

# NEWSPAPER 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)**

### **Dublin Street North and Backlands Regeneration Project**

Notice is hereby given that Monaghan County Council proposes to seek planning permission from An Bord Pleanála for proposed development of works at Dublin Street, land north of Dublin Street, and its backlands, Old Cross Square, Diamond Centre Car Park, Monaghan Town Centre, in the townlands of Roosky and Tirkeenan, Co. Monaghan. The proposed development comprises urban regeneration and public realm proposals as part of the Dublin Street North Regeneration Project. The proposed development comprises the following components:

- 1. Creation of new central street to the rear of properties fronting Dublin Street (connecting Diamond Centre Car Park with Old Cross Square), provision of car park/temporary event space and regrading of land to accommodate future development.**
- 2. Creation of new public park with associated pedestrian paths, landscaping and lighting.**
- 3. Public realm improvements along Dublin Street (within Dublin Street Architectural Conservation Area) to include resurfacing, new pedestrian pavements (including widening) and relocation of on-street car parking spaces.**
- 4. Public realm improvements to Old Cross Square to include the creation of urban civic spaces, pedestrian pavements, cycle routes, street furniture. Relocation of Old Cross Monument (Scheduled Monument Record and Protected Structure)**
- 5. Public realm enhancements at Diamond Centre Car Park to include reconfiguration of car parking, resurfacing, cycle infrastructure and associate street furniture.**
- 6. Reinforcement of existing vegetation and new soft landscaping throughout, new boundary treatments, street lighting, sustainable urban drainage systems (raingardens and permeable surfacing).**
- 7. Upgrading and installation of new utility services and CCTV.**
- 8. Demolition of buildings and structures located at Unit 1 & Unit 2 Old Cross Square and to the rear (north-east) of No. 32-62 Dublin Street including a structure within the curtilage of No. 57 Dublin Street (Protected Structure) and No. 4 The Diamond Centre. Reconstruction of building elevations where required.**
- 9. All other associated site and developments works.**

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) **during the period 1<sup>st</sup> May to 12<sup>th</sup> June 2025 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, DO1 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 **1<sup>st</sup> May to 12<sup>th</sup> June 2025** (inclusive of both dates), **make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 DO1 V902 or online at [www.pleanala.ie](http://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 of the proposed development
- c) or the likely significant effects of the proposed development on a European Site, 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 5:30pm on the **12<sup>th</sup> June 2025** 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.

Submissions or observations can be submitted via the Boards online portal at <https://online.pleanala.ie/en-ie/sid/observation>. 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, (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 an approval or b) Refuse to approve the proposed development.

A person may question the validity of a decision of the Board 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 Board's website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed: Cathal Flynn, Director of Services, Monaghan County Council

Date: 17<sup>th</sup> April 2025

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**TO LET 15 ACRES FOR CUTTING CARRICKMACROSS AREA**  
Tel: 087 2254401

## SOCIAL DANCING

**SOCIAL DANCING**  
in Gallonry House, Maudabawn (H16 X409)  
On Saturday 19th April  
Music By Seamus & Bernard  
Dancing 9 to 11.30 pm  
Supper Served.

## PLANNING

**Monaghan County Council**  
We, Niall Keenan & Moira Kelly, intend to apply for Permission for development to construct a new two storey dwelling house, ancillary garage, waste water treatment system, polishing filter, new entrance onto public road and all associated works at Corrummans Middle, Donaghmoyn, Co Monaghan. This planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council during its public opening hours and that a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.  
Signed: Niall Keenan & Moira Kelly (Applicant)

## PLANNING

**Cavan County Council**  
I, James Toner, intend to apply for Permission for a development at Bogh, Maudabawn, Co. Cavan. The development will consist of a single storey dwelling house, single storey domestic garage, wastewater treatment system and percolation area, provision of entrance/exit onto public road, entrance walls and piers together with all ancillary site development works. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority at Cavan County Council, Farnham Centre, Farnham Street, Cavan during its public opening hours. A submission or observation in relation to the application may be made to the planning authority in writing on payment of €20 within a period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: James Toner

**Monaghan County Council**  
Rebecca Ross & David Conly are Applying To The Above Planning Authority For Full Planning Permission To Construct A New Bungalow Style Dwellinghouse & Detached Domestic Garage, New Domestic Entrance, Install New Mechanical Effluent Treatment System & Subsoil Percolation Area Together With All Ancillary Works At Comasco & Glenish Td's, Dunraymond, Co. Monaghan. The Planning Application may be inspected / purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council, County Offices, No. 1, Dublin Street, Monaghan, during public opening hours, Monday to Friday, excluding bank holidays. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Rebecca Ross & David Conly

