

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

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

Date: 30 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)

List of statutory bodies to which notice of this application was sent under Section 175(4)(b) and 177AE(4)(b) of the Planning and Development Act 2000 (as amended) on 26th August 2022:

- Minister for the Department of Housing, Local Government and Heritage
- Transport Infrastructure Ireland
- Fáilte Ireland
- An Chomhairle Ealaíon
- An Taisce
- The Heritage Council
- Inland Fisheries Ireland

Please find enclosed copies of the notifications that have been sent to the above list of bodies along with an electronic copy of the application, Environmental Impact Assessment Report and Natura Impact Statement.

Yours sincerely,
for RPS Ireland Limited (NI)



Aideen McFerran

Senior Associate - Planning & Environment
aideen.mcferran@rpsgroup.com
02890 667 914

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

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

Date: 26 August 2022

Peter Burke T.D
Minister for Housing, Local Government and Heritage
Custom House
Dublin
D01 W6X0

By Email: ministerofstate@housing.gov.ie

Dear Minister,

**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 – South Dublin Street and Backlands Regeneration Project

Notice is hereby given in accordance with the provisions of **Section 175(4)(b)** and **Section 177AE(4)(b)** of the Planning and Development Act 2000 (as amended) of an application to An Bord Pleanála by Monaghan County Council, for approval for proposed development works south of Dublin Street and its backlands, within Monaghan Town Centre. 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 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**
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- **All associated site development works**

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

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.

Please find enclosed an electronic copy of the planning application including the Environmental Impact Assessment Report (EIAR) and the Natura Impact Statement (NIS). A hard copy is available to inspect 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/>

Submissions or observations may be made in writing, within the period of 6 weeks from **Wednesday 7th September 2022 to Wednesday 19th October 2022** (inclusive of both dates), to An Bord Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 or online at www.pleanala.ie in respect of:

1. The implications of the proposed development for proper planning and sustainable development in the area concerned;
2. The likely effects on the environment of the proposed development; and
3. The likely significant effects of the proposed development on European Sites.

Any submissions or observations must be received by An Bord Pleanála not later than **17.30hrs on Wednesday 19th October 2022**.

Yours sincerely,
for RPS Ireland Limited (NI)



Aideen McFerran

Senior Associate - Planning & Environment

aideen.mcferran@rpsgroup.com

02890 667 914

cc: Mr Noel Finnegan, Monaghan County Council

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

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

Date: 26 August 2022

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

By Email: info@tii.ie

Dear Sir/Madam,

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 – South Dublin Street and Backlands Regeneration Project

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The proposed development incorporates the following elements:

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Yours sincerely,
for RPS Ireland Limited (NI)



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02890 667 914

cc: Mr Noel Finnegan, Monaghan County Council

**Our ref: NI2162 Dublin Street, Monaghan – Urban Regeneration
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Elmwood House
74 Boucher Road, Belfast
Co. Antrim BT12 6RZ
T +44 2890 667 914

Date: 26 August 2022

Failte Ireland
88 – 95 Amiens Street
Dublin
D01 WR86

By Email: planningapplications@failteireland.ie

Dear Sir/Madam,

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 – South Dublin Street and Backlands Regeneration Project

Notice is hereby given in accordance with the provisions of **Section 175(4)(b)** and **Section 177AE(4)(b)** of the Planning and Development Act 2000 (as amended) of an application to An Bord Pleanála by Monaghan County Council, for approval for proposed development works south of Dublin Street and its backlands, within Monaghan Town Centre. 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 proposed development incorporates the following elements:

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Yours sincerely,
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cc: Mr Noel Finnegan, Monaghan County Council

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

Date: 26 August 2022

An Chomhairle Ealaíon
70 Merrion Square
Dublin 2
D02 NY52

By Email: planning@artscouncil.ie

Dear Minister,

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 – South Dublin Street and Backlands Regeneration Project

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Aideen McFerran

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cc: Mr Noel Finnegan, Monaghan County Council

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

Date: 26 August 2022

An Taisce
Tailors' Hall
Back Lane
Dublin
D08 X2A3

By Email: info@antaisce.org

Dear Sir/Madam,

**Planning Application to An Bord Pleanála for approval under Sections 175 and 177AE of the
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Monaghan County Council – South Dublin Street and Backlands Regeneration Project

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Yours sincerely,
for RPS Ireland Limited (NI)



Aideen McFerran

Senior Associate - Planning & Environment

aideen.mcferran@rpsgroup.com

02890 667 914

cc: Mr Noel Finnegan, Monaghan County Council

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

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

Date: 26 August 2022

Alison Harvey
The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

By Email: mail@heritagecouncil.ie

Dear Ms Harvey,

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 – South Dublin Street and Backlands Regeneration Project

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cc: Mr Noel Finnegan, Monaghan County Council

**Our ref: NI2162 Dublin Street, Monaghan – Urban Regeneration
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Elmwood House
74 Boucher Road, Belfast
Co. Antrim BT12 6RZ
T +44 2890 667 914

Date: 26 August 2022

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin
D24 Y265

By Email: environmentalplanning@fisheriesireland.ie

Dear Sir/Madam,

**Planning Application to An Bord Pleanála for approval under Sections 175 and 177AE of the
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