



An  
Bord  
Pleanála

## Inspector's Report ABP-309071-21

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<b>Development</b>	Public Realm Scheme in Monaghan Town Centre.
<b>Location</b>	South Dublin Street & Backlands, Monaghan Town.
<b>Planning Authority</b>	Monaghan County Council.
<b>Planning Authority Reg. Ref.</b>	
<b>Applicant(s)</b>	Monaghan County Council.
<b>Type of Application</b>	EIA Scoping request under Article 95 of the Planning and Development Regulations, 2001 as amended.
<b>Date of Site Inspections</b>	23 <sup>rd</sup> April 2021
<b>Inspector</b>	Karla Mc Bride

## **1.0 Site Location and Description**

- 1.1. The site is located in Monaghan Town Centre, mainly to the rear of The Diamond and Dublin Street, and to the fore of Monaghan Shopping Centre. The surrounding area is characterised by a mix of retail, commercial, community, institutional and ecclesiastical buildings. The site comprises lands at 8-14 South Dublin Street, and lands to the rear of 1-9 The Diamond and 1-26 Dublin Street, incorporating the Courthouse and Lower Courthouse car parks at Castle Street.
- 1.2 The site is bound to the NW by the buildings at Church Square and The Diamond (incl. the Court House & St. Patrick's Church) and NE by the 2 and 3-storey commercial buildings along Dublin Street; to the SW by the shopping centre and SE by a car park with the Shambles River beyond; to the E by the First Presbyterian Church and graveyard; and to the W by the buildings along Dawson Street. Vehicular access is currently off New Road/Broad Road to the S and The Diamond to the NW. There are a number of pedestrian access points to the site off Dublin Street.
- 1.3 The c.2.11ha site comprises several commercial buildings and backland areas encompassing vacant land, derelict structures, storage areas and rear access points, along with car parks, roads, footpaths, alleyways and incidental green spaces.
- 1.4 The site lies within a Zone of Archaeological Importance and it contains Sites of Archaeological Importance. It is proximate to three Architectural Conservation Areas, and several of the buildings in the vicinity are Protected Structures and/or listed in the National Inventory of Architectural Heritage (NIAH). There are a number of sensitive natural heritage sites in the wider area including Slieve Beagh SPA to the NW along with and several NHA designated lakes, bogs and woodlands, and Lough Neagh and Lough Beg SPA to the far NE in Northern Ireland.
- 1.5 Photographs and maps in Appendix 1 describe the site and environs in more detail.

## **2.0 Proposed Development**

- 2.1 The site forms part of the lands covered by the South Dublin Street and Backlands Regeneration Plan and the Council has secured funding from the Urban Regeneration and Development Fund to progress the works.

## 2.2 The proposed Public Realm Scheme would comprise:

- Demolition of 4 x properties (8-12 Dublin St.) and associated outbuildings.
- New structural masonry walls.
- Creation of new streets, junctions, civic spaces & pedestrian pavements
- Reduction in long stay car parking.
- Public realm improvements (incl. paving, street furniture & landscaping).
- Ancillary works (inc. utility & drainage improvements, regrading of land & retaining structures).
- Associated site works (incl. construction & access).

Note: A property on Dublin Street will be removed from the Record of Protected Structures (under S.55 of the P&D Act).

- 2.2. The EIA Scoping Report submitted with the scoping request concluded that the proposed development met the thresholds that trigger a mandatory requirement for EIA and EIAR. A Screening for AA report also concluded that the project is likely to have an effect on a European site and that an NIS was required.

## 3.0 **Article 95(2) Planning & Development Regulations, 2001 as amended by Article 24 of the 2006 Regulations**

- 3.1 In accordance with Article 95(2) of the Planning and Development Regulations, 2001 (as amended) the Board requested submissions or observations from the following prescribed bodies:

- Department of Communications, Climate Action and Environment,
- Department of Culture, Heritage and the Gaeltacht (DAU),
- Department of Housing, Planning and Local Government,
- Eastern and Midlands Regional Assembly,
- Environmental Protection Agency,
- An Chomhairle Ealaíon,
- The Heritage Council,

- An Taisce, and
- Failte Ireland.

3.2 The following responses were received: -

**An Taisce:** raised concerns about the demolition of no.10 Dublin Street which has cultural heritage significance as the 1816 birthplace of Charles Gavan Duffy. Duffy was one of the leaders of the Young Ireland Movement, founder & editor of the Nation newspaper and 8<sup>th</sup> Premier of Victoria.

