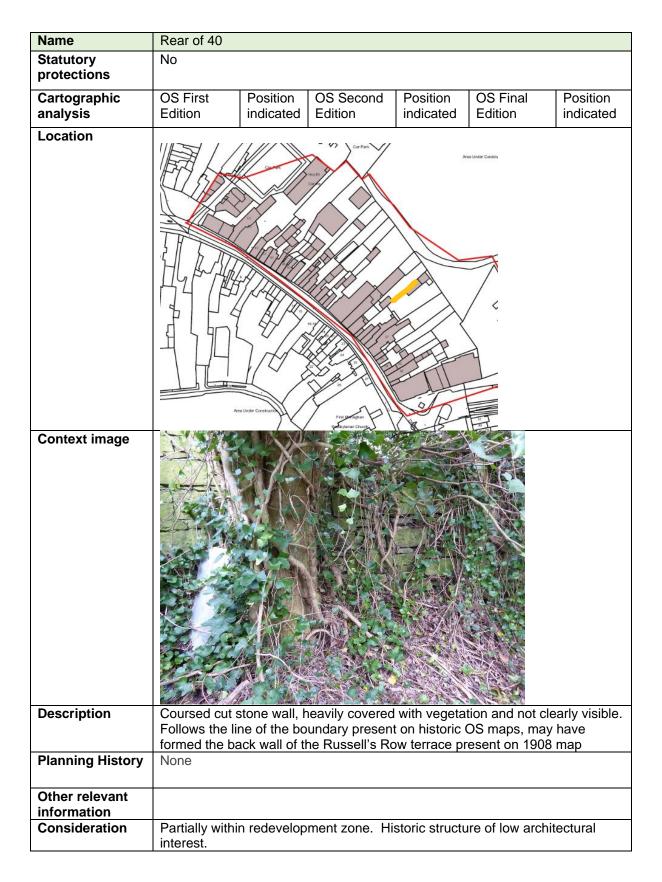


	<image/>
Description	Coursed rubble flanking and retaining parapet walls to stone steps, heavily
	colonised by vegetation and height has been raised with concrete block. Historic OS maps and photograph from c.1970 indicate a lean-to building in this area, so this wall was likely at least partially internal.
Planning History	None
Other relevant information	
Consideration	Historic structure of low architectural interest.

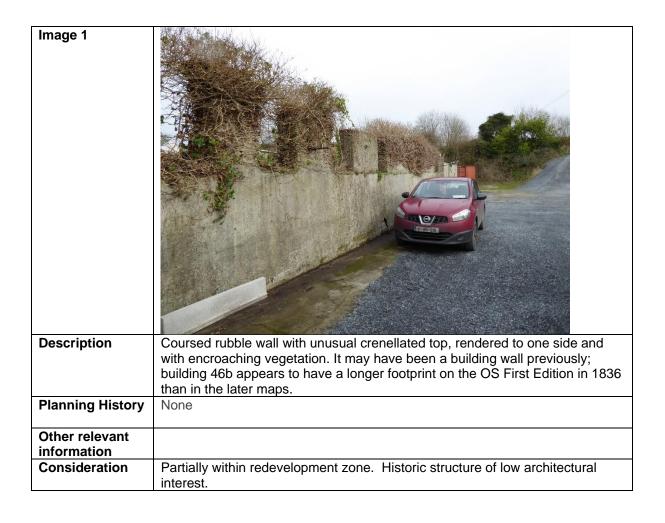
Name	Rear of 32					
Statutory protections	No					
Cartographic analysis	OS First Edition	Position indicated	OS Second Edition	Position indicated	OS Final Edition	Position indicated
Location					es Under Constru	
Context image						

Description	Stone boundary wall of varying rubble sizes, painted in some areas and modified with concrete block in others. Historic OS maps and photograph from c.1970 indicate a lean-to building in this area, so this wall was likely at least partially internal.
Planning History	None
Other relevant information	
Consideration	Historic structure of low architectural interest.



