

APPENDIX 7

Policy Review of County Development Plans

MONAGHAN COUNTY DEVELOPMENT PLAN 2013 - 2019

MONAGHAN COUNTY DEVELOPMENT PLAN 2013-2019			
POLICY TOPIC	POLICY		POLICY OBJECTIVE
Vision Statement	Vision		<i>"Monaghan is an inclusive, outward-looking, progressive county, which enjoys a diverse, vibrant economy, a sustainable environment and a high quality of life for all" (p. 25)</i>
Vision Statement	Development Plan Strategic Aims		<p>The Plan sets out the following Strategic Aims:</p> <ul style="list-style-type: none"> • <i>"Sustainably develop the full potential of each part of the County in economic, social and environmental terms.</i> • <i>Sustain traditional settlement patterns, while developing the role and function of each town, village and settlement throughout the county.</i> • <i>Developing Monaghan Town as a hub town with a target population of 9,000 by 2020.</i> • <i>Developing Carrickmacross, Castleblayney, Clones and Ballybay towns as attractive, viable services centres to meet the needs of their surrounding hinterlands.</i> • <i>Sustaining the vitality of the villages and settlements throughout the county as sustainable service centres to meet the needs of rural communities.</i> • <i>Improve transport linkages and communications between County Monaghan and its neighbouring counties, and to capitalise on the county's strategic spatial location.</i> • <i>Support balanced economic development throughout the county by delivering improved infrastructure and services.</i> • <i>Preserve the environmental quality of the natural and built environment in rural and urban areas.</i> • <i>Improve the quality of life of all who live and work in the county."</i> (p. 26)
Environment Heritage	&	Geological Heritage	<p>Policies:</p> <p><i>"GHP 1. To protect geological heritage sites within the county from inappropriate development.</i></p> <p><i>GHP 2. To protect geological NHAs / pNHAs as they become designated and notified to the Council, during the lifetime of this Plan.</i></p> <p><i>GHP 3. Notify the Geological Survey of Ireland in advance of any significant ground excavations".</i> (p. 56)</p>
Environment Heritage	&	Landscape Assessment	<p>Character Objectives:</p> <p><i>"LPO 1. Sustain, conserve, manage and enhance the landscape diversity, character and quality of the County for the</i></p>

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		<p><i>benefits of current and future generations.</i></p> <p>LPO 2. <i>Zone important landscape features and elevated lands within settlements as Landscape Protection / Conservation Areas, to ensure that developments do not detrimentally impact on the amenity of the landscape or on the natural setting of settlements” (p.58).</i></p> <p>Policies:</p> <p>“LPP 1 <i>Ensure the preservation and uniqueness of the county’s landscape by having regard to the character, value and sensitivity of landscape as identified in the County Monaghan Landscape Character Assessment, August 2008 (or any subsequent versions) when determining a planning application.</i></p> <p>LPP 2 <i>Protect the landscapes and natural environments of the county by ensuring that any new developments in designated sensitive rural landscapes do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area.</i></p> <p>LPP 3 <i>Development which fails to appropriately integrate into the landscape with due regard to visual impact, landscape amenity, the protection of skylines, amenities such as lakes, designated walkways, heritage sites and recreational and tourist facilities shall be resisted.” (p. 58)</i></p>
Environment & Heritage	Amenity Areas of Primary Amenity Value	<p>The Plan states that:</p> <p><i>“County Monaghan has two principle areas of outstanding landscape quality which require protection from insensitive and inappropriate development. They are designated as Areas of Primary Amenity Value.</i></p> <ol style="list-style-type: none"> <i>1. Lough Muckno and its Environs</i> <i>2. Sliabh Beagh and Bragan Mountain Areas</i> <p><i>Development will only be permitted in these areas in exceptional circumstances where the integrity of the landscape is not threatened. Any intrusive development, where such development would normally be exempt, is removed from the category of exempted development.</i></p> <p><i>Whilst there is limited potential to accommodate sensitively designed development in these areas, any proposal which would threaten the existing landscape, landform, flora, fauna, scenic or environmental characteristics that distinguish these areas will be resisted. An Environmental Impact Assessment must accompany all planning applications, where the Planning Authority considers that new development may have a detrimental environmental impact on the area.</i></p> <p><i>Tree planting and felling will be strictly controlled to ensure minimal disturbance of the landscape and environment”.</i> (p.59-60)</p>

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		<p>The Plan contains the following Policies:</p> <p>PAP 1 Limit development in Areas of Primary Amenity Value to those where the applicant has proven to the satisfaction of the Planning Authority that the proposed development would not threaten the integrity of these areas.</p> <p>PAP 2 Development within primary amenity areas that would normally be considered 'exempt development', and which would in the opinion of the planning authority detrimentally impact on the visual amenity of the area, will be removed from that category of exempted development." (p. 60)</p>
Environment & Heritage	Amenity Areas of Secondary Amenity Value	<p>The Plan states that:</p> <p><i>".....County Monaghan has a number of other sensitive landforms and amenity areas that require protection from inappropriate development. These areas are designated as Areas of Secondary Amenity Value, by reason of their landscape quality and recreational potential. These areas have significant potential to develop as sustainable community, recreational or tourism centres. Whilst these areas are to be kept free from intrusive development, sensitively designed proposals on unobtrusive sites and compatible amenity may be accommodated. The areas identified in Appendix 1 are designated as Secondary Amenity Areas."</i> (p. 60)</p> <p>The table in Appendix 1 of the Plan lists the Areas of Secondary Amenity Value as follows:</p> <ul style="list-style-type: none"> • Emy Lough and Environs • Blackwater River Valley • Mountain Water River Valley • Mullyash Mountain • Ulster Canal and Environs • Rossmore Park and Environs • Castleshane Woods and Environs • Billy Fox Memorial Park and Environs • Annaghmakerrig Lake, Woodlands and Environs • Dartry Demesne and Environs • Dromore River and Lake System • Lough Major and Environs

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		<ul style="list-style-type: none"> • Hollywood Lake • Lisanisk Lake • Lough Naglack • Rahans Lake <p>The Plan contains the following policies:</p> <p>SAP1 Limit development within Areas of Secondary Amenity Value to compatible amenity developments on unobtrusive sites.</p> <p>SAP2 Tree planting and felling will be strictly controlled to ensure minimal disturbance of landscape and the environment.” (p. 60)</p>
Environment Heritage &	Areas of Visual Amenity	<p>AVP 1 Protect the views from scenic routes listed in Appendix 2, Scenic Routes. Development will be strictly controlled along these routes and no development will be permitted that will detrimentally impact on the visual character or amenity of these views. Particular emphasis will be placed on the preservation of views of lakes, rivers, unspoilt landscape or views of historical, heritage and/or cultural interest.</p> <p>AVP 2 Protect the scenic quality of lakes by prohibiting development which is located between a public road and a lake, where the development would interrupt a view of the lake, or detrimentally impact on the setting of that lake. Development may be permitted between a road and a lakeshore where the development is screened from the lake by existing topography or vegetation.</p> <p>An exception to this policy may include short term let holiday accommodation or recreational development where a specific need has been established. The design, scale and setting of development granted under this exception should reflect the site’s sensitive location.</p> <p>Such prohibition will also apply to high open landscape overlooking lakes and waterways, where such development would detrimentally impact on the setting of that lake or waterway.</p> <p>For the purpose of this policy a lake is considered to be a permanent (i.e. non seasonal) water feature in excess of 1 hectare.” (p. 61)</p>
Environment Heritage &	Biodiversity and Natural Heritage	<p>The Plan contains the following objectives:</p> <p>BDO 1 To protect, enhance and promote for current and future generations the rich biodiversity of County Monaghan.</p> <p>BDO 2 To designate County Biodiversity Sites within the lifetime of the Plan and to protect the ecological integrity of</p>

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		<p>these sites.</p> <p>BDO 3 Protect and enhance, plant and animal species and their habitats, which have been identified under the EU Habitats Directive, EU Birds Directive, the Wildlife Act and the Flora Protection Order.</p> <p>BDO 4 Promote the retention, management and development of wildlife features such as hedgerows, riparian corridors, wetlands and other semi natural features that are essential for the migration, dispersal and genetic exchange of wild species. In exceptional circumstances, where it has been demonstrated to the satisfaction of the Planning Authority that the removal of habitats of local biodiversity value cannot be avoided, equal quantities of habitat must be reinstated. Details of which must be agreed with the planning authority.</p> <p>BDO 5 Ensure that development proposals do not lead to the spread of invasive species. Ensure that landscaping proposals do not include invasive species.</p> <p>BDO 6 Implement the actions of the Monaghan Biodiversity Action Plan 2009-2014 and any subsequent version.</p> <p>BDO 7 Ensure that the Council, in the performance of its functions, takes account of the Ramsar Convention principle of conservation and wise use of wetlands as a contribution towards achieving sustainable development.” (p.64)</p> <p>The Plan sets out the following policy:</p> <p>“BDP 1 The Council will resist any development that may have a negative impact upon Biodiversity and Natural Heritage”. (p.64)</p>
Environment & Heritage	Trees and Hedgerows	<p>Objectives:</p> <p>“THO 2 Employ where appropriate, Tree Preservation Orders to protect important trees, groups of trees or woodlands of special amenity value”. (p. 65)</p> <p>Policies:</p> <p>“THP 1 Protect trees and hedgerows from development that would impact adversely upon them. Development proposals which necessitate the removal of extensive amounts of trees and hedgerows should be avoided and transplanting of existing trees and hedgerows should be employed where appropriate.</p> <p>THP 2 Preserve trees and/or groups of trees that form significant features in the landscape or have particular importance in setting the landscape character of an area or which contribute to the biodiversity of the area (Appendix 3, Trees of Special Amenity Value).</p> <p>THP 3 Ensure that existing mature trees, woodlands and hedgerows are, as far as practicable, preserved and incorporated into any new developments or where removal is unavoidable, compensatory planting of at least equal</p>

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		<p>amounts of native trees and shrubs should be undertaken.</p> <p>THP 4 Where trees and/or hedgerows along a public road are set back/removed in order to provide sightlines for a new access, a new hedge containing native species will be planted behind sight lines.” (p. 65)</p>
Environment & Heritage	Habitat Designation and Protection	<p>Policy for Sliabh Beagh Conservation Management:</p> <p>“SBP 1 To implement the objectives of the Sliabh Beagh Conservation Management Plan”. (p. 67)</p> <p>Policies for the Protection of Designated Sites:</p> <p>“DSP 1 Strictly protect areas designated or proposed to be designated as Natura 2000 sites (listed in Appendix 4). Development within or adjacent to these areas will only be permitted where it has been clearly demonstrated to the satisfaction of the planning authority that such development will have no significant adverse effects on the conservation objectives or integrity of these sites in accordance with the Habitats Directive.</p> <p>DSP 2 Protect the NHA and pNHAs, listed in Appendix 4 by resisting development which would detrimentally impact on the conservation status or integrity of those sites. Development in these areas will only be permitted where it has been clearly demonstrated to the satisfaction of the Planning Authority that any such development will have no significant adverse effects on the integrity of these sites”. (p. 67)</p> <p>Objective for Wetlands:</p> <p>“WLO 1 To protect existing wetlands from destruction, infilling, fragmentation and degradation.” (p. 68)</p> <p>Policy for Wetlands:</p> <p>“WLP 1 Development that would destroy, fragment and degrade wetlands will be resisted”. (p. 68)</p> <p>Objective for Appropriate Assessment:</p> <p>“AAO 1 Ensure that the Council in the performance of its functions takes account of the Habitats and Birds Directives.” (p. 71)</p> <p>Policies for Appropriate Assessment:</p> <p>“AAP 1 Ensure that all plans and projects in the County, not directly connected with or necessary to the management of a Natura 2000 site, but likely to have a significant effect, either directly or indirectly, on a Natura 2000 site, either alone or in combination with other plans or projects, are subject to Appropriate Assessment Screening in accordance with Article 6 of the Habitats Directive.</p>