## 4.0 Legislative Context

4.1 The Planning Authority carried out a Screening Report for the proposed development which concluded that it met the thresholds that trigger a mandatory requirement for Environmental Impact Assessment (EIA) and is proposing the preparation and submission of an Environmental Impact Assessment Report (EIAR).

### 4.2. Planning and Development Act, 2000 (as amended) and Planning and Development Regulations, 2001 (as amended).

4.2.1. The formal Scoping Request from Monaghan County Council on the information to be contained within the EIAR was submitted under Article 95 of the Planning and Development Regulations, 2001(as amended) for a development proposed under Section 175 of the Planning and Development Act, 2000 (as amended).

4.2.2. **Section 173(3) (a)** of the Act states as follows:

*“Where a person is required by or under this Act to submit an environmental impact statement to the Board, he or she may, before submitting the statement, request the Board to provide him or her with its opinion as to the information that should be contained in such statement, and the Board shall on receipt of such a request provide such opinion in writing.”*

4.2.3. **Article 95** of the Regulations (as amended by Article 24 of the 2006 Planning & Development Regulations) deals with the procedures for Scoping Requests, and provides details of the level of information to be submitted in order for the Board to provide a written opinion pursuant to the request.

- 4.2.4. **Article 117** of the Regulations relates to Local Authority Development and provides that before making an application for approval to the Board under section 175(3) of the Act, a local authority may, in accordance with article 95, request the Board to provide a written opinion on the information to be contained in the EIAR.
- 4.2.5. **Schedule 6** of the *Planning and Development Regulations, 2001*, sets out the information required to be contained within an EIAR. The EIAR must contain the information specified in section 1 and the information specified in section 2 to the extent that the information is relevant to the nature of the development in question and to the environmental features likely to be affected.
- 4.2.6. In providing such a '*written opinion on the information to be contained in the EIS*', it is considered appropriate to have regard to the following Guidelines:
- 4.3. **EPA Guidelines on the Information to be contained in Environmental Impact Statements, 2002 and EPA Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR), 2017.**
- 4.3.1. Section 1.4 of the **2002 Guidelines** deals with scoping and provides that the scoping process identifies the issues and emphasizes those that are likely to be important during EIA and eliminates those that are not. The Guidelines provide that scoping must be focused on issues and impacts which are environmentally based, are likely to occur, and are significant and adverse.
- 4.3.2. Section 3.0 of the **2017 Draft Guidelines** relates to scoping and includes 3.3.4 Key Scoping Criteria, 3.3.5 Consideration of Other Assessments and 3.3.6 Selection of Headings Under Which to Arrange Issues. Section 3.3.4 states that all parties should be aware of the need to keep the EIAR as tightly focussed as possible and that scoping is usually guided by criteria including the use of 'Likely' and 'Significant' as the principal criteria for determining what should be addressed. Any issues that do not pass this test should be omitted (scoped out) from further assessment.
- 4.3.3. Section 3.3.6 of the guidelines identifies the headings under which to arrange issues and states that the prescribed environmental factors must all be addressed in an EIAR. As they are a necessary simplification of the relevant components of the environment, each factor is typically explored by examining a series of headings

and/or topics relevant to that factor, as indicated by the examples included in Annex IV of the Directive. These headings and topics are generally identified during the scoping process. Some typical headings and topics and their arrangement within an EIAR are shown below.

Annex IV(4) of amended Directive '*A description of the factors specified in Article 3(1) likely to be significantly affected by the project: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydro morphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.*'

#### **4.4. EPA 'ADVICE NOTES ON CURRENT PRACTICE (in the preparation of Environmental Impact Statements)', 2003**

- 4.4.1. These Advice Notes are designed to accompany the *Guidelines on the Information to be contained in Environmental Impact Statements*, also published by the EPA. The Advice Notes contain greater detail on many of the topics covered by the Guidelines and offer guidance on current practice for the structure and content of Environmental Impact Statements. The Advice Notes are divided into five sections, each providing detailed guidance on specific aspects to be considered in the preparation of an EIS.

## **5.0 Planning History**

There is an extensive planning history relating to the surrounding town centre area however there are no recent planning applications of note for the development of the site and environs.

