

30th September 2025

Senior Planner,
The Forward Planning Unit,
Planning Department,
1 Dublin Street,
Monaghan Town,
H18 X982.

Re: Adopted Monaghan County Development Plan 2025-2031

A chara,

The Office of the Planning Regulator (Office) acknowledges the adoption of the Monaghan County Development Plan 2025-2031 (County Development Plan) by the members of Monaghan County Council (Planning Authority) on 26th May 2025.

The Office also acknowledges receipt of your notice letter dated 3rd June 2025, further to section 31(AM)(6) of the Planning and Development Act 2000, as amended (Act).

The Office has reviewed the adopted County Development Plan and notes the decision of the Planning Authority not to comply, in whole or in part, with one or more of the recommendations included in its submission at draft and material alterations stage.

Where the recommendations of the Office were not complied with, the Office gave careful consideration to the reasons of elected members and with the exception of certain specific matters which are the subject of the recent recommendation to the Minister in respect to the proposed final Direction, accepted that these reasons addressed the matters raised by the Office.

As you will be aware, the matter is now to be determined by the Minister under section 31 of the Act.

With the exception of the specific matters raised in the 31AM(8) notice, the Office welcomes the making of a county development plan to provide for the planned

development of Monaghan over the plan period in a manner that is consistent with the proper planning and sustainable development of the area.

In particular, the Office fully acknowledges the scale of work involved in preparing the core strategy and the settlement strategy for the county and recognises the Planning Authority's proactive approach to many of the challenges and opportunities identified including promoting regeneration and renewal of towns and villages, supported by settlement plans and village plans, promoting the implementation of the Monaghan Climate Action Plan 2024-2029 and committing to the preparation of an Integrated Transport Plan for the county.

The Office welcomes the positive approach to supporting and developing the regional function that Monaghan Town performs and the opportunity to provide a high quality of life for existing and future residents in the county, supporting a more sustainable pattern of development.

With the exception of the specific matters raised in the 31AM(8) notice, the Office is generally satisfied with the manner in which its recommendations and observations have been addressed during the plan preparation process.

In conclusion, the Office generally welcomes the adoption of the Monaghan County Development Plan 2025-2031 and looks forward to continued positive engagement with Monaghan County Council into the future.

Is mise le meas,



Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015