin design?

(ii) Taking into consideration the timeframe expected to get to funding application stage, will the Executive consider a further extension to the Swim Ireland Pop-up Pool in Carrickmacross?

Reply:

(i) Tender acceptance was issued to the Integrated Design Team on 23 September 2026. It is anticipated that formal contracts with the Design Team members will be executed in early October. Following completion of the contractual appointments, the Consultants are expected to commence the development of preliminary designs and undertake the initial stages of project planning and design development.

(ii) The executive has initiated discussions with Swim Ireland to explore the extension of the current arrangement beyond December 2026.

11. **What measures are available to elected representatives to put certain restrictions on shop fronts in our towns; specifically, can the planning section implement design standards and regulations on what can and can't be included?**
Reply: The Monaghan County Development Plan 2025-2031 notes the role that well maintained shopfronts, including signage, have in defining the character of the streetscape. It recognises that the quality of townscapes can be diminished by shopfronts in poor condition or of poor design. Generally, the Planning Authority will require the retention and refurbishment of historic shopfronts instead of their removal and replacement with a modern shopfront. Section 15.4 and Policy SFP 1 of the Development Plan contain specific criteria with respect to shopfront and signage design; compliance with which should ensure that development proposals for shopfront development positively contribute to the public realm and streetscape to which they relate. Proposals for shopfront development within Architectural Conservation Areas (ACAs), or which relate to a protected structure, will normally be required to conserve and enhance existing shopfronts. Development proposals which would adversely affect the character and appearance of the of the ACA and/or the protected structure will be resisted. Where unauthorised development has been carried out in relation to shop fronts or related signage, enforcement powers can be used to remedy the matter.

Cllr. S. Conlon asked:

12. **I ask for the current list of properties this Council have acquired through the Derelict and Vacant Sites legislation throughout County Monaghan, and ask further what plans are being considered for each property? Reply:** Properties CPO'd/acquired to date by Town Regeneration team:-
    1. 13 Old Cross Square, Monaghan. CPO 04/10/24. Property sold, currently being redeveloped.
    2. Coolshannagh, Monaghan. CPO 17/10/24. Transferred to MCC Housing Section – preliminary design for social housing scheme being prepared.
    3. Main Street, Newbliss. CPO 02/11/24. Transferred to MCC Housing Section – preliminary design for social housing scheme being prepared.
    4. 15 Dublin Street, Monaghan H18 CV67. CPO 11/01/25. MCC Capital & Housing Section.
    5. 1 Chapel Court, Carrickroe H18 WE24. CPO 19/03/25. MCC Ownership, Community group seeking to develop.
    6. 3 Chapel Court, Carrickroe H18 C780. CPO 19/03/25. Transferred to MCC Housing Section –house renovated and now occupied.
    7. 4 Chapel Court, Carrickroe H18 EA46. CPO 19/03/25. Transferred to MCC Housing Section –house renovated and now occupied.
    8. 9 Chapel Court, Carrickroe H18 N932. CPO 19/03/25. Transferred to MCC Housing Section –house renovated and now occupied.
    9. Undeveloped site, Derryveagh, Carrickroe. CPO 19/03/25. Transferred to MCC Housing Section – preliminary design for social housing scheme being prepared.
    10. 85 Main Street, Ballybay. CPO 11/04/25. Property sold, property currently being redeveloped.
    11. Assembly rooms, Dawson Street, Monaghan. CPO 11/04/25. Property sale agreed, planning application to be submitted in October 2026.
    12. 26 Emmet Street, Carrickmacross A81 NF72. CPO 02/05/25. Property sold, property currently being redeveloped.
    13. The Diamond, Clones H23 DY72. CPO 09/06/25. Property Sold.
    14. Church Street, Castleblayney. CPO 09/06/25. Property Sold – awaiting finalisation of sale.