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		<p>AAP 2 The Planning Authority shall fully implement the DEHLG guidance <i>Appropriate Assessment of Plans and Projects in Ireland (2009)</i> and any subsequent versions, when assessing plans and projects likely to have significant effects on a Natura 2000 site.</p> <p>AAP 3 All planning applications for development within, adjacent to, or with the potential to affect a Natura 2000 site must be accompanied with a <i>Natura Impact Statement</i> in accordance with the <i>Habitats Directive</i>. <i>Natura Impact Statements</i> submitted in support of proposals for development must be carried out by appropriately qualified professionals with any necessary survey work taking place in appropriate seasons.</p> <p>AAP 4 Consult the <i>National Parks and Wildlife Service (NPWS)</i>, the <i>Department of the Arts, Heritage and the Gaeltacht (DAHG)</i>, the <i>Heritage Council</i> and <i>An Taisce</i> when considering plans or projects which are likely to affect Natura 2000 sites.</p> <p>AAP 5 All plans within, adjacent to, or with the potential to affect a Natura 2000 site must be accompanied with a <i>Natura Impact Report</i> in accordance with the <i>Habitats Directive</i>". (p. 71)</p>
Environment & Heritage	Water Resources and Quality	<p>Objectives for Protection of Water:</p> <p>WPO 1 Protect and improve County Monaghan’s water resources.</p> <p>WPO 2 All first order streams containing areas of stony/gravel bed and higher order streams are considered vulnerable and require protection in terms of water quality and physical structure. Such streams shall be identified and or the connectivity to such streams shall be identified in the water protection plan referred to in Policy WPP 5. All discharges to such streams should be assessed with a view to minimisation of risk to waters.</p> <p>WPO 3 Provide information on environmental issues, promote engagement between developers and regulators, promote sustainable development and encourage a high standard of environmental protection. The precautionary principle will be applied where a significant risk to the environment exists.</p> <p>WPO 4 Protect rivers, streams and other water courses and maintain them in a state capable of providing and sustaining suitable habitats for flora and fauna, and where necessary designate riparian zone protection areas.</p> <p>WPO 5 Achieve ‘good status’ in waterbodies and prevent deterioration of existing water quality status in all waterbodies in accordance with the <i>Water Framework Directive</i>” (p. 75)</p> <p>Policies for Protection of Water:</p> <p>WPP 1 In assessing applications for developments the Council will consider the impact on the quality of surface waters and will have regard to targets and measures set out in the <i>Neagh Bann and North Western International River Basin Management Plans</i> and where appropriate the <i>Blackwater, Glyde, Fane, Woodford and Erne East Water Management Unit Action Plans</i>.</p>

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		<p>WPP 2 In assessing applications for development, the planning authority shall ensure compliance with the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (S.I. No 272 of 2009) and the European Communities Environmental Objectives (Groundwater) Regulations, 2010 (S.I. No. 9 of 2010).</p> <p>WPP 3 Protect known and potential groundwater reserves in the county. In assessing applications for developments the planning authority will consider the impact on the quality of water reserves and will have regard to the recommended approach in the Groundwater Protection Scheme for County Monaghan. The employment of the methodology identified in the Groundwater Protection Scheme for County Monaghan (available at www.gsi.ie) and Guidance on the Authorisation of Discharges to Groundwater (available at www.epa.ie) will be required where appropriate.</p> <p>WPP 5 Require submission of a water protection plan and detailed site drainage plans with all planning applications. Maps of sensitive areas and waters and a Water Protection Plan Checklist (Appendix 13) will assist in the preparation of plans at application stage.</p> <p>WPP 6 Prevent further degradation of habitat by the promotion of riparian corridors and the prevention of any in stream works, or culverting of waterways unless in accordance with Inland Fisheries Ireland (IFI) guidance document Requirements for the Protection of Fishery Habitat During Construction and Development Works at River Sites. The IFI should be consulted prior to the submission of any plans involving works close to waterways.</p> <p>WPP 7 No development shall be permitted within 200 metres of any lake that is the source of a water supply, where that development has the potential to pollute the lake.</p> <p>WPP 9 Details of land spreading arrangements of manures or sludge arising from industrial or intensive agricultural development shall be submitted to the planning authority with all planning applications.</p> <p>WPP 10 Development within the vicinity of groundwater or surface water dependant Natura 2000 sites (Kilroosky Lough Cluster SAC) will not be permitted where there is potential for a likely significant impact upon the groundwater or surface water supply to the Natura 2000 site. Where appropriate, the applicant to demonstrate with hydrogeological evidence, that the proposed development will not adversely affect the quality or quantity of groundwater or surface water supply to the Natura 2000 sites.</p> <p>WPP 11 Development which would have an unacceptable impact on the water environment, including surface water and groundwater quality and quantity, river corridors and associated wetlands will not be permitted.</p> <p>WPP 12 Floodplains and riparian corridors will be maintained free from development to provide flood retention features within these areas.” (p. 76-78)</p>

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Environment & Heritage	Green Infrastructure	<p>Objectives:</p> <p><i>“GIO 1 Develop a Green Infrastructure Strategy within County Monaghan during the life-time of the Development Plan, ensuring the protection of County Monaghan’s Natura 2000 sites is central to this strategy. This Strategy shall be prepared in full compliance with the requirements of Strategic Environmental Assessment (SEA) and Habitats Directives.</i></p> <p><i>GIO 2 Seek a net gain in green infrastructure through the protection and enhancement of existing assets, through the provision of new green infrastructure where appropriate, and in consultation with stakeholders, as an integral part of the planning process.</i></p> <p><i>GIO 3 Provide attractive and safe routes linking key green space sites, parks and open spaces, cultural and heritage assets as an integral part of infrastructure provision where feasible and appropriate”. (p. 82)</i></p> <p>Policy:</p> <p><i>“GIP 1 Resist development that would damage, degrade, fragment or prejudice the County’s strategic green infrastructure network”. (p.80)</i></p>
Environment & Heritage	Architectural and Built Heritage	<p>Objectives:</p> <p><i>“ABO 1 To secure the preservation of all sites and features of architectural and historical interest.</i></p> <p>Policy:</p> <p><i>ABP 2 In securing the conservation and preservation of built heritage, the planning authority will have regard to the advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht, both in respect of whether or not to grant planning permission and in respect of the conditions to which the permission, if granted, should be subject”. (p. 84)</i></p>
Environment & Heritage	Record of Protected Structures Policies	<p>Objective:</p> <p><i>“PSO 1 Protect and/or conserve, as appropriate, all structures included in the Register of Protected Structures set out in Appendix 5.” (p. 85)</i></p> <p>Policy:</p> <p><i>“PSP 4 Resist development which is likely to adversely affect the setting of, designed landscape features of, or designed views or vistas to or from a protected structure, where the setting is considered of importance.” (p. 86)</i></p>

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Environment & Heritage	Archaeological Heritage	<p>Objectives:</p> <p><i>“AHO 1 Protect the monuments and places listed in Appendix 6 (and any additions by the National Monuments Service) to ensure that the importance of the setting of the monument or site, and its interrelationship with other archaeological sites is not materially injured, and that no development will impinge directly on any monument or site or on any associated archaeological material.</i></p> <p><i>AHO 2 Co-operate with the Department of Arts, Heritage and the Gaeltacht and all other relevant bodies in providing maximum protection to any monument or place of archaeological importance not listed in Appendix 6 and discovered within the lifetime of this plan” (p. 89)</i></p> <p>Policies:</p> <p><i>“AHP 1 Safeguard the value of archaeological sites listed in the Record of Monuments and Places in Appendix 6 by strictly controlling any development that may prove injurious to the historical, archaeological, scientific, setting and/or educational value of any monument or place.</i></p> <p><i>AHP 2 To ensure that development in the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk, detailing or visual impact.</i></p> <p><i>AHP 3 When considering development in the vicinity of archaeological monuments, the planning authority will aim to achieve a satisfactory buffer area between the development and the monument in order to ensure the preservation and enhancement of the amenity associated with the monument. This should be achieved in consultation with the Department of the Arts, Heritage and Gaeltacht. The areas of the monument and buffer areas should not be included within the required open space area of any development but should be in addition to such requirements.</i></p> <p><i>AHP 4 In securing the conservation and preservation of built heritage, the planning authority will have regard to the advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht, both in respect of whether or not to grant planning permission and in respect of the conditions to which the development, if granted, should be subject.</i></p> <p><i>AHP 5 When considering development in the vicinity of all archaeological monuments, the planning authority will require the preparation and submission of an archaeological assessment, detailing the potential impact of any development on both upstanding and buried structures and deposits. The report shall also include a visual assessment to ensure adequate consideration of any potential visual impact and should define the buffer area or area contiguous with the monument which will preserve the setting and visual amenity of the site. Where a monument or place included in the Record of Monument and Places lies within the open space requirement for a development, a conservation plan for that monument should be requested as part of the landscape plan for that proposed open space.</i></p>

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		<p>AHP 6 Require archaeological investigations at pre-approval stage where development is proposed on areas of archaeological potential.</p> <p>AHP 7 Consider archaeological value when considering proposals for public service schemes, electricity, sewage, telecommunications, water supply and proposed road schemes where these impinge on or are in close proximity to Recorded Monuments and Places and/or Areas of Urban Archaeology. Where any subsurface archaeological features are discovered during the course of infrastructural/development works, these features should be preserved in-situ or preserved by record.</p> <p>AHP 8 Have regard to Historic Landscape Character Assessments in assessing planning applications.” (p. 89-90)</p>
Environment & Heritage	Noise	<p>Policy:</p> <p>“NCP 1 The Planning Authority will seek to protect the amenity of individuals, dwellings, businesses, community facilities and other existing development, when assessing proposals for development that are likely to generate significant levels of noise”. (p. 91)</p>
Environment & Heritage	Air	<p>Objectives:</p> <p>“AQO 2 Promote the retention of trees, hedgerows and other vegetation, and encourage forestation and tree planting as a means of air purification and filtering.” (p. 92)</p> <p>Polices:</p> <p>“AQP 1 In conjunction with the EPA, ensure that all existing and proposed developments are operated in a manner that does not permit them to contribute to any deterioration in air quality.” (p. 92)</p>
Economic Activity	Agriculture	<p>Objectives:</p> <p>“AGO 3 Protect high quality agricultural land within the county” (p. 103)</p>
Economic Activity	Forestry	<p>Objectives:</p> <p>“FYO 3 Protect natural waters, wildlife habitats, conservation areas, heritage areas, archaeological sites and artefacts within forest sites and nature designations from pollution or injury”. (p. 105)</p>
Economic Activity	Climate Change, Energy and Renewable Resources	<p>Objectives for Climate Change:</p> <p>“CCO 1 To implement where relevant and appropriate the National Climate Change Strategy 2007-2012 and any subsequent strategies.</p>

