

OPR Ref: DP-021-24

17th October 2024

Planning Offices,
Monaghan County Council,
1 Dublin Street,
Monaghan,
H18 X982
Co. Monaghan.

Re: Proposed Variation No. 6 to the Monaghan County Development Plan 2019-2025

A chara,

Thank you for your authority's work in preparing the proposed Variation No. 6 (the proposed Variation) to the Monaghan County Development Plan 2019-2025 (the County Development Plan).

As your authority is aware, a key function of the Office of the Planning Regulator (the Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation under the provisions of sections 31AM(1) and (2) of the Planning and Development Act 2000, as amended, and this submission has been prepared accordingly.

The Office's evaluation and assessment has had regard to the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly, and relevant section 28 guidelines.

The Office does not wish to make a recommendation or observation to the Planning Authority in this instance.

Overview

The Office recognises the proposed Variation will support the delivery of the County Development Plan's strategic objective SSO 17, to promote and encourage the

refurbishment and regeneration of the back lands of Carrickmacross, as well as appropriate development on infill sites, derelict sites, vacant plots and brownfield sites.

The Office broadly welcomes the proposed Variation and the changes proposed to land zoning in the County Development Plan which are part of a wider objective to assist the Planning Authority in implementing modal shift and sustainable development in accordance with the policy objectives of the NPF and the RSES.

The Office also notes the objective in the draft Monaghan County Development Plan 2025-2031 for the preparation of a Local Transport Plan (LTP) for Carrickmacross. This will allow the Planning Authority to consider, in an integrated manner, how the proposed Variation will support the reallocation of public car parking, provide for improved public realm and deliver on projects such as Cycle Connects. The Planning Authority is strongly advised to consult with the National Transport Authority and Transport Infrastructure Ireland at an early stage in the preparation of the future LTP.

Core Strategy and Sequential Development

The Development Plans, Guidelines for Planning Authorities (2022) (the Development Plans Guidelines) advise that the impact of any proposed rezoning on the overall strategy for the proper planning and sustainable development of the area, including the core strategy and the housing targets for the county and city, must be considered.

The Office is satisfied that the zoning of these lands from Existing Residential to Town Centre will not have any detrimental implications for the implementation of the core strategy of the County Development Plan, nor will it prejudice the achievement of the housing supply targets and housing delivery for Carrickmacross.

Section 6.2.3 of the Development Plans Guidelines sets out specific guidance regarding the sequential approach to land use zoning. The Development Plans Guidelines recommend that planning authorities adopt a sequential approach which reflects, among others, the compact growth and utilisation of existing infrastructure National Policy Objectives (NPOs) of the NPF which are: National Strategic Outcome 1, NPO 3 and NPO 72. In this regard, the Office broadly welcomes the proposed Variation which will result in underutilised lands that are sequential to the town centre of Carrickmacross being made available for town centre uses.

Summary

The Office looks forward to continued positive engagement with your authority regarding the implementation of the County Development Plan, and the preparation of the Monaghan County Development Plan 2025-2031.

Please note that at the end of the process, your authority is required to notify this Office within **five working days** of the decision of the Planning Authority in relation to the proposed Variation.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through plans@opr.ie.

Is mise le meas,

Anne Marie O'Connor

AM C'Connu.

Deputy Regulator and Director of Plans Evaluations