

COMHAIRLE CHONTAE MHUINEACHAIN

MONAGHAN COUNTY COUNCIL

SITE NOTICE

SIGNIFICANT FURTHER INFORMATION

in relation to an application to An Bord Pleanála for approval under Section 175 of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

South Dublin Street and Backlands Regeneration Project

Monaghan County Council previously applied for approval on 31st August 2022 from An Bord Pleanála for proposed development works south of Dublin Street and its backlands in the townlands of Roosky and Tirkeenan, within Monaghan Town Centre. The proposed development covers an area of approximately 2.72ha and comprises urban regeneration and public realm proposals, as part of the South Dublin Street and Backlands Regeneration Project (ref. ABP-314501-22).

Notice is hereby given that further information in relation to the proposed development has been furnished to the Board to address alterations to the scheme originally proposed. The proposed amendments include the following elements:

- **Development of pedestrian civic plaza**
- **Environmental improvements in alleyways**
- **Construction of structural masonry walls and new gable elevation treatments to No's 7 and 12-13 Dublin Street (amended from previous submission)**
- **Retention of outbuilding to the rear of No. 24 Dublin Street**
- **Construction of new road / street layouts and public realm comprising new surfaces, kerbing, street furniture, public street and feature lighting, soft landscape planting, cycle parking and signage (amended from previous submission)**
- **New boundary treatments comprising walls, railings and fencing**
- **All associated site development works**

Location: Properties at 7- 13 Dublin Street, lands to the rear of 1-9 The Diamond and 1-26 Dublin Street, incorporating sections of the Northern Standard property, the Courthouse car park, Lower Courthouse car park, Castle Road, and N54 Macartan (Broad) Road, in the townlands of Roosky and Tirkeenan, Monaghan Town Centre, Monaghan.

Amendments to the original Environmental Impact Assessment Report (EIAR) have been undertaken to take account of the revised proposals, and this information is included as part of the submission of further information in respect of the proposed development.

The significant further information will be available for inspection free of charge, or may be purchased on payment of a specified fee (which shall not exceed the reasonable cost of making a copy) at:

- Monaghan County Council Planning Offices, 1 Dublin Street, Monaghan, H18 X982 Between 09:15-13.00hrs and 13.30 -17:00hrs

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 09:15hrs and 17:30hrs

The significant further information may also be inspected online at the following website: <https://monaghan.ie/>

Any person may, within the period of 5 weeks from **Wednesday 31st January 2024 to Wednesday 6th March 2024** (inclusive of both dates), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 or online at www.pleanala.ie in respect of:

- a) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and
- b) the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Any submission or observations must be received by An Bord Pleanála not later than **17:30pm on Wednesday 6th March 2024** and must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations, and arguments on which the submission or observations is or are based.

For persons who have already made a submission to An Bord Pleanála in relation to this application, a further submission or observation can be made to the Board without requiring payment of a fee. Further submissions or observations can be submitted to the Board by hand or by post to the offices of An Bord Pleanála at 64 Marlborough Street, Dublin 1 D01 V902, or by email to laps@pleanala.ie.

For those who have not previously made a submission to An Bord Pleanála in relation to this application, any submission or observations must be accompanied by a fee of €50 (except for certain prescribed bodies). Submissions or observations can be submitted to the Board by hand or by post to the offices of An Bord Pleanála at 64 Marlborough Street, Dublin 1 D01 V902, or through the Board's online SIDS portal at the following link: <https://online.pleanala.ie/en-ie/sid/observation>.

Any submissions or observations which do not comply with these requirements cannot be considered by the Board. The Board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to: (a)(i) approve the proposed development; (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to any approval; or (b) refuse to approve the proposed development.

A person may question the validity of a decision of the Board by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S.I. No.15 of 1986) in accordance with section 50 of the Planning and Development Act 2000 (as amended). Information in respect of the judicial review process can be accessed on the Board's website <https://online.pleanala.ie/en-ie/judicial-review-notice> or on the Citizens Information Service website www.citizensinformation.ie.

