

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)**
- **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.

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

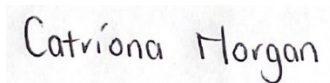
The significant further information may also be inspected online at the following website: <https://monaghan.ie/>.

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

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
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).

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)**
- **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.

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

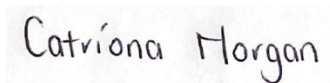
The significant further information may also be inspected online at the following website: <https://monaghan.ie/>.

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

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
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).

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)**
- **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.

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

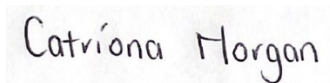
The significant further information may also be inspected online at the following website: <https://monaghan.ie/>.

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

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
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

Failte Ireland
88 – 95 Amiens Street
Dublin
D01 WR86

By Email: planning.applications@failteireland.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)**
- **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.

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

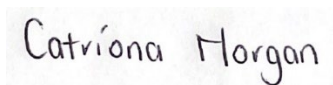
The significant further information may also be inspected online at the following website: <https://monaghan.ie/>.

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

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
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

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)

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)**
- **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.

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

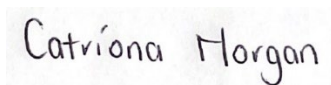
The significant further information may also be inspected online at the following website: <https://monaghan.ie/>.

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

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
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

An Taisce
5 Foster Place
Temple Bar
Dublin
D02 V0P9

By Email: planningreferrals@antaisce.org

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)**
- **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.

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

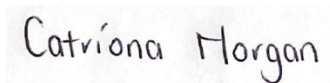
The significant further information may also be inspected online at the following website: <https://monaghan.ie/>.

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

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
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

Shane Hayes
Office of Public Works
Newtown
Trim
Co. Meath
C15 K8VO
Ireland

By Email: info@opw.ie

Dear Mr Hayes,

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)**
- **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.

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

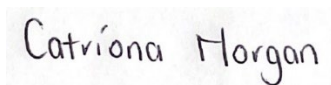
The significant further information may also be inspected online at the following website: <https://monaghan.ie/>.

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

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
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

An Chomhairle Ealaíon
70 Merrion Square
Dublin 2
D02 NY52

By Email: planning@artscouncil.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).

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)**
- **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.

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

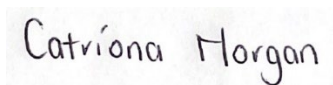
The significant further information may also be inspected online at the following website: <https://monaghan.ie/>.

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

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
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

Denise McManus
Irish Water
Colvill House
24-26 Talbot Street
Dublin
Ireland

By Email: planning@water.ie

Dear Ms McManus,

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)**
- **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.

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

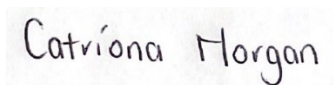
The significant further information may also be inspected online at the following website: <https://monaghan.ie/>.

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

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

cc: Mr Noel Finnegan, Monaghan County Council