

COMHAIRLE CHONTAE MHUINEACHAIN

MONAGHAN COUNTY COUNCIL

SITE NOTICE

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)

South Dublin Street and Backlands Regeneration Project

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for proposed development works south of Dublin Street and its backlands in the townlands of Roosky and Tirkeenan 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**
- **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.

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 particulars of the development, together with the EIAR and the NIS will be available for inspection free of charge, or may be purchased on payment of a specified fee (which shall not exceed the reasonable cost of making a copy) 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/>

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

- a) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and
- b) the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Any submission or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than **17.30hrs on Wednesday 19th October 2022** and must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

Any submissions or observations which do not comply with these requirements cannot be considered by the Board. The Board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to: (a)(i) approve the proposed development; (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to any approval; or (b) refuse to approve the proposed development.

A person may question the validity of a decision of the Bord by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S.I. No.15 of 1986) in accordance with section 50 of the Planning and Development Act 2000 (as amended). Information in respect of the judicial review process can be accessed on the Bord's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Signed: _____

Mr. Cathal Flynn, Director of Services, Monaghan County Council

Date of erection of site notice: **Thursday 25th August 2022**