## 6.0 Policy Context

### 6.1. Monaghan County Development Plan, 2019-2025

**Zoning objectives:** located within Town Centre zone.

**Specific Objectives:** covered by Local Area Action Plans (N & S of Dublin Street)

**Archaeological Heritage:**

- Zone of Archaeological Importance
  - 12 Recorded Sites & Monuments in Study Area
- Sites of Archaeological Importance within site:
  - E of Court House/S of St. Patrick's Church
  - S of The Diamond/Church Square

**Built Heritage:**

- Adjacent to & bordering 3 x Architectural Conservation Areas:
  - Dublin Street
  - The Diamond
  - Church Square
- Several Protected Structures in vicinity including:
  - 1 & 8 The Diamond
  - 1, 10 & 24 Dublin Street
- Several NIAH structures in vicinity including:
  - The Courthouse
  - St. Patricks Church
  - First Presbyterian Church
  - Birthplace of Gavan Duffy (10 Dublin St.)

## 6.2. South Dublin Street & Backland Regeneration Plan

This plan seeks to provide guidance on the regeneration options for the future development of the area. It seeks to provide a range of civic spaces to support and animate the area, enhance the existing public realm on Dublin Street, with design for improved pedestrian use, and appropriate accommodation for vehicular access, services and parking, and to prioritise the design and implementation of a scheme to upgrade the public realm of the backlands are including a walkway along the River Shambles.

## 6.3. Natural Heritage Designations

There are several sensitive sites in the wider area including NHA designated lakes, bogs and woods. The closest European sites are listed below:

European site	Separation distance
Slieve Beagh SPA	c.10km NW
Maheraveely Marl Loughs SAC	c.12km W
Slieve Beagh-Mullaghfad-Lisnaskea SPA (NI)	c.15km NW
Slieve Beagh SAC (NI)	c.15km NW
Lough Neagh & Lough Beg SPA (NI)	c.39km N (straight line) c.58km N (aquatic)



## 7.0 Scoping Opinion

### 7.1. General Requirements

7.1.1. Schedule 6 of the *Planning and Development Regulations, 2001 (as amended)*, sets out the information required to be contained within an EIAR. The EIAR must contain the information specified in section 1 and the information specified in section 2 to the extent that the information is relevant to the nature of the development in question and to the environmental features likely to be affected.

7.1.2. In terms of the requirements of Schedule 6, and to assist assessment and increase clarity, the Environmental Impact Assessment Report (EIAR) should be systematically organized to provide sections describing the following:

***The Proposed Development*** - to include information on the site, design, size and other relevant features of the proposed development. The description of the project should make specific reference to demolition works that may be required as part of or to facilitate the development. In the case of the subject development, the description of development should include its context with regard to other permitted and proposed developments on the overall site and the extent of any demolition works required. The proposed development should be described in scaled drawings, photographs and photomontages.

***The Existing Environment*** - The existing environment and the impacts of the development are explained by reference to its possible impact on the following environmental factors: -

- Population, and Human Health,
- Biodiversity with particular attention to species and habitats protected under the Habitats and Birds Directive.
- Land, Soil, Water, Air and Climate,
- Material Assets, Cultural Heritage and the landscape,
- The interaction between the above factors

In terms of the receiving environment, the EIAR shall include all areas that would be impacted upon, directly or indirectly, by the proposed development. The information contained in the EIAR should therefore be based on comprehensive surveys of the area and have regard to updated data bases which may exist in terms of architectural heritage and ecology. The EIAR should accurately describe the receiving environment in terms of geology, geomorphology and hydrology, as well as a physical description of the site proposed for development.

***The Likely Significant Effects of the Proposed Development*** - Impacts should address direct, indirect, secondary, cumulative, short, medium and long-term, permanent, temporary, positive and negative effects as well as impact interactions. None of the topics outlined above (Population and Human Health etc.) should be omitted, although their level of detail may differ depending on the likelihood of impacts.

In accordance with the requirements of Article 94 of the Planning and Development Regulations, 2001 (as amended), the EIAR shall contain a reference list detailing the sources used for the impact descriptions and assessments used in the EIAR.

The EIAR should also contain a list of experts who contributed to the development of the report, identifying for each expert, the part of the EIAR for which he / she is responsible, his / her experience or expertise and any additional information considered relevant to demonstrate the persons competence in the preparation of the EIAR.

An assessment of the impact of the proposed development is required, with an assessment of the cumulative impact of existing and permitted developments in the vicinity. The assessment of cumulative impacts in the EIAR should also have regard, as far as is practicable, to the likely effects arising from future phases of the South Dublin Street and Backlands Regeneration Plan and the adjoining areas covered by the Local Area Action Plan for Lands to North East of Dublin Street Plan.

