

Relevant MCDP Protected Structure Policies

The existing Horseshoe Bridge is a protected structure.

MCDP Protected Structures Policy		Project Compliance
BHP 1	To protect and conserve all structures included in the Record of Protected Structures and to encourage the sympathetic re-use and long-term viability of such structures without detracting from their special interest and character.	An Architectural Heritage Impact Assessment has been completed. It has been determined that the existing protected bridge has capacity to accommodate the proposed secondary bridge. The existing bridge has heritage buildings in proximity. It has been determined that the proposals have been designed to respect the character of these buildings and their enclosures, as interacting with a shared urban realm.
BHP 2	To contribute, as appropriate, towards the protection and sympathetic enhancement of archaeological heritage, in particular by implementing the relevant provisions of the Planning and Development Act 2000 (as amended) and the National Monuments Act, 1930 (as amended).	An Archaeological Impact Assessment has been completed. It has been determined that there is low potential for the survival of archaeological remains at Horseshoe Bridge. It is recommended that Continuous Archaeological Monitoring of all ground works take place at Horseshoe Bridge.
BHP 3	To contribute towards the protection of architectural heritage by complying, as appropriate, with the legislative provisions of the Planning and Development Act 2000 (as amended) in relation to architectural heritage and the policy guidance contained in the Architectural Heritage Protection Guidelines 2011 (and any updated/superseding document).	The project proposals have undergone an Archaeological Impact Assessment and an Architectural Heritage Impact Assessment.
BHP 4	To maintain and update the Record of Protected Structures in consultation with the National Inventory of Architectural Heritage and to encourage the sympathetic conservation, renewal and repair of these structures.	An Architectural Heritage Impact Assessment has been completed. This includes a conservation and repair strategy and method statement. The NIAH Record of Protected Structures will be updated if the project progress to construction.
BHP 5	Planning permission for the demolition of any protected structure shall not be granted except in exceptional circumstances and in accordance with Section 57(10)(b) of the Planning and Development Act 2000.	Not Applicable
BHP 6	To ensure that any new development proposed to or in the vicinity of a Protected Structure will complement and be sympathetic to the structure and its setting in terms of its design, scale, height massing and use of materials and to resist any development which is likely to impact on the building's special interest and/ or any views of such buildings and their setting.	An Architectural Heritage Impact Assessment has been completed. It has been determined that the existing protected bridge has capacity to accommodate the proposed secondary bridge. The existing bridge has heritage buildings in proximity. It has been determined that the proposals have been designed to respect the character of these buildings and their enclosures, as interacting with a shared urban realm.
BHP 7	To facilitate the retention and sympathetic re-use of protected structures and their settings in	An Architectural Heritage Impact Assessment has been completed. It

MCDP Protected Structures Policy		Project Compliance
	circumstances where the proposal is compatible with their character and special interest. In certain instances, land use zoning restrictions and site development standards may be relaxed to secure the conservation and reuse of a protected structure and to provide a viable use for any building which is at risk by virtue of being derelict or vacant	has been determined that the existing protected bridge has capacity to accommodate the proposed secondary bridge. The existing bridge has heritage buildings in proximity. It has been determined that the proposals have been designed to respect the character of these buildings and their enclosures, as interacting with a shared urban realm.
BHP 8	To require that proposals for works to a protected structure shall be carried out in accordance with best practice as advocated in the Architectural Heritage Protection Guidelines 2011 (and any subsequent guidelines)	An Architectural Heritage Impact Assessment has been completed. This includes a localised conservation and repair strategy.
BHP 9	To use the provisions of the Planning and Development Act 2000 and the Derelict Sites legislation to prevent the loss or deterioration of the County's Architectural Heritage.	The project proposals have undergone an Archaeological Impact Assessment and an Architectural Heritage Impact Assessment.
BHP 10	The Council aims to conserve the built fabric of the Ulster Canal, Great Northern Railway, historic mills and other industrial heritage structures throughout the county and planning permission will be required for their removal or alteration.	It is not proposed to remove historic fabric from the existing structure.

