

**Our ref: South Dublin Street, Monaghan – Urban Regeneration
Proposals**

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Date: 1 September 2022

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

FAO: Ms Sarah Caulfield, SIDs Team

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|-------------------------|-------------------|
| AN BORD PLEANÁLA | |
| LDG- | _____ |
| ABP- | _____ |
| 05 SEP 2022 | |
| Fee: € | Type: _____ |
| Time: 13.14 | By: <i>Cowien</i> |

Dear Ms Caulfield,

Subject: Planning Application to An Bord Pleanála for approval under Sections 175 and 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

I refer to the above planning submission (made via file transfer on 31st August 2022) to An Bord Pleanála on behalf of Monaghan County Council, for the South Dublin Street and Backlands Regeneration proposals.

RPS noted an error in one of the supporting planning reports, submitted as part of the 'Planning Submission Documents' – an early, incomplete draft document titled '*South Dublin Street Monaghan Planning Statement August 2022*' was mistakenly included in the submission to ABP (in both the documents uploaded via file transfer, the hard copies, and the CD copy).

Please find enclosed the correct, final version of this supporting planning report, which is titled '**South Dublin Street Monaghan Planning Statement September 2022 Rev A**'. I would be grateful if you could discard the incomplete drafts within the hard copies at your office and replace it with the enclosed Reports. We apologise for any inconvenience.

The relevant Prescribed Authorities (under S.175 & S.177AE) have been alerted to the error, and RPS has furnished them with the correct, final version of this document on Thursday 1st September 2022.

The planning application, Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have not been made available to the public for viewing / inspection / purchase at this time, and as such, we do not believe there is any prejudice to a third party.

Please find enclosed two hard copies of the correct, final version document (**South Dublin Street Monaghan Planning Statement September 2022 Rev A**) for your records. I also enclose a CD copy of the entire submission to ABP offices for completeness.

I trust this information is sufficient for the purposes of validation and progression of the application, however, should you require clarification or any further information, please do not hesitate to contact me.

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

Yours sincerely,
for RPS Ireland Limited (NI)

Aideen McFerran

Aideen McFerran

Senior Associate - Planning & Environment

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cc: Mr Noel Finnegan, Monaghan County Council

Enc.

2 x Hard Copy Reports - 'South Dublin Street Monaghan Planning Statement September 2022 Rev A'

1 x CD Copy – Planning Submission, including EIAR and NIS.