15. Newtownbutler road, Clones H23 YE20. CPO 01/07/25. Property Sold – to be renovated by new owners.
16. Former Garda Station, Newbliss H18 FH21. CPO 08/08/25. Transferred to MCC Housing Section – preliminary design for social housing scheme being prepared.
17. Lower Main Street, Newbliss H18 TE80. CPO 15/08/25. Property sold, property currently being redeveloped.
18. 1 Kingscourt Road, Carrickmacross. CPO 13/10/25. MCC Ownership works complete.
19. Lower Main Street, Newbliss H18 KH59. CPO 23/10/25. MCC ownership, CLS/BBY MD used for storing materials currently – redevelopment proposals being considered.
20. Fortview School, Clones. CPO 31/12/25. Property Sale agreed stage.
21. Widows row, Rockcorry. CPO 13/02/26. Transferred to MCC Housing Section – preliminary design for social housing scheme being prepared.
22. 9 Plantation Terrace, Monaghan H18 XK64. CPO 16/03/26. Transferred to MCC Housing Section – preliminary design for social housing scheme being prepared
23. Dernagrew, Monaghan. CPO 30/04/26. Property sale agreed (subject to approval from full council).
24. 35 O'Neill Park, Clones. CPO 25/05/26. Property sale agreed (subject to approval from full council).
25. 13 Legar Cresent, Clones. CPO 01/07/26. Property sale agreed.
26. Abbey Street, Clones. CPO 20/07/26. Property sale agreed.
27. 16 Market Street, Monaghan, Co Monaghan H18 XR67. CPO 25/08/26. Estate agent appointed to advertise for sale.
28. 17 Market Street, Monaghan, Co Monaghan H18 HX52. CPO 25/08/26. Estate agent appointed to advertise for sale.

13. I ask for an update on my previous proposals seeking the installation of pedestrian crossings and traffic calming measures on the North Road between the Peace Campus and Lidl, and similarly on the Dublin Road between Bogues food hall/petrol station and the extensive residential area at Latlorcan, and is there a scheduled date for installation of same at these busy locations? Reply: N54 Crossing between bus station and Peace Campus - construction to commence in September but has been delayed until October due to agreeing suitable traffic management arrangements during the works. The Dublin Road nears Bogues - funding was secured through the Low-Cost Safety Improvements. A design has been developed and a contractor has been appointed with works due to commence in October 2026. The toucan crossing linking the new pedestrian access to Latlorcan estate and south side of road – this crossing is part of the *Active travel scheme from Corlat to Collegiate*. Part 8 Planning Consent was obtained at the July council meeting. Detailed design and preparation of tender documents were completed at the end of September. Procurement including appointment of a construction contractor will be carried out in Q4 2026, with construction commencing in Q1 2027.

Cllr N. Keelan asked:

14. Given the recent and ongoing staff changes within the council executive, who is the designated person or persons that have a responsibility for dealing with severe flooding/weather events? Reply: In severe weather events, the Council's response is co-ordinated by the Severe Weather Assessment Team (SWAT) Chaired by the DOS Transportation and/or Chief Fire Officer. Where deemed necessary, the Council will establish the Criss Management Team chaired by the Chief Executive which provides for

a multi-agency response to storm events through the Emergency Management Framework. At a local level the Council response is co-ordinated by each Municipal District. On a more strategic level the Council is intending to establish a unit within the Environment and Climate Change Unit (Nial O'Connor) to look at making the County more resilient to flooding events and to progress the identified OPW Tier 2 flood alleviation schemes.

15. **Given the very severe flooding event that has taken place in the area off Corleck Lisgall along the old N2 in Carrickmacross early in 2026 which has caused serious damage to property, including homes, as discussed on site, will the council commence a process to put in place (to) property etc. a flood mitigation scheme at this location? Reply:** The Council is aware of the serious flooding experienced in the Corleck/Lisgall area, along the old N2 in Carrickmacross, in early 2026, and recognises the significant impact on affected property owners. The Municipal District will examine the location to determine the source and extent of the flood risk and whether practical mitigation measures can be identified. The availability of potential external funding will also be considered, subject to the outcome of the assessment and the eligibility of any proposed works.

16. **Has any further progress been made in relation to the proposed upgrading and much needed improvement of the Dundalk to Cavan town regional road (R178), including the section from Carrickmacross to Shercock town, which is a very important economic link and is currently not fit for purpose given the huge numbers of HGVs that use this roadway on a daily basis? Reply:** The Department of Transport, in conjunction with a County Council Senior Engineer Working Group, have met and identify strategically important sections of the R178 corridor that can be advanced for improvement in the coming years. This includes the section of the R178 between Essexford Bridge and Shercock. It is intended to seek funding for this section, together with other strategically important routes within the county, under the Department of Transport's Strategic Improvement Scheme. Progression of these proposals will be subject to the availability of funding and the completion of the current R181 Lough Egish to Cavan Border project. The Council recognises the strategic importance of the R178 as a key economic link between Dundalk and Cavan and acknowledges the significant volume of HGV traffic using the route on a daily basis. The Council will continue to work with the Department of Transport to progress suitable improvement measures for the route as funding opportunities arise.