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		<p>CCO 2 To facilitate measures which seek to establish a low carbon economy and society by 2020.</p> <p>CCO 3 To facilitate measures which seek to reduce emissions of greenhouse gases.” (p. 106)</p> <p>Objectives for Energy and Renewable Resources:</p> <p>“ERO 1 Ensure that all plans and projects relating to energy and renewable resources development are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.</p> <p>ERO 2 Promote and support an optimal mix of renewable energy generation within the county to assist in meeting the targets set out in the National Renewable Energy Action Plan.</p> <p>ERO 3 Promote and encourage the use of renewable energy sources in appropriate locations, where this can be done in an environmentally sensitive manner.</p> <p>ERO 8 Encourage efforts to reduce energy usage across all sectors in support of the implementation of the National Energy Efficiency Action Plan 2007-2020.”</p> <p>ERO 10. Facilitate electricity and gas infrastructure improvements/installations which will not result in adverse impacts on the natural or built heritage of the county.</p> <p>ERO 12. Consider the identification of a strategic corridor in the county for major energy infrastructure.” (p. 109-110)</p>
Infrastructure and Services	Water and Waste Water Services	<p>Objectives:</p> <p>“WSO 4 Protect the source and raw water quality of all public and private water supply schemes throughout the county.</p> <p>WSO 7 Protect existing aquatic habitats in the case of surface waters”. (p. 140)</p>
Infrastructure and Services	Flooding	<p>Objectives:</p> <p>“FLO 4 Recognise, secure and promote the natural role of floodplains as a form of flood defence and an important environment and social resource.</p> <p>FLO 5 Promote an integrated sustainable approach to the management of development and flood risk”. (p. 146)</p> <p>Policies:</p> <p>“FLP 1 Prohibit development which would be directly exposed to flooding or which would exacerbate flooding in areas outside of the site of the proposed development itself”. (p. 147)</p>

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Infrastructure and Services	Major Accidents	<p>Policies:</p> <p><i>MAP 1. Protect areas of particular natural sensitivity or interest in the vicinity of establishments covered by this Directive, through appropriate safety distances or other appropriate measures where necessary.</i></p> <p><i>MAP 2. Facilitate the implementation of the “Seveso II and III” major accidents directives in respect of the siting of new establishments, modifications to existing establishments and major infrastructure projects including any proposed gas pipeline, rail links and major roads.</i></p> <p><i>MAP 3. Consult the Health and Safety Authority (HSA), where appropriate, when considering proposals for new development.</i></p> <p><i>MAP 4. The Council will have regard to the provision of the Fire Services Act 1981”. (p. 155)</i></p>
Development of Community Infrastructure	Community Facilities, Sports, Recreation, Amenity and Open Space	<p>Objectives for Recreation and Amenity:</p> <p><i>RAO 4. Protect the amenity of scenic and environmentally sensitive areas and promote the knowledge and appreciation of the natural amenities of the County.</i></p> <p><i>RAO 10. Maintain and conserve existing rights of way within the County.</i></p> <p><i>RAO 11. Identify on maps and by list those public rights of way giving access to mountains, lakeshores, riverbanks, canals or other place of natural beauty or recreational activity during the lifetime of the development plan, where resources are available to do so”. (p. 166)</i></p>
Development of Community Infrastructure	Walking and Cycling	<p>Objectives:</p> <p><i>CWO 5 Protect established walking routes from development which would adversely impact upon them”. (p. 169)</i></p>
Strategic Objectives for Settlements	Development Management	<p>Section 8.10.3 of the Plan is entitled “Power and Telecommunications”. This section states that:</p> <p><i>“The Councils will continue to co-operate with statutory and regulated bodies in the provision of power and communication facilities throughout the county. Section 6.6 in Chapter 6 of the Monaghan County Development Plan 2013–2019 contains the relevant objectives for telecommunications throughout County Monaghan”. (p. 197)</i></p>
Strategic Objectives for Settlements	Natural Heritage	<p>Objectives:</p> <p><i>SNO 2 Prohibit development that would detrimentally impact on the value or designation of areas of natural amenity in the towns.</i></p> <p><i>SNO 3 Protect individual trees, groups of trees and woodland areas because of their nature conservation value or their</i></p>

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		<p><i>contribution to amenity of the town and require the retention of existing mature trees and hedgerows in all new developments except in exceptional circumstances.</i></p> <p>SNO 4 <i>Prohibit development in Landscape Protection/Conservation Areas unless in exceptional circumstances, where it has been clearly proven to the Planning Authority that the works would not be contrary to the zoning objective as outlined in Section 8.3 in Chapter 8 Monaghan County Development Plan 2013-2019.</i></p> <p>SNO 5 <i>Have regard to nature conservation issues when considering proposals for development which may detrimentally impact on habitats, species or features worthy of protection.” (p. 198)</i></p>
Strategic Objectives for Settlements	Built Heritage	<p>Objectives:</p> <p>“SBO 2 <i>Protect and preserve the Protected Monuments and Structures located within the towns.</i></p> <p>SBO 3 <i>Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies laid out in Chapter 4 Environment and Heritage, Monaghan County Development Plan 2013–2019 and the DEHLG Architectural Heritage Protection Guidelines. In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.</i></p> <p>SBO 4 <i>To protect the architectural quality of the towns by investigating the potential of designating additional Architectural Conservation Area(s) (ACAs) in accordance with DEHLG Architectural Heritage Protection Guidelines, during the plan period. (p.199)</i></p>
Strategic Objectives for Settlements	Recreation and Amenity	<p>Objectives:</p> <p>“REO 2 <i>Prohibit development on zoned recreation/open space lands unless where it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effect on the environment”.</i></p> <p>“REO 6 <i>Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers”. (p. 200-201)</i></p>
Development Management Guidelines	Development in Towns and Villages	<p>Policies:</p> <p>“TVP 11 <i>Development on the top of drumlins or on elevated or exposed lands shall be restricted to protect locally important views and landmarks.</i></p> <p>TVP 15 <i>Promote the protection and conservation of the existing habitats within Towns and Villages.” (p. 313)</i></p>

MONAGHAN COUNTY DEVELOPMENT PLAN 2013-2019		
POLICY TOPIC	POLICY	POLICY OBJECTIVE
Development Management Guidelines	Rural Accesses	<p>Policies:</p> <p><i>“RAP 1 Access should be taken from existing lanes where practical.</i></p> <p><i>RAP 2 New accesses should be positioned to minimise loss of hedgerow / trees.</i></p> <p><i>RAP 3 New access lanes/roads should run alongside existing hedgerows/boundaries and should follow the natural contours of the site. Sweeping driveways should be avoided.” (p. 329)</i></p>
Development Management Guidelines	Electricity and Gas Infrastructure	<p>Policies:</p> <p><i>“EGP 1 All projects concerning the development of electricity and gas infrastructure shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.</i></p> <p><i>EGP 2 Facilitate electricity and gas infrastructure improvements/installations which will not result in adverse impacts on the natural or built heritage of the county.</i></p> <p><i>EGP 3 The undergrounding of electricity transmission lines shall be considered in the first, as part of a detailed consideration and evaluation of all options available in delivering and providing this type of infrastructure. The development shall be consistent with international best practice with regard to materials and technologies that will ensure a safe, secure, reliable, economic, efficient and high quality network, and mitigation measures shall be provided where impacts are inevitable.” (p. 340)</i></p>
Development Management Guidelines	Tourism	<p>Policy:</p> <p><i>“TOO 3 Resist development that would adversely affect the natural resources upon which tourism is based”. (p. 346)</i></p>
Development Management Guidelines	Development on National Routes	<p>Policy:</p> <p><i>“NRP 8 The Council will severely restrict the creation of new accesses or the intensification of use of an existing access in speed transition zones onto national roads between the 50 km/hr and 60 km/hr limits.</i></p> <p><i>NRP 9 Where development is proposed in close proximity to existing or planned national roads, the applicant will be required to address potential negative impacts arising from national roads such as noise, air, and light pollution through mitigating impacts such as appropriate design of buildings, landscaping features and site layout”.</i></p> <p>(p.348)</p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
Vision	Development Vision For The County	<p>The vision of the Plan is as follows:</p> <p><i>“That Cavan in 2020 will be a place that we all can be proud of; a place where people can have a good quality of life; a better place to live, work and enjoy.” (p.25)</i></p> <p>The Plan sets out that:</p> <p><i>“This vision emphasises the important link between the sustainable development of the County and the quality of life of the people who live here. A number of strategic aims emerge from this vision.” (p.25)</i></p> <p>The Strategic Aims are set out as follows in the Plan:</p> <ul style="list-style-type: none"> • <i>“Protect and enhance the cultural, built and natural heritage of the County.</i> • <i>Recognise and cater for the physical, cultural, religious and social diversity of the County’s people.</i> • <i>Encourage the development of employment opportunities throughout the county.</i> • <i>Ensure equal access to services and amenities.</i> • <i>Provide good quality, accessible leisure, social and amenity services and spaces in an equal manner across the county.</i> • <i>Ensure the principles of quality of life and sustainable development informs all decisions which relate to development within the county.</i> • <i>To provide good quality services infrastructure including adequate and appropriate drinking water and waste water treatment.” (p.25-26)</i>
Core Policies	Strategy Renewable Energy	<p>The Plan contains 20 core strategy policies which will inform and link together the differing sections of the plan. Core Strategy Policy CSP15 pertains to the generation of energy from renewable sources, this policy states:</p> <p><i>“CSP15 Proposals for the generation of energy from renewable sources will be supported, provided that the wider environmental benefits are not outweighed by any detrimental impacts of the proposed development, (including any electricity transmission facilities needed, on the landscape, public safety, and the local environment.” (p.68)</i></p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
Energy- Physical Infrastructure	Electricity	<p>Section 4.7.1 of the Plan sets out the following:</p> <p><i>“Cavan County Council supports the provision of new high voltage electrical infrastructure, including high voltage transformer stations and new overhead transmission power lines. This infrastructure will be required for reinforcement of the transmission network, related to growing electricity demand from existing customers, as well as, the connection of new generation and large demand customers e.g. industry.” (p.134)</i></p>
Energy- Physical Infrastructure	Electricity Development Of Overhead Power Lines	<p>Section 4.7.1 of the Plan states the following in relation to Overhead Power Lines:</p> <p><i>“Bulk electricity, generated in the various Generating Stations in Ireland is transported around the Country using a system of 110kV, 220kV and 400kV overhead lines to the major load centres. Underground cables are generally used in heavily populated areas where there is no room to install overhead lines. It is recognised that overhead lines are faster and easier to repair and not subject to excavating activities, however, underground cabling will be encouraged in heavily populated areas, if feasible. The development of secure and reliable electricity transmission infrastructure is recognised as a key factor for supporting economic development and attracting investment to the area.</i></p> <p><i>Cavan County council takes cognisance of the ‘Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure’ issued by the Department of communications, Energy and Natural resources” (p. 134-135)</i></p>
Energy- Physical Infrastructure	Electricity Objectives	<p>The following Electrical Objectives (PI – Physical Infrastructure) are set out in Section 4.7.1 of the Plan:</p> <p><i>“PIO06 Where development is of a scale that requires approval under the Strategic Infrastructure Act, 2006, the applicants / promoters shall include as an integral part of their planning approval / planning application documentation, a study by a suitably qualified independent person / body demonstrating whether the proposal is incorporating the most appropriate technology available and method of construction including a comprehensive examination (in the case of transmission lines) of the under-grounding of such services. The applicant shall also ensure that planning applications involving the siting of electricity power lines and other overhead cables, consider in full, the impacts of such development on the landscape, nature conservation, archaeology, residential and visual amenity.</i></p> <p><i>PIO07 In routing new overhead power lines, on the grounds of general amenity, and where possible. EirGrid and ESB Network shall seek to achieve the maximum separation distance to residential and other property generally occupied by human beings while also seeking to avoid, or minimise impact upon, other identified technical and environmental constraints. All proposals for new residential and other development in proximity to existing overhead power lines shall be assessed in reference to the provisions of the Electricity (Supply) (Amendment) (No. 2) Act, 1934 regarding separation distance. Construction works occurring in proximity to power lines shall have</i></p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
		<p>regard to relevant published Electricity Supply Board Guidelines such as the “Code of Practice for Avoiding danger from Overhead Electricity Lines” and other nationally accepted standards or guidelines.</p> <p>PIO108 To support the infrastructural renewal and development of electricity networks in the County and recognise the development of secure and reliable electricity transmission infrastructure as a key factor for supporting economic development and attracting investment to the area and to support the infrastructural renewal and development.</p> <p>PIO109 Cognisance will be taken of the ‘Code of Practice’ between the DECLG and EirGrid (2009).”</p> <p>PIO110 To ensure that High Voltage electrical lines must be constructed and monitored in accordance with current ‘Guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP)’ and Commission for Energy Regulation (CER).”</p> <p>PIO111 To support the undergrounding of HV powerlines, where technically feasible, economically viable and environmentally appropriate.”</p> <p>PIO112 To support the development of Hydro Electric Power, as appropriate.”(p.135-136-91)</p>
Energy - Physical Infrastructure	Energy Renewable Energy Objective	“It is an objective of the Planning Authority to encourage and facilitate renewable forms of energy production” (p. 137).
Built Heritage & Archaeology	Protected Structures Policy and Objectives	<p>The Protected Structures Policy as set out in the Plan is as follows:</p> <p>“BHP1 To protect, preserve and enhance the architectural heritage of County Cavan by taking into consideration the advice contained in the ‘Architectural Protection, Guidelines for Planning Authorities’, 2004. To adhere to the standards advocated in the ‘Principles of Conservation’ published by the Department of the Environment, Heritage and Local Government in undertaking works on elements of the built heritage and to protect all structures or parts of structures, where appropriate, that are of special architectural, historical, archaeological, artistic, cultural, scientific social or technical interest, which are included in the RPS”. (p. 178)</p> <p>The Protected Structures Objectives as set out in the Plan are as follows:</p> <p>“BHO2 Review and maintain the Record of Protected Structures on an on-going basis and to have regard to the NIAH, as appropriate.</p> <p>BHO3 To protect the architectural heritage of Cavan and to include all structures, or parts of structures, considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the RPS, including modern structures.</p> <p>BHO4 To promote cultural tourism in Cavan and to fully recognise the potential of the County’s architectural</p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
		<p>heritage in this role. This shall include the upgrading of existing heritage interpretation methods including the use of a variety of media to engage visitors. This will help to make the County's heritage story relevant to the mass tourism market, from children to older visitors and to attract and engage a wider number and variety of people.</p> <p>BHO5 Prohibit development in gardens or landscapes which are deemed to be an important part of the setting of Protected Structures or where they contribute to the character of an ACA." (p. 178-179)</p>
Built Heritage & Archaeology	Archaeological Heritage Policies and Objectives	<p>Section 7.5.2 of the Plan sets out the following Policies:</p> <p>"BHP5 To protect and enhance archaeological monuments, their settings and zones of archaeological potential."</p> <p>BHP6 To facilitate appropriate guidance in relation to the protection of the archaeological implications of a proposed development.</p> <p>BHP7 To promote public awareness of the rich archaeological heritage in the area.</p> <p>BHP8 To secure the preservation of sites and features of historical and archaeological interest" (p. 185)</p> <p>The Archaeology Objectives set out in the Plan are as follows:</p> <p>"BHO17 Ensure the preservation in-situ of any part of our archaeological heritage is to be undertaken by Archaeological assessment which is to be carried out by a suitably qualified professional archaeologist.</p> <p>BHO18 The avoidance, as far as possible, of developmental impacts on the archaeological heritage of the County. The preservation in-situ of archaeological monuments and sites as a preferred option.</p> <p>BHO19 Cognisance will be taken of the 'Code of Practice between ESB National Grid and the Minister of the ECLG in relation to Archaeological Heritage". (p. 185-186)</p> <p>Archaeological Investigations</p> <p>"BHO20 Ensure that archaeological material is not disturbed so that an opportunity will be given to investigate and record any material of archaeological value that may be found on sites or to protect them in-situ.</p> <p>BHO21 Where archaeology is likely to be encountered or impacted upon by a proposed development, developers will be advised of their obligations under the 'National Monuments (Amendment) Act', 1994. Development that impact on the archaeology of the County will be treated as follows:</p> <ul style="list-style-type: none"> • Within the zone of archaeological potential, archaeological remains will be investigated, recorded, and/or preserved. • Outside the zone of archaeological potential, where in the opinion of the Planning Authority, developments involve major ground disturbances; conditions relating to archaeology may be applied.