**Monaghan County Council**  
Cadden Farm Supplies Ltd Is Applying To The Above Planning Authority For Full Planning Permission To Retain As Constructed existing Agricultural Supplies Store, Vertical Meal Bins, Perimeter Security Fencing, existing site entrance and also construct new three bay extension to existing agricultural supplies store together with all ancillary site works to existing premises At Killymarran Td., Ballinode, Co. Monaghan. The Planning Application may be inspected / purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council, County Offices, No. 1, Dublin Street, Monaghan, during public opening hours, Monday to Friday, excluding bank holidays. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Joe Beggan  
Bsc (Hons) Eng, A. Eng, MIEI, MCSI, MCIQB, MCABE  
087-2924047  
jgbeagan@gmail.com

**Monaghan County Council**  
We, Gavin Clerkin and Teresa Comiskey are applying for planning permission to construct a two storey dwellinghouse, detached domestic garage, new site entrance onto existing public road, proprietary wastewater treatment system and all ancillary site works at Lattacoy Td., Shantonagh, Castleblayney, Co. Monaghan. The Planning Application may be inspected / purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council during its public opening hours, Monday to Friday, excluding bank holidays. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Stephen Moffett

**Monaghan County Council**  
We, Currin GAA, intend to apply for permission for development at Currin GAA Club, Hilton Demesne and Coolinacree, Scotstown, Co. Monaghan. The development will consist of the construction of a new gym building, a new vehicular access, the extension of existing site curtilage to provide a new training pitch, walking track, ball stops, floodlights, additional car parking, and all associated site works. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, within the period of 5 weeks beginning on the date of receipt by the authority of the application.  
Signed: Stephen Moffett

## PLANNING

**Monaghan County Council**  
Michelle Lester is applying to the above planning authority for planning permission to (a) retain underground cattle-slurry storage tank & (b) construct a slatted shed for the housing of livestock (over said tank), to include dry bedded lie-back area & holding / handling facility, together with other associated ancillary site works at Monintin, Ballybay, Co. Monaghan. The Planning Application may be inspected / purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council Planning Office, No. 1, Dublin St., Monaghan, during public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Stephen Moffett

**moffett ARCHITECTURAL**  
design: for home, farm & business  
Corlea, Ballybay, Co. Monaghan  
087 661 0834  
info@moffettarchitectural.ie

**Monaghan County Council**  
Martin McAdam is applying to the above planning authority for planning permission to construct a slatted shed for the housing of livestock, incorporating alterations to existing livestock housing, together with other associated ancillary site works, at Lisdaragh, Newbliss, Co. Monaghan. The Planning Application may be inspected / purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council Planning Office, No. 1, Dublin St., Monaghan, during public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Stephen Moffett

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**Monaghan County Council**  
Gerard Clerkin is applying to the above planning authority for planning permission to construct a slatted shed for the housing of livestock, incorporating a roofed holding / handling facility, together with other associated ancillary site works, at Gola (English), Scotstown, Co. Monaghan. The Planning Application may be inspected / purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council Planning Office, No. 1, Dublin St., Monaghan, during public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Stephen Moffett

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**Monaghan County Council**  
Planning Permission is sought to construct a bungalow, effluent treatment system & percolation, new south entrance, landscaping and associated site development works at Lisdaragh, Scotstown, Co. Monaghan. The Planning Application may be inspected / purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Planning Authority. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Stephen Moffett

## PLANNING

**Monaghan County Council**  
The Committee of First Ballybay Presbyterian Church are applying to the above planning authority for planning permission to carry out works to the curtilage & site area of same. Said church is listed within the Record of Protected Structures within the current Monaghan County Development Plan, Ref. No. 41401809 & is also listed within the National Inventory of Architectural Heritage (NIAH) with 'Regional' rating & Ref. No. 41401826. The works shall include: a) Demolition of former school building to Northern side of site. b) Creation of new vehicular site entrance from public road to Northern Boundary, which includes the partial removal of boundary wall c) Creation of vehicular access route from said new entrance, to perimeter hand standing area of church building. d) Conversion & adaptation of existing tennis court area to lined-out car parking, with additional disabled parking provided to south of church building. e) Re-grading of perimeter driveway / hand standing area to church building, to include low level perimeter railing, drainage works & tar-and-chip type surfacing. f) Replastering & repair of entrance piers to West of site. All along with other associated ancillary site works at Derryvalley, Ballybay, Co. Monaghan. The Planning Application may be inspected / purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council Planning Office, No. 1, Dublin St., Monaghan, during public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Ronan Fitzpatrick

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087 661 0834  
info@moffettarchitectural.ie

**Monaghan County Council**  
David McCoy is applying to the above planning authority for planning permission to construct a dry bedded shed for the housing of livestock, together with other associated ancillary site works, using existing site entrance / access, at Mullaghmore North, Tydavnet, Co. Monaghan. The proposal also involves the demolition of existing agricultural buildings. The Planning Application may be inspected / purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council Planning Office, No. 1, Dublin St., Monaghan, during public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Stephen Moffett

