
Attachments:

DSN_Observation Response_20.08.25.pdf

From: Kieran Carlin <kieran@carlinplanning.com>**Sent:** Wednesday 20 August 2025 16:56**To:** Breda Ingle <breda.ingle@pleanala.ie>; LAPS <laps@pleanala.ie>**Subject:** ABP-322359-25 - Dublin Street North and Backlands Regeneration Project

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Dear Breda,

Ref. ABP-322359-25 - Dublin Street North and Backlands Regeneration Project

Thank you for the letter dated 31st July 2025, with accompanying submissions. The applicant (Monaghan County Council (MCC)) welcomes the opportunity to respond and comment upon these submissions, as set out in the attached letter.

Two submissions have resulted in an amendment to the proposed layout, to retain the property owned / occupied by McKenna's public house. This has resulted in the Proposed Site Layout being amended and a number of plans being updated to ensure consistency across the planning pack. An updated drawing schedule has been included to confirm those drawings that have been amended.

Link to amended plans:  https://carlinplanninglimited-my.sharepoint.com/:f/g/personal/kieran_carlinplanning_com/EmqndIL5XjhBqAK3M-cyDfUBI57XCHAOV-woHWix434U5g?e=KTtdXp

We will ensure that two hard copies of all plans are forwarded to ACP as soon as possible.

Should you have any queries please do not hesitate to contact me.

Kind regards.

Kieran

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20th August 2025

Dear Breda,

Re. ABP-322359-25

Location: Dublin Street and back lands to the north, Old Cross Square and Diamond Centre Car Park, Monaghan Town Centre, in the townlands of Roosky and Tirkeenan, Co. Monaghan.

Proposal: Dublin Street North Regeneration Project

Thank you for the letter dated 31st July 2025, with accompanying submissions. The applicant (Monaghan County Council (MCC)) welcomes the opportunity to respond and comment upon these submissions, as set out below:

Submission	Summary of comments / issues	Action / Response
1. Cllr Sean Conlon	Objection to the proposed demolition of part of McKenna's public house.	MCC are committed to working with and supporting the local business community. Indeed, the central objective of the Dublin Street North Regeneration Masterplan is to enhance the vitality and viability of the town centre. It is considered that the retention of McKenna's property would not undermine the delivery of the Dublin Street North Regeneration Masterplan or conflict with the objectives of the Monaghan County Development Plan. While the illustrative Masterplan did show the property to be demolished and replaced with an 'infill' opportunity, we consider that it is appropriate not to demolish the property and to leave this decision to the landowner. This requires a minor alteration to the proposed site layout, which will involve the loss of a small area of

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		proposed public realm. There is no impact upon the alignment of the proposed Russel Row. This minor alteration does not affect the conclusions of the Natural Impact Statement or Environmental Impact Assessment Report (EIAR). Please refer to Chapter 4 (Section 4.6.1) of the EIAR which sets out the construction methodologies for partial demolitions and proposed new building facades, masonry walls and gable returns. Accompanying this letter is a suite of amended plans, including the Proposed Site Layout showing the property now retained. The amendment, while minor, has resulted in a number of plans being updated to ensure consistency across the planning pack.
2. Seamus McKenna	As above.	As above (Submission No. 1)
3. Department of Housing, Local Government and Heritage – Development Applications Unit	Pollution – Construction Environmental Management Plan required.	An Outline Construction Environmental Management Plan (oCEMP) was included as part of the planning pack and appended to the EIAR (Appendix 4.2). The oCEMP included a range of pollution control measures and a final CEMP will be finalised by the selected contractor.
	Invasive Species – INNS Management Plan to be included with CEMP.	An Invasive Species Management Plan (ISMP) was submitted (Appendix 9.3 of the EIAR). The management measures were also included within the oCEMP. It was recommended within the oCEMP that a further pre-construction Invasive Species survey be undertaken prior to demolition and enabling works. The ISMP will be updated accordingly and incorporated into the contractors final CEMP.
	Bats: ➤ Need for pre-commencement bat surveys.	As set out at Section 2.1 of the oCEMP, pre-commencement surveys for bats are proposed.
	➤ Woodland areas within the project area identified as having bat roosts / foraging potential should be retained.	The presence of trees and mature vegetation including their potential for bat roosts has significantly influenced the proposed site layout. The woodland located within the Old Infirmary Hill area of the site is to be retained. Section 9.8.4 of the EIAR confirms that “<i>No significant effects on bats are predicted as a result of the proposed development, with habitats, foraging areas and commuting corridors being retained within the Old Infirmary hill area.</i>” Section 9.7.3.3 also confirms that due to the retention of trees in this area that the potential for foraging and commuting bats will remain unchanged through the operational phase of the development.
	➤ Appropriate lighting in accordance with Bat Conservation Ireland lighting is recommended,	Within the Community Park (Old Infirmary Hill Area) lighting has been included to promote safety and deter anti-social behaviour. The lighting has been designed to reduce any impact on wildlife in line with the recommendations and mitigation contained at Chapter 9 of the EIAR. Section 9.7.3.3 recommends that new