Signed: Mr. Cathal Flynn, Director of Services, Monaghan County Council

Date of erection of site notice: **Thursday 25th January 2024**

**Our ref: NI2162 Dublin Street, Monaghan - Urban Regeneration
Proposals**

Elmwood House
74 Boucher Road, Belfast
Co. Antrim BT12 6RZ
T +44 2890 667 914

Date: 25 January 2024

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin
D24 Y265

By Email: environmentalplanning@fisheriesireland.ie

Dear Sir / Madam,

Further Information Submission to An Bord Pleanála in relation to an application for approval under Section 175 of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

Monaghan County Council – South Dublin Street and Backlands Regeneration Project

Monaghan County Council previously applied for approval on 31st August 2022 for proposed development works south of Dublin Street and its backlands, within Monaghan Town Centre. The proposed development covers an area of approximately 2.72ha and comprises urban regeneration and public realm proposals, as part of the South Dublin Street and Backlands Regeneration Project (ref. ABP-314502-22).

Notice is hereby given in accordance with the provisions of **Section 175(5)(d)(ii)** of the Planning and Development Act 2000 (as amended) that further information in relation to the proposed development has been furnished to An Bord Pleanála by Monaghan County Council, to address alterations to the scheme originally proposed. The proposed amendments include the following elements:

- **Development of pedestrian civic plaza**
- **Environmental improvements in alleyways**
- **Construction of structural masonry walls and new gable elevation treatments to No's 7 and 12-13 Dublin Street (amended from previous submission)**
- **Retention of outbuilding to the rear of No. 24 Dublin Street**
- **Construction of new road / street layouts and public realm comprising new surfaces, kerbing, street furniture, public street and feature lighting, soft landscape planting, cycle parking and signage (amended from previous submission)**
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Location: Properties at 7- 13 Dublin Street, lands to the rear of 1-9 The Diamond and 1-26 Dublin Street, incorporating sections of the Northern Standard property, the Courthouse car park, Lower Courthouse car park, Castle Road, and N54 Macartan (Broad) Road, in the townlands of Roosky and Tirkeenan, Monaghan Town Centre, Monaghan.

Please find enclosed an electronic copy of the further information submission including amendments to the Environmental Impact Assessment Report (EIAR). A hard copy is available to inspect at:

Our ref: NI2162 Dublin Street, Monaghan - Urban Regeneration Proposals

- Monaghan County Council Planning Offices, 1 Dublin Street, Monaghan, H18 X982 Between 09:15-13.00hrs and 13.30-17:00hrs
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1. The implications of the proposed development for proper planning and sustainable development in the area concerned;
2. The likely effects on the environment of the proposed development; and
3. The likely significant effects of the proposed development on European Sites.

Any submissions or observations must be received by An Bord Pleanála not later than **17:30pm on Wednesday 6th March 2024**.

Yours sincerely,
for RPS Ireland Limited (NI)

Catriona Morgan

Catriona Morgan
Senior Planner - Planning & Environment
catriona.morgan@rpsgroup.com
02896949957

cc: Mr Noel Finnegan, Monaghan County Council

**Our ref: NI2162 Dublin Street, Monaghan - Urban Regeneration
Proposals**

Elmwood House
74 Boucher Road, Belfast
Co. Antrim BT12 6RZ
T +44 2890 667 914

Date: 25 January 2024

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

By Email: landuseplanning@tii.ie

Dear Sir / Madam,

Further Information Submission to An Bord Pleanála in relation to an application for approval under Section 175 of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

Monaghan County Council – South Dublin Street and Backlands Regeneration Project

Monaghan County Council previously applied for approval on 31st August 2022 for proposed development works south of Dublin Street and its backlands, within Monaghan Town Centre. The proposed development covers an area of approximately 2.72ha and comprises urban regeneration and public realm proposals, as part of the South Dublin Street and Backlands Regeneration Project (ref. ABP-314502-22).

