

**Our ref: NI2162 South Dublin Street & Backlands Regeneration Project,
Monaghan**

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Date: 09 January 2023

Shane Hayes
Office of Public Works
Newtown
Trim
Co. Meath
C15 K870
Ireland

Dear Mr Hayes,

Planning Application under Sections 175 and 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) by Monaghan County Council for the South Dublin Street and Backlands Regeneration Project

An Bord Pleanála Reference: ABP-314501-22

Monaghan County Council – South Dublin Street and Backlands Regeneration Project

On behalf of Monaghan County Council, RPS submitted a planning application to An Bord Pleanála seeking approval for proposed development works south of Dublin Street and its backlands, in Monaghan Town Centre in August 2022. The Board has requested that a complete set of application documents are forwarded to the Office of Public Works seeking submissions / observations on the proposals.

The Proposed Development

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. More specifically, the proposal incorporates the following elements:

- **The demolition of buildings and structures, including street frontage buildings No's 8-11 Dublin Street and associated outbuildings and structures; the building to the rear of No. 24 Dublin Street; partial removal of the rear section of the Northern Standard building fronting the Lower Courthouse car park; storage sheds, walls, and fencing**
- **Construction of structural masonry walls and new facades/side elevations to No's 7 and 12-13 Dublin Street**
- **Creation of new urban civic spaces, streets, junctions, pedestrian pavements, steps, and cycle routes**
- **Construction of new public realm comprising new surfaces, kerbing, street furniture, public street and feature lighting, soft landscape planting, cycle parking and signage**
- **Clearance, regrading and creation of two potential development areas with supporting embankments, hardcore surfacing and boundary fencing**

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- New boundary treatments comprising walls, railings and fencing
- Alterations to the existing car parking layouts within the Courthouse car park and Lower Courthouse car park, and a reduction in long stay parking spaces
- Upgrading and installation of new utility services, CCTV, and a new ESB sub-station
- 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.

Submissions / Observations on the Proposed Development

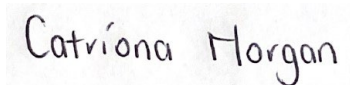
Please find enclosed a hard copy of the planning application documents including the Environmental Impact Assessment Report (EIAR) and the Natura Impact Statement (NIS).

Submissions or observations may be made in writing, within the period of 22 days from **Tuesday 10th January 2023 to Wednesday 1st February 2023** (inclusive of both dates), to An Bord Pleanála, 64 Marlborough Street, Dublin 1 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 **17.30hrs on Wednesday 1st February 2023**.

Yours sincerely,
for RPS Ireland Limited (NI)



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cc: Mr Noel Finnegan, Monaghan County Council