

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

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Date: 26 August 2022

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Dear Sir / Madam,

**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)**

Monaghan County Council hereby submits a full planning application 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), for proposed development works south of Dublin Street and its backlands in the townlands of Roosky and Tirkeenan, within Monaghan Town Centre, Co Monaghan. The proposed development covers an area of approximately 2.72ha and comprises urban regeneration and public realm proposals, as part of the South Dublin Street and Backlands Regeneration Project.

### **The Proposals**

In summary, the proposed development incorporates the following elements:

- **The demolition of buildings and structures, including street frontage buildings No's 8-11 Dublin Street and associated outbuildings and structures; the building to the rear of No. 24 Dublin Street; partial removal of the rear section of the Northern Standard building fronting the Lower Courthouse car park; storage sheds, walls, and fencing**
- **Construction of structural masonry walls and new facades/side elevations to No's 7 and 12-13 Dublin Street**
- **Creation of new urban civic spaces, streets, junctions, pedestrian pavements, steps, and cycle routes**
- **Construction of new public realm comprising new surfaces, kerbing, street furniture, public street and feature lighting, soft landscape planting, cycle parking and signage**
- **Clearance, regrading and creation of two potential development areas with supporting embankments, hardcore surfacing and boundary fencing**
- **New boundary treatments comprising walls, railings and fencing**
- **Alterations to the existing car parking layouts within the Courthouse car park and Lower Courthouse car park, and a reduction in long stay parking spaces**

- **Upgrading and installation of new utility services, CCTV, and a new ESB sub-station**
- **All associated site development works**

**Location: Properties at 7- 13 Dublin Street, lands to the rear of 1-9 The Diamond and 1-26 Dublin Street, incorporating sections of the Northern Standard property, the Courthouse car park, Lower Courthouse car park, Castle Road, and N54 Macartan (Broad) Road, in the townlands of Roosky and Tirkeenan, Monaghan Town Centre, Monaghan.**

The proposed development summarised above is the first step in delivering the regeneration proposals for the Dublin Street area of Monaghan town centre, and its backlands as set out in the **Dublin Street Regeneration Plan 2017**. This Plan sets out a strategic regeneration vision for Dublin Street and its environs, which focuses on consolidating the urban structure to create new streets and public spaces which will integrate seamlessly with the existing town centre and introduce a new backland quarter. The Plan was adopted by Monaghan County Council and varied into the statutory Monaghan County Development Plan 2019-2025.

More specifically, the aim for Dublin Street is to enhance permeability of the area, facilitate new and more compact development, create a legible network of connections and spaces for pedestrians and traffic, and provide an attractive place where people wish to live, work and visit. A well-defined and clear urban structure is fundamental in delivering a successful new neighbourhood and attracting new development. The proposals within this planning application are based on the overall design concept outlined in the Dublin Street Regeneration Plan and represent the initial phase (short term vision) of regeneration works.

A detailed outline of the regeneration proposals is provided in the submitted planning drawings, and in Chapter 2 Project Description of the Environmental Impact Assessment Report.

Monaghan County Council has secured funding from Project Ireland 2040 through the Urban Regeneration Development Fund (URDF) to progress the project (short term vision) through design and planning phases.

## **The Planning Submission**

This submission includes the following items, as required by the Planning & Development Act 2000 (as amended) and the Planning & Development Regulations 2001 (as amended):

- Copy of newspaper advert (Northern Standard, published Thursday 25<sup>th</sup> August 2022)
- Copy of the site notice (erected Thursday 25<sup>th</sup> August 2022)
- Site notice photographs
- Copy of the letters to Prescribed Authorities
- List of Prescribed Authorities notified
- Copy of EIAR portal notification
- Suite of planning drawings
- Planning Statement

The development proposals outlined in the planning drawings referenced above have been designed within the extents of the project area, as defined by the topographical survey undertaken in 2020. It is considered that this survey provides the most up to date and accurate representation of the proposed development area, in terms of building boundaries and existing site features on the ground. In overlaying the topographical data onto the vector mapping, for the purposes of the planning application, it has become apparent that there are clear inconsistencies in the location of known site features and / or building lines and boundaries.

In this context, the red line boundary of proposed development as shown on Planning Drawing LA0001-01 has been derived through a combination of the vector mapping and the topographical survey data of the area. As a result, the detailed proposals outlined on the General Arrangement Drawing GA1001 do not extend fully up to the red line boundary, in a number of locations due to the inconsistencies in site feature boundaries.

In addition, there are a number of locations where the red line boundary (shown on Planning Drawing LA001-01) extends somewhat further than the extent of development proposed on Planning Drawing GA1001 –

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primarily along the existing road network i.e., along the N54 Macartan (Broad) Road, Dublin Street, and the Courthouse car parks. This relates to the proposed below-ground connections required to tie into existing utilities and services.

It should be noted that whilst Monaghan County Council holds title to a considerable extent of land within the boundary of the proposed development, the remaining lands are within third party ownership. The Council has been engaging with the relevant third party landowners over the past 12-18 months, regarding details of the proposed development and issues relating to land acquisition. Whilst these discussions are continuing, it is likely that the Council will bring forward an application to An Bord Pleanála for the Compulsory Purchase of Land in connection with the proposed development at a later date.

### **Environmental Impact Assessment and Appropriate Assessment**

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared and included as part of the application for approval in respect of the proposed development. The submission documents are listed below for your information.

RPS prepared an EIA Screening Report on the basis that the proposal is identified as a class of development specified in Part 2, Schedule 5 Planning and Development Regulations. The project was screened under Category 10(b)(vi) Infrastructure Projects, and due to its size (2.11ha) at the early planning stages, it exceeded the size thresholds under this category for a proposal within a business district. As such the proposed development is considered an EIA development and this Environmental Impact Assessment Report (EIAR) has been prepared in support of the planning application.

In tandem, RPS carried out a Screening for Appropriate Assessment (AA) to assess whether the proposed development, individually or in combination with any other plans or projects, was likely to have a significant effect on any European site. The report concluded that a Stage 2 Appropriate Assessment was required, and a Natura Impact Statement is included within the planning submission.

### **Public Viewing, Submissions / Observations**

The particulars of the development, together with the EIAR and the NIS will be available for inspection, within the period of 6 weeks from **Wednesday 7<sup>th</sup> September 2022 to Wednesday 19<sup>th</sup> October 2022** (inclusive of both dates) at:

- Monaghan County Council Planning Offices, 1 Dublin Street, Monaghan, H18 X982 Between 09:15-13.00hrs and 13.30-17:00hrs
- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 09:15hrs and 17:30hrs

The plans and particulars of the development together with the EIAR and the NIS may also be inspected online at the following website: <https://monaghan.ie/>.

### **Planning Application Fee**

The prescribed fee of €30,000 was credited to An Bord Pleanála's bank account (AIB Account: 00316067) by the applicant on Friday 19<sup>th</sup> August 2022, with the accompanying reference noted as **MCC: URDF - 0438620C**.

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.

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Yours sincerely,  
for RPS Ireland Limited (NI)

A handwritten signature in black ink that reads "Aideen McFerran". The signature is written in a cursive, flowing style.

**Aideen McFerran**

Senior Associate - Planning & Environment

[aideen.mcferran@rpsgroup.com](mailto:aideen.mcferran@rpsgroup.com)

02890 667 914

cc: Mr Noel Finnegan, Monaghan County Council