Relevant MCDP Secondary Amenity Area Policy

The Ulster Canal and Environs is an Area of Secondary Amenity.

MCDP Policy for Areas of Secondary Amenity		Project Compliance
SAP 1	To limit development in Areas of Secondary Amenity Value and to only permit compatible amenity developments where they do not unduly impact on visual amenity.	An Architectural Heritage Impact Assessment has been completed. It has been determined that the existing protected bridge has capacity to accommodate the proposed secondary bridge. The existing bridge has heritage buildings in proximity (which includes the old gate house for the Ulster Canal). It has been determined that the proposals have been designed to respect the character of these buildings and their enclosures, as interacting with a shared urban realm.

Relevant MCDP Ecological Impact Assessment Policies

An Ecology Survey, Tree Impact Survey, Appropriate Assessment Screening and Environmental Impact Assessment Screening have been carried out on the proposal.

Trees and Woodlands Policy		Project Compliance
TWP 1	To minimise loss of tree(s) and hedgerow associated with any development proposal and encourage the retention of existing mature trees, hedgerows and woodlands in new developments. Where removal is unavoidable consideration should be given to transplanting trees and/or providing compensatory planting on the site.	To accommodate the provision of the necessary infrastructure, the proposed scheme does require the removal of trees over the construction area and working area (6m offset approx. from permanent works). A targeted tree survey has been undertaken based on the preliminary design and the expert advice of an

		<p>arboriculturist has been used to determine the value, age, and condition of all trees and any mitigation required where affected.</p> <p>A tree impact statement has produced by the arboriculturist, the values from which are summarised in the Appendices to the Planning Report. Landscaping, in the form of replacement trees and new trees is proposed and will be finalised in the Detailed Design Phase. The new embankment fill will be landscaped and sown with pollinator friendly species. The detailed design will seek to minimise the loss of existing vegetation where possible.</p>
--	--	---

Relevant MCDP Cycling and Walking Policies

Cycling and Walking Policy		Project Compliance
CWP 1	To promote and facilitate the development of walkways, cycleways and recreational routes in appropriate locations throughout the County to deliver the objectives of the County Walking and Cycling Strategy and any subsequent strategy document.	The proposal will provide new walking and cycling facilities and has been developed in accordance with NIFTI, National Cycle Policy Framework, NCM, Regional Policies and the Monaghan County Development Plan.
CWP 2	To promote and encourage the development of walks and cycleways in accordance with the Smarter Travel Policy and to protect established routes from development that would adversely impact upon them.	The proposal will provide new walking and cycling facilities and has been developed in accordance with NIFTI, National Cycle Policy Framework, NCM, Regional Policies and the Monaghan County Development Plan.
CWP 3	To develop, in co-operation and consultation with adjoining local authorities and cross-border bodies sections of the Ulster Canal Greenway Network to connect the main urban centres throughout central Ulster.	The proposal will provide a new walking and cycling link for the local population to access existing sections of the Ulster Canal Greenway.
CWP 4	To encourage the provision of bicycle infrastructure such as shelters and parking facilities in appropriate locations and make provisions for such infrastructure in new developments.	The proposal has considered the provision of bicycle infrastructure. This will be developed into proposals in the detailed design phase.

Relevant MCDP Monaghan Tourism Objective

Monaghan Tourism Objectives		Project Compliance
MPO 9	To support the re-opening of the Ulster Canal in Monaghan Town and any complementary developments along the route of the Ulster Canal, including the proposed Ulster Canal Greenway network.	The proposal will provide a new walking and cycling link for the local population to access existing sections of the Ulster Canal Greenway.

Land Use Zoning

Land use zoning around the Horseshoe Bridge includes 'Existing Residential' and 'Recreation and Amenity'. As per Table 9.3 of the MCDP, recreational facilities are 'Open for Consideration' on all land use zonings. A use that is 'open for consideration' is one that by reason of its nature and scale would not be in conflict with the primary zoning objective for the area subject to the proper planning and sustainable development of the area. The proposed scheme will provide Active Travel Infrastructure that can be used as a recreational amenity.