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		<ul style="list-style-type: none"> • The Local Authority will require that archaeological investigations be undertaken by a licensed archaeologist prior to the commencement of development. • The developer will be liable for the cost of archaeological investigations. • The Local Authority may require the developer to submit a report, prepared by a suitably qualified archaeologist. On the archaeological implications of the proposed development. The Planning Authority may impose conditions requiring: <ul style="list-style-type: none"> ○ Professional archaeological supervision of site excavations. ○ Funding by the applicant for archaeological monitoring, testing and/or assessment. ○ Preservation of all or part of any archaeological remains. ○ Conditions may be imposed which modify the development in order to facilitate investigation or preservation. ○ Developers will be encouraged to supply an archaeological assessment and method statement outlining construction procedures as part of their planning application. <p>BHO22 Ensure that all planning applications for new development, refurbishment and restoration works within identified Zones of Archaeological Potential and within close proximity to individual Recorded Monuments or Sites, are submitted to the Department of Arts, Heritage and Gaeltacht (DAHG). On receipt, the DAHG shall provide advice and recommendations regarding treatment of archaeology as an integral part of the development process. The planning decision made by the Planning Authority will have due regard to the recommendations made by the DAHG.</p> <p>BHO24 Applicants may be formally requested, as part of a request for further information or as a planning condition attached to the grant of permission, to have a report prepared by an archaeologist on the archaeological implications, if any, of the proposed development. The archaeologist shall be employed by the applicant/developer. These archaeological reports shall be submitted to the Planning Authority, the National Museum and the DAHG as appropriate, for their consideration prior to the making of the planning decision in the case of requested additional information, and prior to the commencement of site preparation and/or construction works in the case of archaeological reports requested as a condition attached to the grant of planning permission.” (p.186-187)</p>
Natural Heritage And Environment	Guiding Principles For Natural Heritage	<p>“The following principles guide the Council’s heritage objectives and policies:</p> <ol style="list-style-type: none"> 1. Avoid negative impacts or unnecessary impacts to natural heritage; 2. Promote natural heritage as a key principle to every development; 3. Ensure that all developments include adequate provisions to mitigate the effects of impact upon heritage where it can be avoided;

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		<i>4. Maximise the benefits to the County arising from its unique natural heritage.” (p.190)</i>
Natural Heritage And Environment	Natural Heritage and Environmental Policies	<p>The BRPG (2010-2020) embraces natural heritage, biodiversity and landscape and Section 8.2 reflects the principles and guidelines set out therein in relation Natural Heritage and Environmental Policies as follows:</p> <p><i>“NHEP1 To protect, conserve, manage, enhance and safeguard natural amenity assets and natural heritage features for future generations while maximising their recreational, amenity and tourism potential for the present generation by resisting development that could have a negative impact.</i></p> <p><i>NHEP2 To maximise the social, economic and environmental benefits that may be derived from the conservation and management of Cavan’s Natural Heritage and green infrastructure.</i></p> <p><i>NHEP3 To implement, in partnership with Cavan County Heritage Forum, relevant stakeholders and the wider community, the Cavan County Heritage and Biodiversity Plans and any subsequent revisions. The Cavan County Heritage and Biodiversity Plans shall be integrated into lower level Plans to ensure there is a co-ordinated approach to protecting natural and built heritage.” (p. 190-191)</i></p>
Natural Heritage And Environment	Natural Heritage and Environmental Policies	<p>Section 8.3 sets out the Natural Heritage Policies as follows:</p> <p><i>“NHEP4 To protect, manage, conserve and seek to enhance the County’s biodiversity.</i></p> <p><i>NHEP5 To integrate biodiversity consideration into all Council activities through the County Biodiversity Action Plan process.</i></p> <p><i>NHEP6 To ensure the protection of species of flora and fauna afforded legal protection under Irish and European Legislation.</i></p> <p><i>NHEP7 To assess the impact on biodiversity of proposals for large developments, particularly those on greenfield sites, or in environmentally sensitive areas. Such developments must include measures for the enhancement and protection of biodiversity.</i></p> <p><i>NHEP8 To increase public participation in biodiversity conservation through community led initiatives.” (p.191-192)</i></p> <p>Section 8.3 sets out the Natural Heritage Objectives as follows:</p> <p><i>“NHEO1 To consider aims, objectives and actions identified in Cavan County Heritage and Biodiversity Plans and any subsequent revisions, during the lifetime of the Cavan County Development Plan. To integrate as appropriate, the aims, objective and actions identified in Cavan County Heritage and Biodiversity Plans into any lower level plans arising from the implementation of this plan.</i></p> <p><i>NHEO2 To promote the conservation of biodiversity outside of designated areas, including features such as</i></p>