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1. The implications of the proposed development for proper planning and sustainable development in the area concerned;
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Yours sincerely,
for RPS Ireland Limited (NI)

Catriona Morgan

Catriona Morgan
Senior Planner - Planning & Environment
catriona.morgan@rpsgroup.com
02896949957

cc: Mr Noel Finnegan, Monaghan County Council

**Our ref: NI2162 Dublin Street, Monaghan - Urban Regeneration
Proposals**

Elmwood House
74 Boucher Road, Belfast
Co. Antrim BT12 6RZ
T +44 2890 667 914

Date: 25 January 2024

Darragh O'Brien T.D
Minister for Housing, Local Government and Heritage
Custom House
Dublin
D01 W6X0

By Email: manager.dau@housing.gov.ie

Dear Minister,

Further Information Submission to An Bord Pleanála in relation to an application for approval under Section 175 of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

Monaghan County Council – South Dublin Street and Backlands Regeneration Project

Monaghan County Council previously applied for approval on 31st August 2022 for proposed development works south of Dublin Street and its backlands, within Monaghan Town Centre. The proposed development covers an area of approximately 2.72ha and comprises urban regeneration and public realm proposals, as part of the South Dublin Street and Backlands Regeneration Project (ref. ABP-314502-22).

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Elmwood House
74 Boucher Road, Belfast
Co. Antrim BT12 6RZ
T +44 2890 667 914

Date: 25 January 2024

Failte Ireland
88 – 95 Amiens Street
Dublin
D01 WR86

By Email: planning.applications@failteireland.ie

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Our ref: NI2162 Dublin Street, Monaghan - Urban Regeneration Proposals

Elmwood House
74 Boucher Road, Belfast
Co. Antrim BT12 6RZ
T +44 2890 667 914

Date: 25 January 2024

Alison Harvey
The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

By Email: mail@heritagecouncil.ie

Dear Ms Harvey,

Further Information Submission to An Bord Pleanála in relation to an application for approval under Section 175 of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

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Catríona Morgan

Catríona Morgan
Senior Planner - Planning & Environment
catriona.morgan@rpsgroup.com
02896949957

