



An
Bord
Pleanála

SID Online Observation

Online Reference
SID-OBS-000280

Online Observation Details

Contact Name
Charlotte Sheridan

Lodgement Date
19/10/2022 16:49:10

Case Number / Description
314501

Payment Details

Payment Method
Online Payment

Cardholder Name
Charlotte Sheridan

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

Reason for Refund

Documents Returned to Observer

☐

Yes

☐

No

Request Emailed to Senior Executive Officer for Approval

☐

Yes

☐

No

Signed

EO

Date

Finance Section

Payment Reference

ch_3LueW1B1CW0EN5FC10CxOhIP

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board
Member

Date

Date

An Bord Pleanála

64 Marlborough Street,
Dublin 1,
D01 V902

19th of October 2022

Online Submission

Project: Case reference: JA18.314501 / ABP Ref 314501

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

Applicant: Monaghan County Council

Observer: Sheridan Woods Architects & Urban Planners Ltd

Dear Sirs

It is with great disappointment and regret that we, *Sheridan Woods, Architects & Urban Planners Ltd*, 14 Baggot Street Lower, Dublin 2, D02 HH68, wish to object to the South Dublin & Backland Project, Monaghan. We, prepared the *Dublin Street South Regeneration Plan* which formed the basis of this project and this current planning application.

Our objections are as follows:

- The application represents a crude engineering lead roads layout only, prioritising vehicular traffic which has lost most of the fundamental quality, values, and aspirations of our plan.
- There is no value given to the heritage of the town, the opportunities to create high quality public realm and civic spaces. Opportunities to promote pedestrian priority have been ignored. It is very clear that creativity, design, sensitivity to heritage and culture are all absent in this planning application.
- The loss of the birthplace of Charles Gavin Duffy (removed from the RPS) has not been justified. The provision of a high-quality civic space dedicated to his memory has not in any way materialised in this application.
- The loss of the outbuildings to the rear of Sherry's Public House (located within the curtilage of a RPS) demonstrates the absence of value placed on heritage and protected structures in this plan. This type outbuilding and courtyard settings are unique and form a rich part of the historic development of Monaghan town and Dublin St in particular.
- No real consideration has been given to how the laneways to Dublin Street will develop or how existing buildings could be activated to provide activity and passive surveillance of them. Detailed design, elevations, sections of these areas are absent from the planning application, which makes the full impact of the proposal impossible to assess.



Charlotte Sheridan, SWAUP
Kevin Woods, SWAUP
T/A Sheridan Woods Architects + Urban Planner's Ltd



Architect and Town Planner, Dip Arch BArch Sc MRPI MIPI
Architect and Urban Designer, Dip Arch BArch Sc MSc Urban Design FRIAI
10 Adelaide Road Dublin 2 Registered in Ireland Reg No. 375254

We request that An Bord Pleanála refuse this application or seek extensive further information from the applicant to address the significant issues identified above. We note that the regeneration of Dublin Street and backlands should aspire to achieve the level of public realm design standard recently implemented in towns and cities such as Clonakilty, Co. Cork, and the Viking Triangle, Waterford city.

For your information, we also enclose a copy of our letter of observations submitted to Monaghan County Council during the public consultation phase of the project (Appendix A). The concerns we raised in the observation are consistent with our concerns in our observation to An Bord Pleanála. We trust you will take this into account in this submission.

Yours sincerely



Kevin Woods Dip Arch B. Arch Sc MSc Urban Design FRIAI

Charlotte Sheridan Dip Arch Sc MRIAI MIPI

SHERIDAN WOODS



Encl

Appendix A – Sheridan Woods Observation to Monaghan County Council May 2022

Appendix A

Monaghan County Council,
Planning Offices,
1 Dublin Street,
Monaghan, H18 X982

21 May 2021 By Email I: PACC@rpsgroup.com

RE: South Dublin Street & Backlands Regeneration Scheme, Monaghan Town Centre

To whom it may concern,

On our own behalf, we Kevin Woods and Charlotte Sheridan of *Sheridan Woods Architects & Urban Planners Ltd* wish to comment on the proposed *South Dublin Street & Backlands Regeneration Scheme 2021*.

We were commissioned by *Monaghan County Council* to prepare the *Dublin Street Regeneration Plan* (DSRP 2017) which was adopted by variation in 2017 and is included in the *Monaghan County Development Plan 2019-2025*. The regeneration principles established in the DSRP 2017 was to create new linkages between land-locked brownfield lands and the existing street network through the creation of new streets and spaces, and the delineation of potential serviced and development sites that could develop as a whole or incrementally. The proposed new streets and spaces that connect Dublin Street to the backlands are a key element to integrate the historic street network to the regeneration area and to open up serviceable town centre land. This conforms with the National Planning Framework (NPF) National Planning Objectives (NPO) to enable infrastructure in towns that will encourage regeneration and renewal, including interventions in the public realm.

It is well understood that creating successful integrated new streets and spaces in historic and new contexts is entirely reliant on a design led approach and collaborative design input, from architects, conservation architects, landscape architects, urban designers and interpretative arts skills as well as engineering skills, in order to ensure that the urban interventions proposed add value and contribute to the enhancement of the quality of an urban environment. The demolition of historic fabric and urban interventions can only be justified with high quality design, and the achievement of a high level of enhancement and positive contribution so that the benefit of the intervention outweighs the cost associated with the loss of historic fabric.

The *South Dublin Street & Backland Regeneration Scheme 2021* as proposed is a very disappointing interpretation of the original DSRP 2017, and comprises a roads and parking layout only, with no progression of the original design intent. We recommend that Monaghan County Council augment their design team with the appropriate skills to ensure that design being progressed meets the aspirations set out in the original *Dublin Street Regeneration Plan* (2017), and the objectives of the URDF funding to create new, high quality streets and spaces.

We trust that Monaghan County Council will apply the appropriate collaborative skill set to progress the design in order to achieve the original high quality design intentions of this worthy project.

Kevin Woods FRIAI Architect & Urban Designer
Charlotte Sheridan MRIAI IPI Architect & Town Planner
SHERIDAN WOODS.



Charlotte Sheridan, SWAUP
Kevin Woods, SWAUP
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