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		<p>wetlands, woodlands, hedgerows and uplands.</p> <p>NHEO3 To protect and enhance important landscape features including streams, rivers, canals, lakes, and associated wetlands such as reedbeds and swamps; ponds, springs, bogs, fens, trees, woodland and scrub, wildlife and riparian corridors, hedgerows and other boundary types such as stone walls and ditches which are of importance for wild flora and fauna.” (p.192)</p>
Natural Heritage And Environment	<p>Sites designated in County Cavan</p> <p>Protected Areas Policies</p>	<p>Section 8.4.2 of the Plan sets out the Protected Areas Policies as follows:</p> <p>“NHEP9 Development on or adjacent to National or European designated sites or proposed designated sites during the lifetime of this plan will be permitted only where an assessment has being carried out to the satisfaction of Cavan County Council, and in consultation with the NPWS and where the overall integrity of the site will not be compromised or adversely affected.”</p> <p>NHEP10 To have regard to the views of the NPWS in respect of proposed development where such development may have an impact on a designated National or European site or proposed site for designation.”</p> <p>“NHEP11 To continue to undertake surveys and collect data that will assist the Council in building its knowledge base and meeting its obligations under Article 6 of the Habitat Directives.”. (p. 195)</p>
Natural Heritage And Environment	<p>Sites designated in County Cavan</p> <p>Protected Areas Objectives</p>	<p>Section 8.4.2 of the Plan sets out the Protected Areas Objectives as follows:</p> <p>“NHEO4 To ensure an Appropriate Assessment (AA) in accordance with Article 6(3) and Article 6(4) of the Habitats Directive, and in accordance with the DECLG ‘Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities’, 2009 and relevant EPA and European Commission guidance documents, is carried out in respect of any Plan or Project likely to have significant effect on a Natura 2000 site/s, either individually or in combination with other plans or projects, in view of the site’s conservation objectives.”</p> <p>“NHEO5 To protect and conserve the conservation value of SPAs, SACs and NHAs as identified by the Minister for DAHG and any other sites that may be proposed for designation during the lifetime of this plan.” (p. 195)</p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
Natural Heritage And Environment	Undesignated Sites Policies and Objectives	<p>Section 8.4.3 of the Plan sets out the Policies in relation to undesignated sites as follows:</p> <p><i>“NHEP12 To conserve the existing wide range of flora, fauna and wildlife habitats in the county through the preservation of ecological corridors and networks vital to the migration, dispersal and genetic exchange of wild species. To designate County Biodiversity Sites within the lifetime of this plan and to protect the ecological integrity of these sites.”</i> (p.196)</p> <p>Section 8.4.3 of the Plan sets out the Objectives in relation to undesignated sites as follows:</p> <p><i>“NHEO6 To implement the actions of the Cavan County Biodiversity Plan and any subsequent revisions in fulfilment of the requirements of the National Biodiversity Plan.”</i></p> <p><i>“NHEO7 To continue to map the habitats of the county which will enable planning for future development to occur in a sensitive and sustainable manner and ensure that this mapping informs the development management process.”</i> (p. 196)</p>
Natural Heritage And Environment	Geological Heritage Policy and Objectives	<p>Section 8.5 of the Plan sets out the Policies in relation to the Geological Heritage as follows:</p> <p><i>“NHEP13 To have regard to the geological and geomorphological heritage values of County Cavan’s geological heritage sites and to avoid inappropriate development, through consultation with the Geological Survey of Ireland.”</i>(p.197)</p> <p>Section 8.5 of the Plan sets out the Objectives in relation to the Geological Heritage as follows:</p> <p><i>“NHEO8 To have regard for the geological heritage sites identified in the geological audit of sites completed for County Cavan.”</i></p> <p><i>“NHEO9 To raise awareness of the importance of the geological heritage of the county and to disseminate information on sites of geological heritage value in County Cavan, when this information becomes available.”</i> (p.197)</p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
Natural Heritage And Environment	Geopark Policy and Objectives	<p>Section 8.5.1 of the Plan sets out the Policies in relation to Geoparks: <i>“NHEP14 To conserve and manage the geological resources of a discrete area to develop sustainable tourism, enterprise and community life.”</i> (p.197)</p> <p>Section 8.5.1 of the Plan sets out the Objectives in relation to Geoparks: <i>“NHEO10 To facilitate and encourage the development of geotourism and the recreational potential of County Cavan through increased social use of the landscape, with attendant conservation, economic, social and community benefits within the region.”</i> (p.197) <i>“NHEO11 To co-ordinate the continuing development of strategic walking routes, trails and other countryside recreational opportunities.”</i> <i>“NHEO12 To enhance the geodiversity, biodiversity and natural environments of the region including additional measures to conserve geosites and natural habitats where appropriate.”</i> <i>“NHEO13 To develop knowledge and understanding of geology, related Earth Sciences, endangered habitats and associated environmental issues through education and research programmes.”</i> <i>“NHEO14 To encourage enquiry through fieldwork and inspire scientific research through education and research programmes.”</i></p>
Natural Heritage And Environment	Invasive Species Policy and Objective	<p>Section 8.5.1 of the Plan sets out the Policy in relation to Invasive Species: <i>“NHEP15 To support initiatives, which reduce the risk of invasions, help control and manage and prevent the spread of new and established invasive species, monitor impacts and raise public awareness.”</i> (p. 198)</p> <p>Section 8.5.1 of the Plan sets out the Objective in relation to Invasive Species: <i>“NHEO15 To encourage the use of native species in amenity planting and stocking and related community actions to reduce the introduction and spread of non-native species.”</i> (p. 198)</p>
Natural Heritage And Environment	Wetlands Policy and Objective	<p>Section 8.5.2 of the Plan sets out the Policy in relation to Wetlands: <i>“NHEP16 To protect existing wetlands from destruction, infilling, fragmentation and degradation.”</i> (p. 199)</p> <p>Section 8.5.2 of the Plan sets out the Objective in relation to Wetlands: <i>“NHEO16 To resist development that would destroy, fragment and degrade wetlands.”</i> (p. 199)</p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
Natural Heritage And Environment	Woodlands, Trees, Hedgerows and Stonewalls Policies and Objectives	<p>Section 8.5.3 of the Plan sets out the Policies in relation to Woodlands, Trees, Hedgerows and Stonewalls:</p> <p><i>“NHEP17 To continue to co-operate with relevant stakeholders to improve public access to State forests for amenity purposes and consider development which will enhance the amenity provided by existing trees and woodlands.”</i></p> <p><i>“NHEP18 To promote awareness, understanding and best practice in the management of Cavan’s woodland, tree, hedgerow and stone wall resource.” (p. 199)</i></p> <p>Section 8.5.3 of the Plan sets out the Objectives in relation to Woodlands, Trees, Hedgerows and Stonewalls:</p> <p><i>“NHEO17 To encourage the retention of mature trees and the use of tree surgery rather than felling where possible when undertaking, approving or authorising development.”</i></p> <p><i>“NHEO18 To protect Champion and Heritage Trees where identified on the Tree Register of Ireland and Heritage Tree Database when undertaking, approving, or authorising development.”</i></p> <p><i>“NHEO19 To encourage the use of native species, wherever possible, in Cavan County Council’s own landscaping work, and on Council property.”</i></p> <p><i>“NHEO20 To promote and encourage the planting of native hedgerow and species of local provenance.”</i></p> <p><i>“NHEO21 To encourage the retention of hedgerows and stonewalls and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where possible. Where removal of a hedgerow or stone wall is unavoidable, mitigation by provision of the same type of boundary will be required.” (p. 200)</i></p>
Natural Heritage And Environment	Landscape & Amenity Areas General Policy and Objectives in respect of Landscape Characterisation	<p>Section 8.7 of the Plan sets out the Policies for Landscape Characterisation as follows:</p> <p><i>“NHEP19 To protect the landscape character, quality, and local distinctiveness of County Cavan in accordance with government policy and guidelines as set out above and recognise the Landscape Categorisation of County Cavan.”</i></p> <p><i>“NHEP20 To require that any necessary assessments, including landscape and visual impact assessments are provided when undertaking, authorising, or approving development.”(p. 202)</i></p> <p>Landscape Characterisation Objectives as per the Plan:</p> <p><i>“NHEO22 To protect and enhance the landscape of County Cavan by ensuring development occurs in a manner that has regard to the character (type of landscape or character area) and sensitivity (visual impact) of the</i></p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
		<p>landscape”.</p> <p>“NHEO23 To support efforts to identify and designate vulnerable landscapes in County Cavan in order to maintain their character.”</p> <p>“NHEO24 To identify, protect and enhance landscapes and landscape features of special environmental, geological, and geomorphological, archaeological, historic or cultural interest.”</p> <p>NHEO25 To protect and enhance the visual integrity, distinctiveness, character, scenic value and visual quality of the sensitive and outstanding landscapes, scenic areas and High Amenity Areas from intrusive and/or unsympathetic developments. Protect sensitive areas from injurious development, while providing for development that will benefit rural community and visitors. Ensure that, where an overriding need is demonstrated for a particular development in the vicinity of sensitive landscape careful consideration is given to site selection. Proposed developments should be appropriate in scale and be sited, designed and landscaped in a manner which minimises potential adverse impacts on the landscape. Proposed developments, where located within or adjacent to sensitive landscapes, may be required to provide a landscape report detailing how the proposal will impact on the landscape and mitigation measures to be taken. Proposed development which have a detrimental impact on the landscape will not normally be permitted. Co-operate with adjoining local authorities to support the co-ordinated designation of sensitive landscape particularly where transboundary vulnerabilities are identified.</p> <p>(p. 202-203)</p>
Natural Heritage And Environment	Landscape Features Special Landscape Policy Areas Policy and Objective	<p>Section 8.8.1 of the Plan sets out the following Special Landscape Policy Areas Objectives:</p> <p>Areas of Special Landscape Interest</p> <p>“NHEO26 To maintain the scenic and recreation value of these areas by restricting all adverse uses and negative visual impacts.” (p. 204)</p> <p>County Heritage Sites</p> <p>“NHEO27 To restrict incompatible development in order to protect the amenity, scientific and historical values of these areas.”(p. 205)</p> <p>Scenic Views and Viewing Points</p> <p>“NHEO28 To restrict development that would obstruct views and to minimise visual intrusion by only permitting compatible uses.”</p> <p>“NHEO29 To ensure that the location, design and visual prominence of developments are examined, including possible effects on views from the public realm toward sensitive or vulnerable landscape features.” (p. 206)</p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
		<p>Scenic Routes</p> <p><i>“NHEO30 To regulate development that would seriously obstruct and detract from views of high scenic value from designated Scenic Routes.”</i></p> <p><i>“NHEO31 To maintain and protect the natural landscapes visual character which is recognised to be of an exceptional high amenity value.” (p. 206-207)</i></p> <p>Forest Parks and Other Parks</p> <p><i>“NHEO32 To regulate development within parks to maximise recreational, amenity and community uses.” (p. 207)</i></p> <p>Major Lakes and Lake Environs</p> <p><i>“NHEO33 To maintain the amenity value of major lakes and their environs within a landscape, recreational and ecological context by restricting and regulating development that would prejudice use and enjoyment of the areas, give rise to adverse visual impacts or threaten habitats through disposal of effluents.”</i></p> <p><i>“NHEO34 To implement the above along the shorelines of these lakes and the immediate area adjoining, including skyline development on surrounding hill crests.” (p.208)</i></p> <p>Lakeside Amenity Areas</p> <p><i>“NHEO35 To regulate development on adjoining lands, to ensure that public use is not prejudiced by incompatible uses or adverse visual impact.”(p. 209)</i></p> <p>Riverside Amenity Areas</p> <p><i>“NHEO36 To regulate all development on lands adjoining these rivers in order to maintain their amenity and ecological value.” (p. 209)</i></p> <p>Walking Routes Policy</p> <p><i>“NHEP21 To protect these amenity areas, permitting only very limited forms of development in these locations.” (p. 209)</i></p> <p>Walking Routes Objectives</p> <p><i>“NHEO37 To require developments likely to have an adverse impact on special landscape policy areas to identify and assess these impacts. Such applications will be required to carry out studies to establish baseline parameters and appropriate measures will be required, as are deemed necessary, to protect the environment.2</i></p> <p><i>“NHEO38 To examine, review and refine Special Landscape Policy areas during the lifetime of the Development Plan.” (p. 209-210)</i></p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
Natural Heritage And Environment	Landscape Features Inland Waterways Policy and Objectives	<p>Section 8.9 of the Plan sets out the Policy in relation to Inland Waterways:</p> <p><i>“NHEP21 To protect and enhance the natural heritage and landscape character of the Waterways and to maintain it free from inappropriate development and to provide for public access, where feasible, acknowledging the existence of contiguous Natura 2000 sites.”</i> (p. 210)</p> <p>Section 8.9 of the Plan sets out the objectives in relation to Inland Waterways:</p> <p><i>“NHEO39 To protect the biodiversity of rivers, streams and other water courses of the Inland Waterways to maintain them in an open state and to discourage their culverting or realignment.”</i></p> <p><i>“NHEO40 To consult with, as appropriate, the Inland Fisheries Board in relation to any development that could have a potential impact on the aquatic ecosystems and associated riparian habitats.”</i></p> <p><i>“NHEO41 To consult with Waterways Ireland, the NPWS, the DECLG and the Inland Waterways Association on the development proposals that may affect inland waterways, rivers, lakes, canals or watercourses.”</i></p> <p><i>“NHEO42 To ensure that the County’s watercourses are retained for their biodiversity and flood protection values and to conserve and enhance, where possible, the wildlife habitats of the county’s rivers and riparian zones, lakes, canals and streams which occur outside of designated areas to provide for a network of habitats and biodiversity corridors throughout the county.”</i> (p. 211)</p>
Natural Heritage And Environment	Landscape Features Public Rights of Way Policy and Objective	<p>Section 8.10 of the Plan sets out the Policy in relation to Public Rights of Way:</p> <p><i>NHEP22 To preserve and protect for the common good, existing public rights of way which give access to places of natural beauty or recreational utility.</i></p> <p>Section 8.10 of the Plan sets out the Objectives in relation to Public Rights of Way:</p> <p><i>NHEO43 To identify and protect, over the lifetime of the plan, further existing rights of way which give access to places of natural beauty or recreational utility.</i></p> <p><i>NHEO44 Existing Public Rights of Way and established walking routes shall be identified prior to any new planting, new infrastructural development and any new energy / telecommunications developments and shall be maintained as same.</i></p> <p><i>NHEO45 To identify the existing public rights of way which give access to mountains, lakeshores, riverbanks or other places of natural beauty or recreational activity using the following methodology:</i></p> <ul style="list-style-type: none"> • <i>Place an advert in local papers seeking submissions from the public to identify public rights of way which give access to mountains, lakeshores, riverbanks or other places of natural beauty or recreational utility.</i> • <i>Identify existing rights of ways, paths, and access points to mountains, lakeshores, riverbanks or other</i>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
		<p><i>places of natural beauty or recreational activity.</i></p> <ul style="list-style-type: none"> • <i>Identify access points to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational activity which the Council have maintained or repaired with a view to identifying public rights of way.</i> • <i>Carry out a desktop analysis of public records, maps, aerial photographs and newspaper accounts to identify reputations of public rights of way.</i> • <i>Once the list is compiled, advertise and put it on display. The public will be invited to make submissions on the validity of the public rights of way.</i> <p><i>The Local Authority will endeavor to verify and list the public rights of way and begin the formal process for designating rights of way under Section 14 of the Planning and Development Act 2000 (as amended). Vary the Plan to include the list and map showing the public rights of way. (p.212-213)</i></p>
Natural Heritage And Environment	Landscape Features Green Infrastructure Policies and Objective	<p>Section 8.10 of the Plan sets out the Policies in relation to Green Infrastructure:</p> <p>“NHEP23 <i>To develop and support the implementation of a Green Infrastructure Strategy for County Cavan during the lifetime of this plan.</i></p> <p>NHEP24 <i>To recognise Green Infrastructure as a means for conserving, protecting and managing ecological corridors and networks, that link National E.U. designated sites.</i></p> <p>NHEP25 <i>To encourage physical activity and improved health and well-being by providing green spaces for walking and cycling and by providing attractive and safe routes linking key green space sites, parks and open spaces and heritage assets where feasible and appropriate and resist development that would damage, degrade, fragment or prejudice the green infrastructure network.”</i></p> <p>Section 8.10 of the Plan sets out the Objectives in relation to Green Infrastructure:</p> <p>“NHEO46 <i>To undertake a Green Infrastructure Strategy for County Cavan during the lifetime of this Development Plan and to ensure that County Cavan’s Natura 2000 sites are central to this strategy.</i></p> <p>NHEP47 <i>To identify sites of local biodiversity value in County Cavan over the lifetime of this plan.</i></p> <p>NHEO48 <i>To protect existing green infrastructure in the county and to provide additional green infrastructure, where possible.</i></p> <p>NHEO49 <i>To require that all Land Use Plans protect, manage and provide where possible green infrastructure in an integrated and coherent manner.”(p. 214)</i></p>