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	to reduce impacts on foraging and roosting areas.	pathway lighting will be installed at lux levels of 5lux or less and designed in line with LLP & BCT guidance (GN08/23). This considers the existing lighting levels within the area. Drawing No. 22-22268-DLW-XX-XX-XX-E-00101-P03 Electrical Site Lighting Results proposes 12W 2700k Dark Sky Approved LED lighted with Glare hoods achieving the recommended lux levels. The proposed operational lighting is expected to have a negligible impact on bat activity.
	Swifts: Include swift boxes in design.	The applicant welcomes this suggestion and is content that an appropriate condition is applied.
	Biodiversity: ➤ Clearance of vegetation / felling outside nesting season (March - August)	This has already been proposed at Section 2.1.2 of the oCEMP, therefore the applicant has no objection.
	➤ Common Ivy – retain where possible.	As set out within Chapter 9 of the EIAR, Common Ivy was identified along some of the stone walls. The walls are mapped as BC1 at Appendix 9.8. While some of these walls are to be removed as part of the proposed development, the most significant area (the Old Infirmary Wall) will be retained as part of the proposals.
	➤ Lichen / moss survey prior to construction – mitigation to be agreed with ACP.	The applicant has no objection and is content that an appropriate condition is applied.
	Archaeology: Monitoring required. Conditions proposed.	The applicant has no objection to the proposed conditions.
4. Inland Fisheries	CEMP and Storm Water Management Plan.	An oCEMP and Drainage proposals have been provided. Final CEMP to be produced by the Contractor.
5. TII	Conditions proposed.	The applicant has no objection to the proposed conditions.
6. UE	Conditions proposed.	Noted and agreed.
7. Paudge Connolly	➤ Owner of 4 The Diamond Centre. ➤ Iconic Stone Building. ➤ Business operated successfully for the last 40 years. ➤ Other options should be considered.	The property at no. 4 the Diamond Centre is attached to McKenna's Bar (discussed at Point 1 above). Very robust consideration has been given to the retention of this property; however, it is considered that it's retention would undermine the key objectives of the Dublin Street North Regeneration Masterplan. The proposed linkage (Russell Row) between The Diamond Centre Car Park and Old Cross Square is a fundamental aspect of the proposed development. This provides a crucial physical and visual link. The removal of Mr Connolly's property was clearly envisaged on the illustrative masterplan contained within the Dublin Street North Regeneration Masterplan. It is noted that the proposed road (Russel Row) at this point is 'one way' and therefore its width, while



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		incorporating the appropriate design standards in relation to roads and pedestrian routes cannot be reduced any further. MCC will continue to engage with all affected landowners.

We hope that the above information satisfies ACPs request, however, should you have any queries or require any further information at this stage, please do not hesitate to contact me.

Yours sincerely,



John Scally

Principal Planner