Further to the above, details of the environmental impacts of the development during the demolition, excavation, construction and operational phases of the development should also be described and assessed by reference to baseline information which should be collated and presented within the EIAR. The environmental impact of the

aforementioned phases, including in particular noise and vibration impacts arising from the demolition works and construction phase impacts in terms of materials storage and containment within the site should also be described and assessed.

The EIAR will be required to provide information regarding the nature, quantities and source of materials to be used in the overall development. Information will also be required on volumes and nature of waste materials likely to be generated in the demolition phase and proposed means for disposal of same.

The EIAR should also provide an assessment of the expected effects arising from the vulnerability of the project to major accidents and disasters that are relevant to the project. These risks should be considered in the context of the factors of the environment.

***The Measures to Mitigate Adverse Impacts*** - The EIAR shall give a description of the features of the proposed development and measures envisaged to avoid, prevent, reduce and, if possible, offset likely significant adverse effects on the environment. Where adverse impacts are likely to result, appropriate mitigation measures shall be identified where necessary – and shall clearly indicate where and with whom responsibility for the implementation of the mitigation measures lies. The EIAR shall also provide information relating to the monitoring of the impacts of the development on the environment.

***The Consideration of Alternatives:*** The consideration of alternatives, in terms of location and design, as well as proposed uses, should also be addressed in the EIAR and should comprise a description of the reasonable alternatives relevant to the proposed development which were studied and the reason for the option chosen having regard to the effects on the environment. In undertaking this assessment of alternatives, the following should be borne in mind:

- It is not a requirement to revisit issues considered in the formulation of policy that has been the subject of SEA.
- Alternatives should be relevant to the project and its specific characteristics.

- The assessment of alternatives should include a description of the current state of the environment without implementing the project, i.e. the Do-Nothing scenario. This assessment should be the starting point for the consideration of impacts in the EIAR.
- In the assessment of alternatives, the level of detail provided should be reasonable and commensurate with the project.

***A Non-Technical Summary*** - The EIAR must contain a non-technical summary of the detailed information contained within the EIAR. The language of this summary shall be non-technical in nature and should provide clear details of the environmental effects the development will have, as well as all significant effects and mitigation measures proposed. The description of the development in this summary should clearly explain and describe all aspects of the proposed development such that the EIAR is accessible in terms of public understanding of the process and to facilitate full public participation and consultation in the process.

In terms of specific environmental topics, the development is likely to impact upon, the EIAR should, in particular, address the following matters:

- Population, and Human Health
- Biodiversity (for example fauna and flora),
- Land (for example land take), Soil (incl. organic matter, erosion, compaction, sealing), Water (for example hydro morphological changes, quantity and quality), Air and Climate (incl. greenhouse gas emissions, impacts relevant to adaptation),
- Material Assets, Cultural Heritage, (incl. architectural and archaeological aspects) and Landscape.
- Interactions between the above factors.

An outline of the specific issues considered relevant to the EIAR under these headings is given in the following sections:

### 7.1.3. Population, and Human Health

- As identified in the submitted Scoping Report, the scope of human health and the consideration of associated impacts extends to the assessment of those environmental factors which might lead to effects on human health (incl. noise, vibration, transport, air quality, amenity, water quality & flood risk).
- Given the nature of the existing site the EIAR should specifically address the likely effects on the health and safety of surrounding populations during all phases of the development, including demolition, excavation, construction and operational phases.
- An assessment of the impact of the proposed development on the availability of local recreational facilities and overall level of amenity and the potential impacts arising for population and human health should be addressed in the EIAR.

### 7.1.4. Biodiversity

- Given the brownfield nature of the site, and its location within an urban setting, the EIAR should provide a clear baseline assessment of the existing receiving environment and the impact of the development on the ecology of the receiving environment.
- The EIAR should address any potential for disturbance arising from the construction activity and particularly any works required to remove any existing structures and hard surfaces. In particular, the potential for disturbance to any species using the adjoining river channel (Shambles River) or banks to this watercourse should be assessed.
- The site is not located within or close to a European site, however there are several sites in the wider area that may have an aquatic or mobile connection to the site. The proximity of the site to the Shambles River which has an ultimate downstream aquatic connection to the Lough Neagh and Lough Beg SPA (NI) is noted. The Slieve Beagh SPA and Slieve Beagh-Mullaghfad-Lisnaskea SPA (NI) are located to the W of the site and there may be a potential connection for mobile species.