17. **What is the up-to-date position in relation to the proposed safety works at the very dangerous Tullavaragh Junction on the N2? Reply:** A detailed design for clearing vegetation, provision of a VRS (crash barrier) and relocation of utility poles to provide improved visibility and create a more forgiving roadside verge at this junction has been completed and submitted to TII for approval to commence construction. Third party lands are required and are currently being explored to acquire by agreement. TII have committed to funding works at this location.

18. **As a follow up from my previous question in September, is it possible to get a break down of the type of business that are (in September) paying commercial rates to the council, for example, the number of hotels, service stations, restaurants, and in particular, the number of vape shops and phone shops?**

    Reply: Unfortunately, the information available to us from the Valuation Office does not provide a detailed breakdown of occupiers by specific business type such as hotels, service stations, vape shops, or mobile phone shops. The categorisation supplied by the Valuation Office is limited to the following property classifications:

Description
OFFICE
FUEL/DEPOT
LEISURE
INDUSTRIAL USES
HEALTH
HOSPITALITY
MINERALS
MISCELLANEOUS
RETAIL (SHOPS)
UTILITY
RETAIL (WAREHOUSE)
CIRCUIT COURT
GLOBAL VALUATION
GLOBAL TRIBUNAL
Restaurant (Drive Thru)
Clubhouse (Pitch & Putt)

As a result, while we can identify the number of properties within these broad categories, we are not in a position to determine from the Valuation Office data alone how many ratepayers operate as vape shops, mobile phone shops, hotels, service stations, restaurants, or other specific business types.

This is all the classification information provided to the Council by the Valuation Office for commercial rating purposes.

16. Votes of Sympathy/Congratulations

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

- John McArdle, Broadband Officer, on the death of his sister, Thomasina Tobin (née McArdle), formerly of Cabra, Castleblayney, County Monaghan and his brother-in-law, Patrick (Paddy) Tobin and to their children and the wider McArdle family.
- The McArdle family on the death of Patrick (Paddy) McArdle, Principal of Beech Hill College.
- Rory Geary, Photographer, Anglo Celt on the death of his niece, Kaylin O'Hanlon, Geary.

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

- Clare McElroy on receiving the Lifetime Achievement Award at the 2026 Monaghan Volunteer Awards.
- Alice O'Neill, co-founder and chairperson of the Solas Drop-In Centre, on receiving the Volunteer of the Year Award at the 2026 Monaghan Volunteer Awards.
- Sinead Rooney and the South Monaghan Autism Resource Team on receiving the Volunteer Group of the Year 2026 Award at the 2026 Monaghan Volunteer Awards.

17.Conferences

On the proposal of Cllr N. Keelan, seconded by Cllr S. Flynn, it was agreed that the Council be represented at the following training events by the members listed below:

Promoting Authority	Subject/Theme	Venue	Dates	Members Selected
AILG	Training Module 5 Regulator-Political Advertising, Legal, Supervision and Enforcement Unit.	The Grace Hotel, Westport, Co. Mayo Horse and Jockey Hotel, Tipperary	08th October 2026 10th October 2026	Cllr S. Conlon Cllr B.McAree Cllr. P. Gibbons
AILG	Developing and Delivering Effective SPC Work Programmes – Module 1	Online Webinar	16th October 2026	Cllr R. Truell Cllr S. Flynn
AILG	Better Policy Development	Mullingar Park Hotel, Eastern and Midland Region	20th October 2026	Cllr B. McAree
LAMA	Autumn Seminar	The Park Hotel, Dungarvan, Co. Waterford	21st and 22nd October 2026	Cllr S. Conlon Cllr. N. Keelan Cllr. N. McCooey Cllr B. McAree Cllr P. Treanor Cllr R. Truell

The meeting then concluded.

Signed:_____
Cathaoirleach

Signed: _____
Meetings
Administrator

Date: _____