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**Monaghan County Council**  
The plans and 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) during the period 1st May to 12th June 2025 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. Any person may, within the period of 6 weeks from 1st May to 12th June 2025 (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](http://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 of the proposed development or the likely significant effects of the proposed development on a European Site, 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 5:30pm on the 12th June 2025 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. Submissions or observations can be submitted via the Boards online portal at <https://online.pleanala.ie/en-ie/sid/observation>. 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, (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 an approval or b) Refuse to approve the proposed development. A person may question the validity of a decision of the Board 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 Board's website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website [www.citizensinformation.ie](http://www.citizensinformation.ie) Signed: Cathal Flynn, Director of Services, Monaghan County Council Date: 17th April 2025

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info@moffettarchitectural.ie

**Monaghan County Council**  
The Planning Application may be inspected / purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Planning Authority. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Stephen Moffett

## PLANNING

**Monaghan County Council**  
An application is being made to Monaghan County Council on behalf of Gavin Mc Kernan for planning permission for development at Drumully Road, Emyvale, Co. Monaghan. The development will consist of the erection of a detached storey and a half dormer dwelling, new site access to the public road including new entrance gates and piers, access lane, connection to public services and all associated site works. The Planning Application may be inspected / purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council, No.1 Dublin Street, Monaghan, Co. Monaghan during public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
Signed: Ronan Fitzpatrick

**craftstudio**  
ARCHITECTS  
Old Train Station,  
North Road,  
Monaghan,  
047-71568  
info@craftstudio.ie  
www.craftstudio.ie

**Monaghan County Council**  
The Planning Application may be inspected / purchased, at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council Planning Office, No. 1, Dublin St., Monaghan, during public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of €20 within the period of 5 weeks beginning on the date of receipt by the planning authority of the application. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.  
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Signed: Stephen Moffett

## PLANNING

**Monaghan County Council**  
SIGNIFICANT FURTHER INFORMATION/ REVISED PLANS  
We Barry & Ellen McMeel are submitting significant further information / revised plans in relation to Planning Application Ref: 24/60408 at Derryrassell East, Scotstown, Co. Monaghan. The further information / revised plans submitted include the following: • Amended Site Layout Plan including revised site boundary. • Amended dwelling design. Significant Further Information / Revised Plans has / have been furnished to Monaghan County Council in respect of this proposed development, and is/ are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of Monaghan County Council, Planning Office, 1 Dublin Street, Monaghan during public opening hours. A submission or observation in relation to the further information or revised plans may be made in writing to the planning authority not later than 2 weeks after the receipt of both the newspaper notice and site notice by the planning authority. A submission or observation must be accompanied by the prescribed fee of €20, except in the case of a person or body who has already made a submission or observation.  
Signed: Ronan Fitzpatrick

**CSP**  
ARCHITECTS  
Old Train Station,  
North Road,  
Monaghan,  
047-71568  
info@craftstudio.ie  
www.craftstudio.ie

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Signed: Stephen Moffett

## Thanksgivings

**ST MARY MAGDALENE**  
Saint Mary Magdalene please Pray for me. - M.M.

**THE MIRACLE PRAYER**  
Dear Heart of Jesus. In the past I have asked for many favours. This time I ask for a special one (mention here). Take it dear Heart of Jesus and place it within your own broken heart where your Father sees it. Then in his merciful eyes it will become Your favour not mine. Amen. Say this prayer for three days. Promise publication of prayer and favour will be granted, no matter how impossible. Never known to fail. - M.McK.

**NOVENA TO THE SACRED HEART**  
Dear Sacred Heart of Jesus in the past I have asked for many favours. This time I ask you for this special favour (mention it). Take it dear Heart of Jesus and place it within your own broken heart where your Father sees it. Then in his merciful eyes it will become Your favour not mine. Amen. Say this prayer for three consecutive days. After three days the prayer will be granted. This prayer must be published. With grateful thanks to the Sacred Heart of Jesus for favours granted. - M. T.

**THE MIRACLE PRAYER**  
Dear Heart of Jesus. In the past I have asked for many favours. This time I ask for a special one (mention here). Take it dear Heart of Jesus and place it within your own broken heart where your Father sees it. Then in his merciful eyes it will become Your favour not mine. Amen. Say this prayer for three consecutive days. Promise publication of prayer and favour will be granted, no matter how impossible. Never known to fail. - P.

## PUBLIC NOTICES

**Gospel Hall**  
North Road,  
Monaghan  
**Gospel Meeting**  
7pm, Lord's Day,  
20th April (DV)  
Speaker: Jonathan  
Jonaham  
\*That God commends his love toward us, in that while we were yet sinners, Christ died for us.  
(Romans 5:8)

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