- There is therefore a need to carry out Screening for Appropriate Assessment under the Habitats Directive and further assessment if necessary. The results of such assessments will inform the Biodiversity section of the EIAR. It is noted that the level of detail submitted with regard to the relationship with the Lough Neagh and Lough Beg SAC (NI) via downstream watercourses is not very clear. The appropriate assessment will need to focus on the potential impacts arising on the European sites arising from the operational and particularly the construction phases of the development.
- The scope and nature of the surveys, including aquatic surveys, as outlined in the submitted EIA Scoping Report (Sections 5 & 7) should be reviewed with the NPWS section of the Department of Housing, Local Government and Heritage, and work should comply with best practice for seasonality and scope, and the comments of the Development Applications Unit on these issues should be sought.
- The EIAR should address the potential for the enhancement of the biodiversity of the site arising from the development and the measures undertaken to maximise these impacts, particularly along the Shambles River.
- The presence of Japanese Knotweed was noted on and around the site and the EIAR should contain an Invasive Species Management Plan to address the removal of this species and other invasive species (if present) and the subsequent treatment of the affected areas.

#### **7.1.5. Land, Soil, Water, Air and Climate**

##### ***Land and Soil:***

- The EIAR should provide information relating to the amount and description of materials disturbed or excavated on the site and proposals for the storage, reuse and disposal of material excavated or otherwise generated during the demolition and construction phases of development. Particular attention should be paid to the identification, removal and management of any contaminated soil.

- The impact of excavations required as part of the development should describe, assess and mitigate the potential impact of the proposed development on existing sub surface services that may be present on the site.
- An assessment of the impact of such excavations or other ground disturbances on surface waters should be provided.
- Provide details of the types and nature of materials imported to the site during construction together with construction methods to be employed and measures to prevent the importation of invasive species.
- Mitigation measures to prevent or minimize emissions from the site during demolition and construction phases, should also be provided.

**Water:**

- The impact of materials to be excavated and/or stored on the site will require to be considered in terms of the potential impact on surface and ground waters in the area of the site, in particular impacts on the adjoining Shambles River. Changes to the existing hard surface will lead to alterations in surface water drainage patterns and the existing on-site surface water drainage system should be clarified as part of the EIAR and application documentation, and the impacts of the proposed development on these existing drainage networks should be clearly set out.
- There is an indication that the site is prone to flooding given its proximity to the River Shambles watercourse and a number of historic flood events have been recorded in the area. The EIAR should assess potential flooding impacts and risks in accordance with the document “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” published by the OPW in November 2009.
- Also, with regard to flooding, the EIAR should detail how sustainable drainage methods are proposed to be incorporated into the design and the impact of the development on existing surface water discharges from the site to the local drainage network.

- The EIAR should provide information relating to the coordinated provision of physical infrastructure and services, in terms of the cumulative impact of any other proposals contained in the local area action plans for the surrounding area (incl. other phases of the South Dublin Street & Backlands Regeneration Plan and the Lands to North East of Dublin Street LAA Plan).
- Assessments regarding flood risk and drainage should detail and make provision for the accommodation of climate change impacts.

***Air and Climate:***

- Impacts on ***air***, it is considered that this will be potentially relevant during the demolition phase of development. The EIAR should therefore provide appropriate and up-to-date baseline data and describe any mitigation measures deemed necessary to minimise adverse impacts on air quality in the vicinity of the site and to mitigate dust and airborne pollution.
- Impacts on ***climate*** and greenhouse gas emissions, it is considered that this will be relevant during the construction and operational phase of development. The EIAR should therefore provide appropriate and up-to-date baseline data and describe any mitigation measures deemed necessary to minimise greenhouse gas emissions.

#### **7.1.6. Material Assets, Cultural Heritage and Landscape**

***Material Assets:***

- Given the town centre location of the site, a description of the ***traffic impacts*** resulting from the proposed development shall be provided. The EIAR should address traffic generated by the development, during demolition, construction and operational phases, and should include information on the volume and type of traffic (including details of any unusually heavy, high or wide loads) likely to be generated during these phases of the development and the impact on main junctions in the vicinity of the site, notably the junctions along New Road/Broad Road to the S.