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Natural Heritage And Environment	Landscape Features Water Resources and Quality Policies and Objective	<p>Section 8.12.1 sets out the Water Protection Policies:</p> <p>NHEP26 To protect the water resources of County Cavan.</p> <p>NHEP27 To protect the rivers, streams, lakes and all other watercourses in the County, in order to promote sustainable and suitable habitats for flora and fauna.</p> <p>NHEP28 To promote the engagement of developers and regulators in sustainable development and encourage a high standard of environmental protection. The 'precautionary principle' will apply where a significant risk to the environment exists.</p> <p>NHEP29 To achieve good status in all our waterbodies and prevent the deterioration of existing quality status in all waterbodies in accordance with the requirements of the Water Framework Directive (WFD) and to any development where the potential adverse effects are not fully understood, in which case the development shall not proceed. The 'burden of proof' shall be solely with the applicant to ensure that the proposed activity will not cause significant environmental harm.</p> <p>NHEP30 Ensure that all industrial or agricultural developments generating manure, organic fertilizer and sludge that are dependent on the off-site recovery or disposal of waste take account area mapping into account. Including lands with impaired drainage or percolation properties and lands where rock outcrop and extreme vulnerability of groundwater is present. Restrictions shall apply in areas where water source catchments are present.</p> <p>NHEP31 Ensure the implementation and enforcement of the European Communities, 'Good Agricultural Practice for Protection of Waters Regulations' (2009) and associated European Communities 'Good agricultural Practice for Protection of Waters Regulations', 2010- S.I.610 of 2010." (p. 219-220)</p> <p>Section 8.12.1 sets out the Water Protection Objectives:</p> <p>NHEO50 All applications for development shall be assessed in terms of the potential impact on the quality of surface waters through the implementation of, where applicable, the RBMP's objectives and targets set under the following; 'Neagh Bann International River Basin District', 'Water Matters' and 'North Western International River Basin District: Water Matters', 'Shannon International River Basin District: Water Matters' and the 'Eastern International River Basin District: Water Matters'.</p> <p>NHEO51 All development applications are assessed in compliance with the 'European Communities Environmental Objectives on (Surface Waters) Regulations' (2009) (S.I. No 272 of 2009) and the 'European Communities Environmental Objectives Groundwater Regulations' 2010 (S.I. No. 9 of 2010).</p> <p>NHEO52 Ensure that the protection of all known and potential groundwater reserves in County Cavan are met through the effective implementation of the Groundwater Protection Scheme for County Cavan.</p> <p>NHEO53 Promote best practice in design, layout construction and operation of all new developments and re-</p>

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		<p>developments through the requirement for the submission of Sustainable Urban Drainage Systems (SUDS). Developments shall be designed to ensure both water quality protection and flood minimisation are included in proposals where significant hard surfaces are proposed for commercial, industrial, intensive agriculture, public and institutional or multi-residential developments.</p> <p>NHEO54 Ensure that, where instances of pollution arise, the enforcement of planning conditions relating to the installation, operation and maintenance of on-site wastewater treatment or septic tanks is carried out jointly with the Environment and Planning Sections.</p> <p>NHEO55 To encourage the connection of all unconnected premises, within town boundaries, to the existing wastewater treatment plants, where available.</p> <p>NHEO56 To support the continued development of the wastewater leak detection programme and the use of a strategic metering system to aid in leak detection for the protection of existing water resources.”(p. 220-221)</p>
Natural Heritage And Environment	Landscape Features Climate Policies and Objective	<p>Section 8.13 sets out Policies on Air, Noise and Climate:</p> <p>“NHEP32 Support the ‘National Climate Change Strategy’, (2007 – 2012) and all measures contained within this strategy that are implementable at a local level.</p> <p>NHEP33 Ensure the reduction of GHG emissions through the implementation of measures including: planning for compact settlements which accommodate sufficient lands for residential, industrial and commercial land uses in order to reduce trip generation making services more accessible and facilitating more sustainable means of travel.</p> <p>NHEP34 Ensure that all planning applications for developments which potentially cause noise pollution are subject to appropriate noise monitoring programmes. Potential noise-generating land uses and developments which are subject to the planning process will be assessed in terms of the ‘Environmental Noise Regulations’ (S.I. 140 of 2006). (p. 224)</p>
Recreation And Tourism	Policy and Objectives	<p>Section 9.5 of the Plan sets out the Waterways and Fisheries Policy:</p> <p>“RTP1 Recognise and support the important contribution that angling makes to the leisure and tourist sector in the County whilst ensuring the protection of our Natural Heritage in line with chapter eight of this Plan.” (p. 232)</p> <p>Section 9.5 of the Plan sets out the Waterways and Fisheries Objectives:</p> <p>“RTO1 Support and encourage the development of access and other infrastructure for angling including access for people with mobility issues.</p> <p>RTO2 Ensure the protection of existing angling locations and maintain free from inappropriate development.” (p. 232)</p>

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		<p>Section 9.6 of the Plan sets out the Walkways and Amenities Objectives</p> <p>“RTO3 To recognise the importance of walking and cycling routes and other countryside recreational opportunities, promote their development and ensure their protection, maintenance and where feasible improvement .</p> <p>RTO4 To protect areas of outstanding landscape, the natural and built environment and the cultural heritage that forms the County’s tourism resource.</p> <p>RTO5 To encourage and assist areas, where tourism is currently underdeveloped and there is a need for local tourism development initiatives to realise their full tourism potential in an environmentally sustainable manner.</p> <p>RTO6 To work in partnership with Fáilte Ireland, funders and other tourism organisations to promote and facilitate the provision of necessary infrastructure supports for the development of tourism.</p> <p>RTO7 To support and promote sustainable tourism through the encouragement of development that enhances as well as protects the County’s landscape and other elements of the natural and built heritage.</p> <p>RTO8 To improve existing Local Authority recreational and amenity facilities, and provide new facilities where considered necessary.</p> <p>RTO9 To facilitate the provision of tourist facilities in keeping with the Tourism Strategy and the protection of the environment.</p> <p>RTO10 To ensure the protection of and co-ordinate the continuing development of strategic walking routes, trails and other countryside recreational opportunities.</p> <p>RTO11 To further enhance the geodiversity, biodiversity and natural environment of the region including additional measures to conserve geosites and natural habitats where appropriate.</p> <p>RTO12 To facilitate opportunities for the social use of state forests and to enhance public enjoyment of the geology and natural landscapes of the region.</p> <p>RTO13 To promote and facilitate the redevelopment of the Ulster Canal and associated waterways</p> <p>RTO14 To promote and facilitate the opening of the waterway between Belturbet and Killeshandra.</p> <p>RTO15 To support those families wishing to remain on the land and by taking a favourable approach towards agri-tourism schemes and other enterprises intended to supplement farm income.</p> <p>RTO16 Develop tourism initiatives across the county and in particular the Cross-Border Global Geopark.</p> <p>RTO17 To investigate and facilitate, subject to resources, the re-use of railways lines for amenity and recreational purposes, and encourage their development as accessible walking and cycling routes</p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
		<p>RTO18 Protect established walking and cycling routes and keep free from development which would adversely impact upon them and their use as walking and cycling routes.</p> <p>RTO19 Encourage and support the enhancement and extension of existing walking and cycling routes, by utilising links from residential areas, parks, open spaces and existing or new public rights of way to facilitate the creation of a secure, safe green network, to provide access to scenic, mountain, lakeshore and river features and views of special interest. To support, promote and encourage the development of walking and cycling routes, in conjunction with the Irish Sports Council, IW and Fáilte Ireland, which provide linkages with trails, particularly those with historical associations, in adjoining counties including cross border counties in partnership with their councils, the state, private and voluntary sectors.</p> <p>RTO20 To promote Walking and Cycling by securing the development of a network of safe cycle routes and footpaths on existing roads and on new road improvement schemes and on routes reserved exclusively for pedestrians and cyclists. To provide, improve and extend the network of cycle lanes and pedestrian routes on existing roads, on all new regional, local distributor and local collector roads and on roads being up-graded, to create a safer, more convenient and more user-friendly environment.</p> <p>RTO21 To ensure that in respect of proposed walking routes for the various settlements, the route selection process considers and assesses the potential for likely significant effects on the environment (including disturbance to species and habitats) in selecting a preferred route and states that where certain routes are adjacent to Natura 2000 sites, the requirements of the Habitats Directive should be taken into account.</p> <p>RTO22 To ensure that in the preparation of walking/cycling strategy for the County, potential effects (both positive and negative) on the environment should be taken into account for potential cumulative effects.(p. 235-237)</p> <p>Section 9.7 of the Plan sets out the Tourism Accommodation in Rural Locations Objectives:</p> <p>RTO23 Applications for new tourist accommodation shall submit details of existing tourist facilities in the area along with justification for the development. In rural areas the development of new tourist accommodation may not be suitable and strong justification is required. Along with general requirements including landscaping plans, site assessment and visual impact assessments, applicants and developers are required to establish the suitability of specific sites in the context of sustainability. All proposals in rural locations shall provide detailed analysis of a specific resource or attraction that is an existing or potential tourist attraction, along with justification for why the tourist accommodation is required including;</p> <ul style="list-style-type: none"> • Details of existing accommodation in the area. • Details of number of visitors to the identified tourist attraction. • Details of how the proposal relates to and reflects the identified attraction or resource. • How the design and scale of the proposal reflects its location and compliments the area.