cc: Mr Noel Finnegan, Monaghan County Council

Site Notice Nr. 1



Site Notice Nr. 2



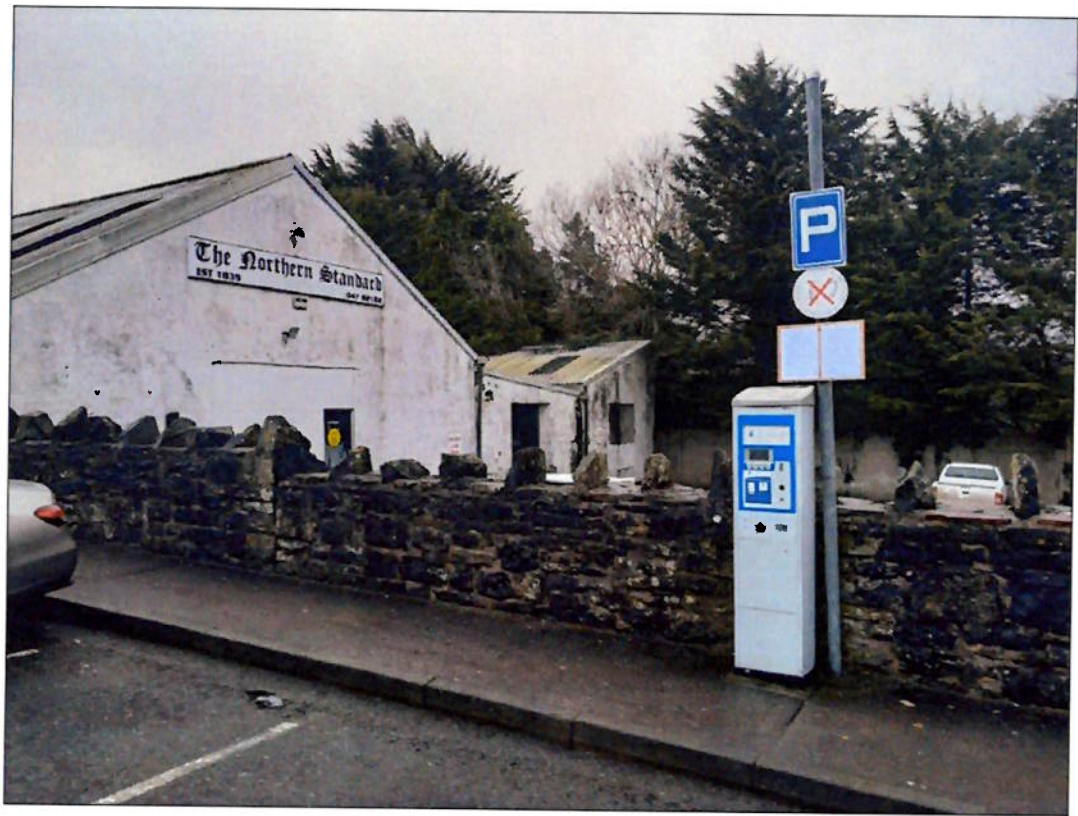
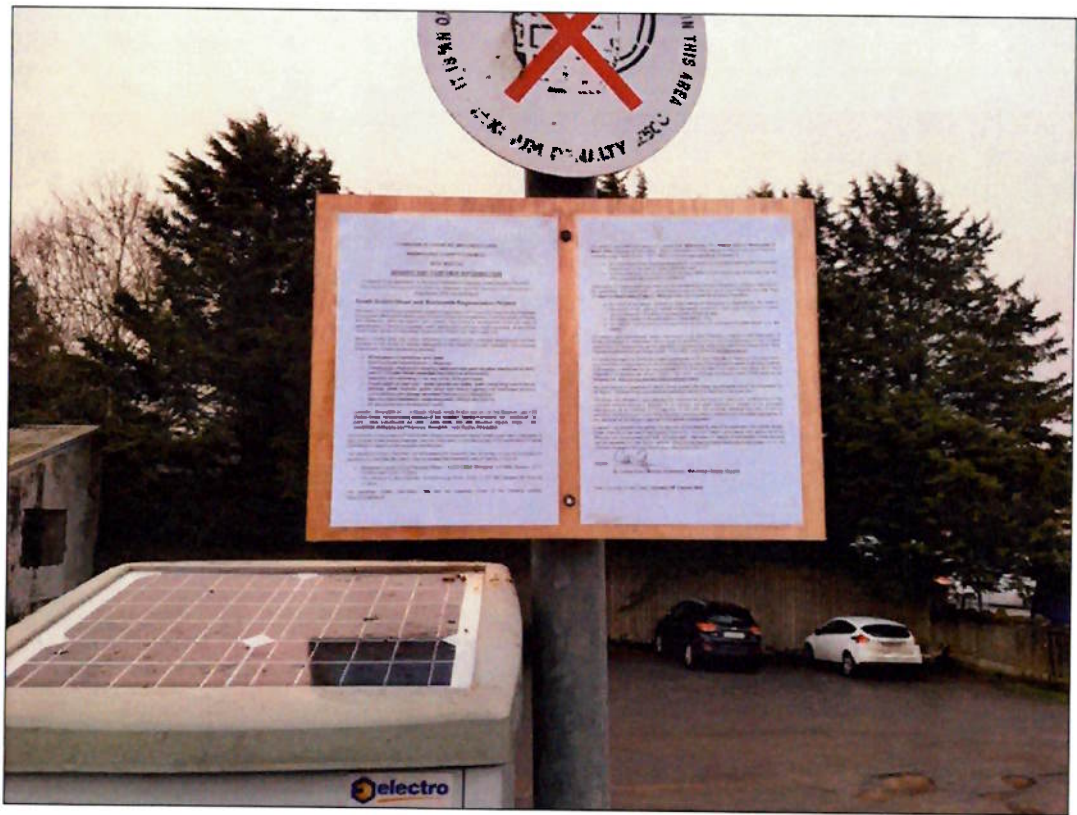
Site Notice Nr. 3



Site Notice Nr. 4



Site Notice Nr. 5



Site Notice Nr. 6