- The EIAR should consider the environmental effects of such heavy traffic and should clearly provide details regarding proposed routes to and from the site, in particular during the demolition and construction phases of the development.
- In considering traffic-related issues, the EIAR should address any cumulative issues which may/will arise in the overall development of lands covered by the local action area plans (South Dublin Street & Backlands Regeneration Plan and the Lands to North East of Dublin Street Plan) and should have regard to other major developments in the vicinity of the site.
- The development shall be described in terms of its permeability with surrounding areas and the traffic arrangements which will facilitate such permeability, including pedestrian and cycle traffic.

### ***Cultural Heritage:***

#### ***Archaeology***

- The entire site and adjoining lands are located within the Monaghan Town Centre Zone of Archaeological Importance, there are several Recorded Sites and Monuments in the study area including two Sites of Archaeological Importance within the site boundaries (to the side & rear of Court House/St Patricks Church and The Diamond/Church Square).
- Given the nature and location of the subject site, it is likely that development on site would have potential impacts on the archaeological heritage of the area. It is recommended that this issue be specifically investigated, and the results presented in the EIAR. The EIAR should assess the impact of the proposed development and potential cumulative impacts with other developments on the archaeological heritage of the area (incl. other phases of the South Dublin Street & Backlands Regeneration Plan and the LAAP for the Lands to North East of Dublin Street Plan).
- Baseline archaeological data should be provided for the site including location, extent and nature of any existing archaeological finds. Proposed mitigation measures to be undertaken, where such archaeological remains will be affected, shall be described.

- It is recommended that prior to finalization and submission of the EIAR that the National Monument Section of the Department of Culture Heritage and the Gaeltacht would be consulted with regard to extent and methodology of archaeological investigations at the site appropriate to inform the EIAR.

### ***Built heritage***

- The site is partly located within and adjacent to three ***Architectural Conservation Areas*** (Dublin Street, The Diamond & Church Square). The EIAR should assess the impact of the proposed development and potential cumulative impacts with other developments on the lands on the character of the ACAs (incl. other phases of the South Dublin Street & Backlands Regeneration Plan and the LAAP for the Lands to North East of Dublin Street Plan).
- The impact of the proposed development on the character and setting of ***Protected Structures and NIAH Structures***, and other similar structures located within and adjacent to the site should be included in the EIAR. Such structures include buildings at the Diamond (incl. the Courthouse & St. Patrick's Church) and along Dublin Street (incl. the First Presbyterian Church & no.10 Dublin Street [birthplace of Gavan Duffy]).
- The EIAR should assess the impact of the proposed development and potential cumulative impacts with other developments on the character and setting of Protected Structures and NIAH Structures (incl. other phases of the South Dublin Street & Backlands Regeneration Plan and the LAAP for the Lands to North East of Dublin Street Plan).
- Consideration should also be given to structures of architectural merit which are at a remove from the site, but which may be affected due to works associated with the proposed development. Structures of architectural merit should include those buildings which contribute to the character of the area and which may or may not be included in the RPS and NIAH for Monaghan.
- It is recommended that prior to finalization and submission of the EIAR that the Built Heritage Section of the Department of Culture Heritage and the Gaeltacht would be consulted.

### ***Landscape:***

- The EIAR should include description of the proposed planning and landscaping of the site, both hard and soft to include materials, levels and plant species. This information should be augmented by a detailed landscaping and planting plan for the development.
- An assessment of the proposed development on the receiving urban landscape will be required to be undertaken as part of the EIAR. This assessment should address existing visually prominent and functional features in the urban landscape and should provide an assessment of the visual impact of the development as it relates to the surrounding heritage areas including the ACAs, Protected Structures and NIAH Structures at Church Street, The Diamond and Dublin Street.
- The landscape section of the EIAR should include a series of photomontages or other forms of visual aid, and the views should be taken to and from the surrounding locations including the surrounding streets (incl. the ACAs, Protected Structures & NIAH Structures at Church Street, The Diamond and Dublin Street), and other identified sensitive receptors.

#### **7.1.7. Interactions between the above factors**

The EIAR should include detailed consideration between the above factors were considered relevant.

## **8.0 Conclusion**

- 8.1. I consider that the above written opinion provides appropriate scoping for the EIAR to be prepared in relation to the proposed development, in accordance with the requirements of Section 173 of the Planning and Development Act, 2000 and Articles 95 and 177 of the Planning and Development Regulations, 2001.

I recommend that Monaghan County Council be furnished with a copy of this written opinion, and also copies of the submissions received under Article 95(2) of the Planning and Development Regulations, 2001, as amended.

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Karla Mc Bride  
Planning Inspector  
28<sup>th</sup> April 2021