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		<ul style="list-style-type: none"> • <i>Other such details as maybe required by the planning authority.</i> • <i>Proposals shall not be permitted where, in the opinion of the Planning Authority, the applicant has failed to provide strong justification.</i> <p>RTO24 <i>To ensure tourism proposals follow the principles of proper planning and sustainable development as per the policies and objectives of this plan.</i></p> <p>RTO25 <i>To promote where possible the re-use and adoption of existing rural buildings if tourist accommodation is proposed outside existing settlements.</i></p> <p>RTO26 <i>To promote the development of high quality tourist accommodation, especially hotels and guesthouses and self catering accommodation.</i></p> <p>RTO27 <i>To ensure that all tourism related developments are of a high standard in terms of their design and landscaping. Applications for such developments shall demonstrate how the development will be assimilated into the landscape by siting, design and landscaping and how it will have no significant adverse impacts on natural, archaeological and built heritage features, landscapes, environmentally sensitive areas, scenic and visual amenities and should be appropriate to the character of the area.</i></p> <p>RTO28 <i>To direct tourism based development, where appropriate, into existing settlements, where there is adequate infrastructure to service the development and where residents can contribute to the maintenance of essential rural services.</i></p> <p>RTO29 <i>To ensure tourist related development is constructed in such a manner as to conserve and enhance the natural environment and therefore to serve the future of the tourist industry in the County without compromising its natural beauty.” (p. 237-239)</i></p> <p>Integrated Tourism/Recreational Complex Objective</p> <p>“RTO30 <i>To promote the continued sustainable development of Integrated Tourism/Recreational Complex’s throughout the County as important generators of tourist and economic activities.” (p.240)</i></p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
Core Strategy	Development Plan Vision	<p>The Development Plan Vision is as follows:</p> <p><i>“Meath to be a county that fosters sustainability throughout its vibrant communities, dynamic economy and unique cultural and natural heritage”.</i> (p. 11)</p> <p>This vision is supplemented by a series of core principles including:</p> <p>“Core Principle 11 To integrate climate change considerations into the policies and objectives of Meath County Council and its key stakeholders”. (p. 12)</p>
Core Strategy	Sustainable Heritage	<p>Goals:</p> <ul style="list-style-type: none"> • <i>“To ensure that the unique cultural heritage of Meath is protected, conserved, enhanced and sensitively integrated into the sustainable development of the county for the benefit of present and future generations.</i> • <i>To ensure that features of Meath’s natural heritage and green infrastructure that provide ecosystem services are protected and that tourist and recreational uses are facilitated in a sustainable manner.</i> • <i>To protect the landscape character, quality and local distinctiveness of County Meath”</i> (p.31)
Economic Development	Economic Development Strategy	<p>Goal:</p> <p><i>“To build on and enhance the competitiveness and attractiveness of County Meath in order to make it one of Ireland’s prime locations for indigenous and foreign economic and employment generating investment.”</i> (p. 74)</p> <p>The Plan states that it is a policy of Meath County Council:</p> <p>“ED POL 15 To recognise and develop the full potential of biomass for energy production and manufacturing including the export of green electricity to the national grid. The Development Plan acknowledges that such enterprises are more readily accommodated in rural areas due to the extent of lands required to ensure security of supply of raw materials and that proximity to the medium to high voltage national electricity transmission network for green electricity exportation is a key locational consideration for development proposers. All proposals for biomass energy production and manufacturing will require screening to determine if a full Appropriate Assessment of the likely significant effects on Natura 2000 sites, is required.” (p. 91)</p> <p>“ED POL 29 To protect and conserve those natural, built and cultural heritage features that form the basis of the county’s tourism attraction and to seek to restrict development which would be detrimental to scenic and identified</p>

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		<p><i>natural and cultural heritage assets</i>". (p. 105)</p> <p>"ED POL 46 <i>To have regard to the advice of the Health & Safety Authority when proposals for development within the consultation zone of a SEVESO site are being considered.</i>" (p. 109)</p>
Transportation	Transportation Strategy	<p>Goal:</p> <p><i>"To promote and facilitate the provision of the necessary transport infrastructure to fully accommodate existing and future population needs as well as the demand for economic development in an environmentally sustainable manner". (p. 138)</i></p> <p>Objectives:</p> <p>"TRAN OBJ 1 <i>To protect and safeguard the detailed designed alignment of Phase II of the Navan rail route and surrounding lands (including identified station locations), as illustrated on Map Series No. 6.2 in Volume 3, free from development and any encroachment by inappropriate uses which could compromise its future development as a rail facility. Land Use Zoning Objective R1 Rail Corridor also refers". (p.148)</i></p> <p>"TRAN OBJ 2 <i>To facilitate and encourage the upgrading of existing railway stations, and protect as required lands required for the upgrading of existing railway lines or stations or the provision of new railway stations throughout the County. Any such proposals for developments in Bettystown and south of Drogheda, will have to ensure that there are no adverse effects on integrity of SPAs". (p. 148)</i></p> <p>"TRAN OBJ 17 <i>To support, where appropriate, major road improvements, bypasses of local towns and villages and proposed national road schemes by reserving the corridors of any such proposed routes free of developments, which would interfere with the provision of such proposals. Such road schemes include:</i></p> <p>Scheme Name - Description of Works</p> <p><i>N2 Slane By-pass: N2 Slane Bypass incorporating new bridge over the River Boyne.</i></p> <p><i>N2 Rath Roundabout to Kilmoon Cross: Investigate and progress online upgrading of this section of the National Primary Route.</i></p> <p><i>M3 Junction 4: Upgrading of this junction to improve capacity.</i></p> <p><i>M1 Junction 7: Possible upgrading of this junction to improve capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange.</i></p> <p><i>M1 Junction 8: Possible upgrading of this junction to improve capacity.</i></p> <p><i>M1 Junction 9: Possible upgrading of this junction to improve capacity.</i></p>

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		<p><i>M3 Junction 5: Possible upgrading of this junction to improve capacity.</i></p> <p><i>M3 Junction 9: Possible upgrading of this junction to improve capacity.</i></p> <p><i>N2 Rath Roundabout: Possible upgrading of this junction to improve capacity.</i></p> <p><i>M3 South of Junction 4: Introduce an additional lane on both M3 carriageways in co-operation with planned M3 upgrades with Fingal County Council and the National Roads Authority.</i></p> <p><i>N52 Fringestown: Re-alignment of approximately 3km of the existing N52.</i></p> <p><i>N51 Dunmoe: Realignment of N51 between Dunmoe and Cruicetown.</i></p> <p><i>N51 Halltown: Construction of junction improvement and re-alignment of minor roads.</i></p> <p><i>N51/R164 Junction: Re-alignment of N51 and amendment of junction arrangement to give priority to National Road Traffic.</i></p> <p><i>N51 Slane to Louth County boundary: Re-alignment including widening of Mattock Bridge, and junction improvements.</i></p> <p><i>N52/R162 Junction: Re-alignment of N52 and amendment of junction arrangement to give priority to National Road Traffic. Including re-alignment necessary to remove height restriction at crossing of Navan - Kingscourt Railway.</i></p> <p><i>N52/R154 Junction: Improve junction and re-align regional road to introduce a staggered arrangement.</i></p> <p><i>N52 Balrath Junction: Re-align N52 and improve junction layout.</i></p> <p><i>Local Bypasses/Relief Roads Examine feasibility and progress where appropriate local bypass and relief roads as indicated on Map No. 6.3 and identified in Local Area Plans and Town Development Plans.</i></p> <p><i>NB: The above list is for guidance purposes. It is not exhaustive, and other schemes may be advanced during the lifetime of the plan and at the discretion of the Council in consultation with relevant agencies.” (p. 159)</i></p> <p><i>“TRAN OBJ 21 To co-operate with the NRA, NTA and other Local Authorities in clarifying and finalising the route of the Leinster Outer Orbital Route (linking Drogheda, Navan, Trim and Naas) proposed in the ‘Regional Planning Guidelines for the Greater Dublin Area’ and the NTA’s draft Transport Strategy. This is particularly important in the vicinity of proposed major junctions along the route in order to protect the identified corridor from development intrusion.” (p. 160)</i></p>
Energy and Communications	Energy	<p>Policies:</p> <p><i>“EC POL 1 To facilitate energy infrastructure provision, including the development of renewable energy sources at suitable locations, so as to provide for the further physical and economic development of Meath.</i></p>

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		<p>EC POL 2 To support international, national and county initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which makes use of the natural resources of the county in an environmentally acceptable manner, where it is consistent with proper planning and sustainable development of the area. EC POL 3 To encourage the production of energy from renewable sources, such as from biomass, waste material, solar, wave, hydro, geothermal and wind energy, subject to normal proper planning considerations, including in particular, the potential impact on areas of environmental or landscape sensitivity and Natura 2000 sites.</p> <p>EC POL 4 To support the National Climate Change Strategy and, in general, to facilitate measures which seek to reduce emissions of greenhouse gases.</p> <p>EC POL 11 To support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the County.</p> <p>EC POL 12 To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for the existing and future needs of the County.</p> <p>EC POL 13 To ensure that energy transmission infrastructure follows best practice with regard to siting and design particularly to ensure the protection of all important recognised landscapes.</p> <p>EC POL 16 To require that the location of local energy services such as electricity, be underground, where possible.</p> <p>EC POL 17 To seek to avoid the sterilisation of lands proximate to key public transport corridors such as rail, where future energy transmission routes/pipelines are being designed and provided.</p> <p>EC POL 18 To generally avoid the location of overhead lines in Natura 2000 sites unless it can be proven that they will not affect the integrity of the site in view of its conservation objectives i.e. by carrying out an appropriate assessment in accordance with Article 6(3) of the E.C. Habitats Directive.</p> <p>EC POL 19 To promote the undergrounding of existing overhead cables and associated equipment where appropriate.” (p. 199-201)</p> <p>Objectives:</p> <p>“EC OBJ 1 To ensure that all plans and projects associated with the generation or supply of energy or telecommunication networks will be subject to an Appropriate Assessment Screening and those plans or projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.</p>

