



An
Bord
Pleanála

Memorandum

ABP-314501-22

Response to Further Information Request

To: Stephen Kay, Assistant Director of Planning

From: Alaine Clarke, SPI

Re: ABP-314501 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, Monaghan, Co. Monaghan

Date: 14th December 2023

The applicant, Monaghan County Council, made an application under section 175 and 177AE of the Planning and Development Act 2000, as amended, for a project comprising urban regeneration and public realm proposals at properties in the centre of Monaghan town.

Further Information Request

Further information (my Memo of 10th February 2023 refers) was sought from the applicant in respect of the following:

- built heritage (redesign of scheme to increase pedestrianisation, retention of buildings, reduction of vehicular access, reduction in block sizes);
- protected structure (re proposal to demolish outhouse within curtilage of PS);

- Visual Impact Assessment – verifiable views and photomontages, & additional view;
- Flood Risk & Drainage – re flood alleviation measures proposed for the area, volumes of attenuation, climate change, and cross section through site showing attenuation.
- Water quality & networks – incl. submitting a drainage layout map, and existing services network layout.
- Other issues relating to traffic management & auditing.
- updated EIAR, AA & Screening report addendums, as may be necessary.

Following an extension of time to respond to the request for further information, a response from the applicant was received on 7th December 2023.

The response includes revised drawings, which provides for a new pedestrian civic square (in lieu of a vehicular street), new gable elevation treatments at the square. New Design and Public Realm Statement are submitted. The scheme is amended to provide for 6 no. social housing units (apartments) – although don't form part of this application. It is now proposed to retain the outhouse within the curtilage of the protected structure. An additional viewpoint re Visual Impact Assessment is submitted. Drainage and water network drawings are now submitted and a revised EIAR is submitted.

Recommendation

With respect to the Response to Request for Further Information (RFI), I have reviewed the information submitted and am satisfied that the information submitted is significant and requires readvertisement of public notices.

Please request the applicant to upload the Response to Request for Further Information (received 07th December) to the dedicated SID website. Please ask applicant to circulate the response to the Request for FI to prescribed bodies (including OPW and Uisce Eireann) and third parties inviting comments. Please allow the appropriate period for responses.

Alaine Clarke

Alaine Clarke

Senior Planning Inspector

14th December 2023

Agreed
Stephen Kay.
18.12.2023.
