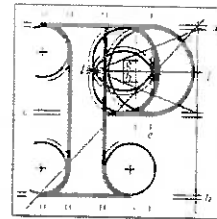


Our Case Number: ABP-314501-22

Your Reference: Monaghan County Council



An
Bord
Pleanála

RPS Consulting Engineers
Elmwood House
74 Boucher Road
Belfast
Co. Antrim
BT12 6RZ
Northern Ireland

Date: 10 April 2024

Re: South Dublin Street and Backlands Regeneration Project. The proposed development covers an area of approximately 2.72 hectares and comprises urban regeneration and public realm proposals. Properties at 7- 13 Dublin Street, lands to the rear of 1-9 The Diamond and 1-26 Dublin Street, the Courthouse car park, Lower Courthouse car park, Castle Road, and N54 Macartan (Broad) Road, townlands of Roosky and Tirkeenan, Co. Monaghan

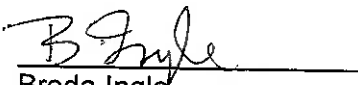
Dear Sir / Madam,

An Bord Pleanála has received your recent letter in relation to the above mentioned case. The contents of your letter have been noted.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Breda Ingle
Executive Officer
Direct Line: 01-8737291

CH08

Teil	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Sinead Singleton

Subject:

FW: APB-314501-22 South Dublin St & Backlands Regeneration: Further Information
South Dublin Street Monaghan Response to Submissions F01 - April 2024.pdf

Attachments:

From: Catriona Morgan <Catriona.Morgan@rpsgroup.com>

Sent: Tuesday, April 9, 2024 2:25 PM

To: Breda Ingle <breda.ingle@pleanala.ie>

Cc: Seamus Fay <Seamus.Fay@rpsgroup.com>

Subject: APB-314501-22 South Dublin St & Backlands Regeneration: Further Information

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good Afternoon Breda,

ABP-314501-22 South Dublin St & Backlands Regeneration: Submission in response to ABP Letter dated 20th March 2024

Further to your correspondence dated 20th March, please find enclosed response in relation to the submissions received by the Board.

I'd be grateful if you could confirm receipt & if you would like to discuss, please do not hesitate to give me a call.

Kind regards,
Catriona

Catriona Morgan

Senior Planner - Planning & Environment
RPS | Consulting UK & Ireland
United Kingdom

D 02896949957 M 07840722581
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RPS Group Limited web link: <http://www.rpsgroup.com>



Our ref: NI2162 Dublin Street, Monaghan - Urban Regeneration
Your ref: ABP-314501-22

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

Date: 9th April 2024

Ms Breda Ingle
Executive Officer
Strategic Infrastructure Development
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Dear Ms Ingle,

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

I refer to the above matter and to your letter of 20th March 2024 providing copies of submissions received in relation to the Further Information submitted on 5th December 2023.

Submission 1 - Transport Infrastructure Ireland

In respect of the TII submission, I can confirm that the detailed construction design of the raised table on the N54 national road and the materials to be used will comply with TII Publications design specifications and the TII Publications (Standard Construction Detail) CC-SCD-05145 (Raised Table Detail) for construction of raised tables on reduced speed limit urban national roads.

The development will be undertaken in accordance with the Design Report and Road Safety Audit which were previously submitted to and approved by TII.

Submission 2 – Annette McKenna

The submission from Ms McKenna raises concerns that the demolition of Numbers 8-11 Dublin Street will lead to loss of 3 businesses and that the creation of the plaza will not be of any benefit to the town.

The proposals to create a pedestrian civic plaza as outlined in the submitted plans reflects strategic vision and key concepts of the Dublin Street Regeneration Plan. That vision promotes consolidation of the urban structure to create new streets and public spaces which will integrate seamlessly with the existing town centre and introduce a new backlands quarter. The Dublin Street Regeneration Plan was adopted by Monaghan County Council and incorporated into the statutory Monaghan County Development Plan 2019-2025 (Monaghan Town Centre Objective MPO2 and Appendix 20).

The Regeneration Plan was in part developed to address concerns about declining footfall a high level of vacancy and dereliction of properties on Dublin Street.

It incorporates specific proposals for a new pedestrian civic square (Gavin Duffy Place), following in the tradition of Monaghan's historic squares, connected by narrow streets and to facilitate an increase in pedestrian footfall.

The development of the new pedestrian civic plaza is a core element of the regeneration proposals. The proposals will provide a high-quality environment and provide a legible, attractive and engaging place for all to use and enjoy. The aspiration for the scheme is to be a catalyst to encourage new development within the vicinity, enriching the quality of the urban area.

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

The proposed new fully pedestrianised public space connects Dublin Street through to its 'backland' areas, opening up new sites for development and enhancing pedestrian linkages throughout this area. The proposals focus on fully pedestrianised high quality public realm, encouraging activity, social interaction and providing connections into a new reimagined urban place.

The new pedestrian civic plaza is centred on a pedestrian first priority that complies with prevailing planning and urban regeneration policies and will create an enlivened vibrant space that will encourage frontage development, outdoor seating and an attractive space that people want to spend time in.

In conclusion, the proposal to form a new pedestrianised civic plaza connecting Dublin Street to the backlands area reflects the aspiration and vision of the original Dublin Street Regeneration Plan 2017 which has also been carried through into the Dublin Street and Backlands Regeneration Plan 2018. Both plans show delivery of this public space and linkage, that is critical to the overall regeneration objectives, through demolition of properties fronting onto Dublin Street. The demolition proposals are therefore necessary to facilitate delivery of the new pedestrian civic plaza and connection to the new backlands development quarter and to deliver on the objectives of the Dublin Street Regeneration Plan and the County Development Plan.

Please let me know if you require any further information.

Yours sincerely,
for RPS Ireland Limited (NI)

Catriona Morgan

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