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		<p>EC OBJ 3 To investigate the preparation of a renewable energy strategy promoting technologies which are most viable in County Meath.</p> <p>EC OBJ 4 To seek the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner". (p. 202)</p>
Cultural and Natural Assets	Key Challenges	<p>"The key challenge for the period of this Development Plan is to:</p> <ul style="list-style-type: none"> • achieve the balance between protecting, conserving and presenting the county's rich cultural and natural heritage while promoting sustainable economic development and the enrichment of the environment. (p. 210) <p>Strategic Policies:</p> <p>CSA SP 1 To ensure that the unique cultural heritage of Meath is protected, conserved and sensitively integrated into the sustainable development of the county for the benefit of present and future generations.</p> <p>CSA SP 2 To ensure that features of Meath's natural heritage and green infrastructure that provide ecosystem services are protected; that biodiversity is conserved and where possible enhanced, and; that the character of landscapes are maintained and enriched, and that tourist and recreational uses are facilitated in a sensitive manner.</p> <p>CSA SP 3 To promote the understanding of County Meath's landscape in terms of its inherent and unique character and to recognise what elements should be preserved, conserved or enhanced".(p.210)</p>
Cultural and Natural Assets	Cultural Heritage	<p>Development in the Brú na Bóinne UNESCO World Heritage Site</p> <p>Policies:</p> <p>CH POL 1 To work in partnership with the relevant agencies / organisations and the public to promote, understand, conserve and sustainably manage the UNESCO World Heritage Site of Brú na Bóinne.</p> <p>CH POL 3 To require that all development within the UNESCO World Heritage site of Brú na Bóinne shall be subject to the Development Assessment Criteria set out in Volume 1, Chapter 9, Section 9.6.7, and elsewhere in the Development Plan.</p> <p>CH POL 4 To refer all planning applications within the UNESCO World Heritage Site of Brú na Bóinne to the Department of Arts, Heritage and the Gaeltacht for comment. These comments will be considered in the making of decisions on all such planning applications." (p. 214)</p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
		<p>Objectives:</p> <p><i>“CH OBJ 1 To protect and enhance the Outstanding Universal Value of the cultural landscape in the UNESCO World Heritage Site of Brú na Bóinne in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance are not adversely affected by cumulative inappropriate change and development, and to enhance views within and adjacent to the site.</i></p> <p><i>CH OBJ 2 To protect the ridgelines which frame views within and from the UNESCO World Heritage Site of Brú na Bóinne from inappropriate or visually intrusive development.</i></p> <p><i>CH OBJ 3 To encourage and facilitate pre-planning consultation with applicants regarding the siting and design of developments affecting the UNESCO World Heritage Site of Brú na Bóinne, and the scope of any necessary impact assessments” (p. 214)</i></p> <p>World Heritage Tentative List</p> <p>Policy:</p> <p><i>“CH POL 5 To recognise and respect potential World Heritage Sites in Meath on the UNESCO Tentative List – Ireland-2010 and support their nomination to World Heritage status.</i></p> <p><i>CH POL 6 To promote awareness of, and access to, the archaeological inheritance of County Meath.</i></p> <p><i>CH POL 7 To ensure that development in the immediate vicinity of a recorded monument is sensitively sited and designed so that it does not significantly detract from the monument. Where upstanding remains exist, a visual impact assessment may be required.</i></p> <p><i>CH POL 9 To inform and seek guidance from the National Museum of Ireland if an unrecorded archaeological object is discovered, or the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht in the case of the discovery of an unrecorded archaeological site, in accordance with National Monuments legislation”. (p. 217-218)</i></p> <p>Objectives:</p> <p><i>“CH OBJ 7 To protect archaeological sites and monuments, underwater archaeology, and archaeological objects, which are listed in the Record of Monuments and Places, and to seek their preservation in situ (or at a minimum, preservation by record) through the planning process.</i></p> <p><i>CH OBJ 8 To seek to protect important archaeological landscapes from inappropriate development.</i></p>

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		<p>CH OBJ 11 <i>To encourage and promote the appropriate management and maintenance of the County's archaeological heritage, including historical burial grounds, in accordance with conservation principles and best practice guidelines.</i> (p. 218-219)</p> <p>Architectural Heritage –Record of Protected Structures Policy: <i>“CH POL 10 To preserve and protect the architectural heritage of Meath”.</i> (p. 220)</p> <p>Architectural Conservation Areas Policy: <i>“CH POL 18 To require that all development proposals within an ACA should be appropriate to the character of the area, inclusive of its general scale and materials, and are appropriately sited and sensitively designed having regard to the advice given in the Statements of Character for each area.”</i> (p. 223)</p> <p>Objective <i>“CH OBJ 21 To ensure that any new development within or contiguous to an ACA is sympathetic to the character of the area and that the design is appropriate in terms of scale, height, plot density, layout, materials and finishes”.</i> (p. 223)</p> <p>Designed Landscapes, Historic Parks, Gardens and Demesnes Objectives: <i>“CH OBJ 22 To discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting of historic parks, gardens and demesnes of heritage significance.</i> <i>CH OBJ 23 To require that proposals for development in designed landscapes and demesnes include an appraisal of the landscape, designed views and vistas, and an assessment of significant trees or groups of trees, as appropriate.”</i> (p.224) [NOTE: See Variation No. 2 below for amended policy]</p>
Cultural and Natural Assets	Natural Heritage	<p>Policies: <i>“NH POL 1 To protect, conserve and seek to enhance the County's biodiversity.</i> <i>“NH POL 2 To promote measures to protect biodiversity in the development management process by creating and improving habitats, where possible.</i></p>

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		<p>NH POL 5 To permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas, National Heritage Area or those proposed to be designated over the period of the plan, only where an assessment carried out to the satisfaction of the Meath County Council, in consultation with National Parks and Wildlife Service, indicates that it will have no significant adverse effect on the integrity of the site.</p> <p>NH POL 6 To have regard to the views and guidance of the National Parks and Wildlife Service in respect of proposed development where there is a possibility that such development may have an impact on a designated European or National site or a site proposed for such designation". (p. 226-228)</p> <p>Objectives:</p> <p>"NH OBJ 2 To ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directive, and in accordance with the Department of Environment, Heritage and Local Government Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and relevant EPA and European Commission guidance documents, is carried out in respect of any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect on a Natura 2000 site(s), either individually or in-combination with other plans or projects, in view of the site’s conservation objectives.</p> <p>NH OBJ 3 To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas, National Heritage Areas and Proposed National Heritage Areas as identified by the Minister for the Department of Arts, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan". (p.228)</p> <p>Protected Species</p> <p>Policies:</p> <p>"NH POL 8 To seek to ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law.</p> <p>NH POL 9 To consult with the National Parks and Wildlife Service, and take account of any licensing requirements, when undertaking, approving or authorising development which is likely to affect plant, animal or bird species protected by law." (p. 231)</p> <p>Peatlands</p> <p>Policy:</p> <p>"NH POL 11 To seek to ensure that peatland areas which are designated (or proposed for designation) as NHAs, SACs or SPAs are conserved for their ecological, archaeological, cultural and educational significance". (p. 232)</p>

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		<p>Geological Heritage</p> <p>Policy:</p> <p><i>“NH POL 12 To have regard to the geological and geomorphological heritage values of County Geological Sites listed in Appendix 13 and avoid inappropriate development through consultation with the Geological Survey of Ireland”. (p. 232)</i></p> <p>Woodlands, Hedgerows and Trees</p> <p>Policy:</p> <p><i>“NH POL 13 To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.</i></p> <p><i>NH POL 15 To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention.”</i></p> <p><i>“NH POL 16 To seek to maintain the natural heritage and amenity of the county by promoting the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees.</i></p> <p><i>NH POL 18 To encourage the retention of mature trees and the use of tree surgery rather than felling where possible when undertaking, approving or authorising development.</i></p> <p><i>NH POL 19 To protect Champion and Heritage Trees identified on the Tree Register of Ireland and Heritage Tree Database when undertaking, approving or authorising development.” (p. 223-234)</i></p> <p>Public Rights of Way</p> <p>Policy:</p> <p><i>“NH POL 20 To preserve and protect for the common good, existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility as identified in Appendix 14 & Map Series 9.4 (Volume III)”. (p. 235)</i></p> <p>Objective:</p> <p><i>“NH OBJ 8 To seek to identify and protect over the lifetime of the plan further existing rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility</i></p>

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		<p><i>(accompanied by mapping showing public rights of way)."</i> (p. 235)</p> <p>Landscape Character Assessment</p> <p>Strategic Policy:</p> <p><i>"LC SP 1 To protect the landscape character, quality and local distinctiveness of County Meath in accordance with relevant government policy and guidelines and the recommendations included in Meath Landscape Character Assessment (2007) in Appendix 7."</i> (p. 239)</p> <p>Policy:</p> <p><i>"LC POL 2 To require that any necessary assessments, including landscape and visual impact assessments, are provided when undertaking, authorising or approving development."</i> (p. 239)</p> <p>Objectives:</p> <p><i>"LC OBJ 1 To seek to ensure the preservation of the uniqueness of all landscape character types, and to maintain the visual integrity of areas of exceptional value and high sensitivity.</i></p> <p><i>LC OBJ 2 To assess development proposals having regard to the recommendations contained in the Meath Landscape Character Assessment 2007."</i> (p. 239)</p> <p>Views and Prospects</p> <p>Objective:</p> <p><i>"LC OBJ 5 To preserve the views and prospects and the amenity of places and features of natural beauty or interest listed in Appendix 12 and shown on Map 9.5.1 from development that would interfere with the character and visual amenity of the landscape."</i> (p. 240)</p> <p>Landscape Conservation Area(s)</p> <p>Policy:</p> <p><i>"LC POL 3 To protect the archaeological heritage, rural character, setting and amenity of the Tara landscape and Loughcrew and Slieve na Calliagh Hills."</i> (p. 242)</p>
Rural Development	Goal and Strategic Development	<p>Goal:</p> <p><i>"To encourage the continued sustainable development of rural communities without compromising the physical,</i></p>

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		<p><i>environmental, natural and heritage resources of the County” (p. 244)</i></p> <p>Strategic Objectives:</p> <p><i>“RUR DEV SO 3 To identify and protect known or potential aggregate resources, where feasible, from development which would prejudice their sustainable future usage.</i></p> <p><i>RUR DEV SO 6 To protect and enhance the visual qualities of rural areas through sensitive design.</i></p> <p><i>RUR DEV SO 9 To ensure that plans and projects associated with rural development will be subject to an Appropriate Assessment Screening and those plans or projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.” (p. 244-245)</i></p>
Rural Development	Roadside boundaries	<p>Policy:</p> <p><i>“RD POL 41 To avoid the removal of existing roadside boundaries where they are more than 3 meters from the road edge (edge of carriageway), except to the extent that this is needed for a new entrance, and where required for traffic safety reasons. (Please refer to policies contained in Section 9.7.8 Woodlands, Hedgerows and Trees in this regard)”. (p. 268)</i></p>
<p>Variation No. 1 (adopted 4/112013) Variation No. 2 (adopted 19/52014) – relevant variations to Volume 1 (Written Statement) - see below [NOTE Variation No. 2 contains a number of LAP’s]</p>		
Variation No. 1 - relates to the preparation of LAP’s, and residential development		<p>Objective:</p> <p><i>“CS OBJ 7 To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating employment, community, leisure, recreational and cultural facilities having regard to the quality of the environment, including the natural environment, landscape character and the archaeological and architectural heritage”</i></p>
Variation No. 2 - insertion of new policy: Cultural and Natural Assets		<p>Policy:</p> <p><i>“NH POL 26 To require that development proposal, on both designated and undesignated sites, enhance and appropriately integrate with the natural environment, respecting and complementing the habitats, biodiversity, landscape and natural heritage of the area.”</i></p>

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POLICY TOPIC	POLICY	POLICY OBJECTIVE
<p>Variation No. 2 - Amendment of Existing Objective (section 9.6.13 – Designed Lands, Historic Parks, Gardens and Demesnes)</p>		<p>CH OBJ 23 <i>To require that proposals for development in and adjoining designed landscapes and demesnes include an appraisal of the landscape, designed views and vistas, and an assessment of significant trees or groups of trees, as appropriate. The appraisal shall ensure that development proposals respect and are consistent with the historic landscape and its protection. Any development within such areas shall comply with the policies and objectives of 'Architectural Heritage Protection, Guidelines for Planning Authorities' (2011), as appropriate." (p.224)</i></p>