8.3.6 Stone Wall SW06

Name	Rear of 46					
Statutory protections	No					
Cartographic analysis	OS First Edition	Position indicated	OS Second Edition	Position indicated	OS Final Edition	Position indicated
Location			Cerbes		es Linder Constru	
Context image						



8.3.7 Stone Wall SW07

Name	Rear of 54					
Statutory protections	No					
Cartographic analysis	OS First Edition	Position indicated	OS Second Edition	Position indicated	OS Final Edition	Position indicated
Location					a Under Constru	
Context image						
Description Planning History	Coursed rubb First Edition ir None	le wall with n 1836.	coping to top.	Follows the	line present or	n the OS
Other relevant information						
Consideration	Partially within	n redevelop	ment zone. His	storic structu	re of low archi	tectural
	interest.	•				

Name	Rear of 54					
Statutory protections	No					
Cartographic analysis	OS First Edition	Position indicated	OS Second Edition	Position indicated	OS Final Edition	Position indicated
Location			Cor Pax		es Under Constru	
Context image						

Image 2	
Description	Painted coursed rubble wall with coping to top. Follows the line present on the OS First Edition in 1836.
Planning History	None
Other relevant information	
Consideration	Partially within redevelopment zone. Historic structure of low architectural interest.

8.4 Old Cross Square

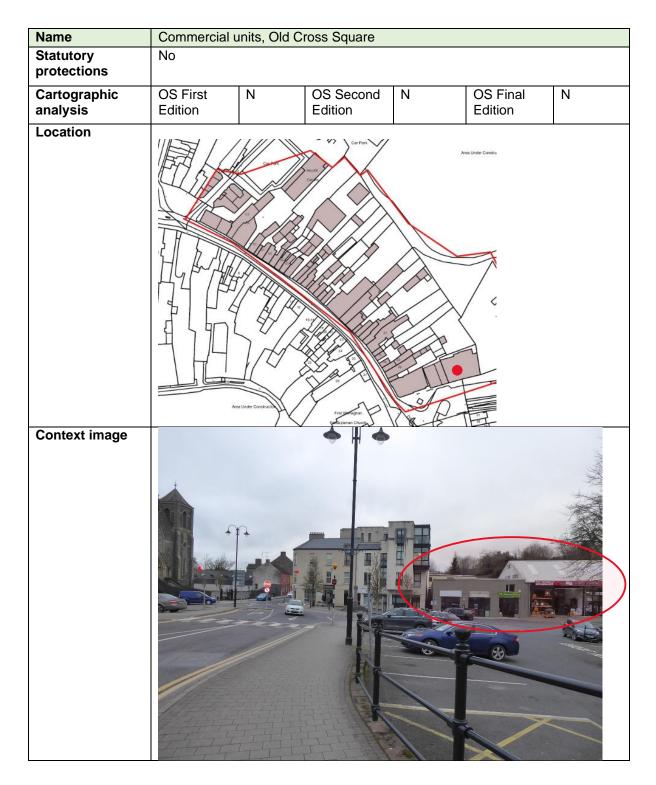


Image 1	
Image 2	A AND AND A
Description Planning History	Single-storey commercial buildings of contemporary construction. Reference No: 0630058
	Applicant Name: Terence Clerkin App Type: Permission Received Date: 20/09/2006 Status: Application Finalised Decision: Granted with Conditions
	Development Address: Old Cross Square, Rooskey, Monaghan Town Development Description: change of use of part of ground floor of commercial unit to incorporate the construction of an E.S.B. sub-station within that same area, with associated site works. The sub-station shall be situated within the building which formerly traded as Monaghan Plant Hire all
	Decision Due Date: 14/11/2006 Decision Date: 10/11/2006
Other relevant information	
Consideration	Not of heritage conservation interest.

8.5 Number 31

Name	Fifth Avenue							
Statutory protections	Architectural	Architectural Conservation Area						
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y		
Location			Service Se		es Under Constru			
Context image	STOP							
Image 1								

Image 2	
Description	Three-storey rendered commercial building on corner site with retail to ground floor. Appears to have been demolished and rebuilt following 2005 planning approval.
Planning History	Decision date: 14/07/2004 Reference No.: 0430022 Development Description: Planning permission to demolish existing building no.'s 27, 28, 29, 30 & 31 Dublin Street, Monaghan and to erect a new 3 storey building over new basement, consisting of storage space to basement, 3 no. retail units to ground floor with 3 no. new shop fronts, office accommodation to 1st & 2nd floors, new connections to main sewer, provision of car-parking spaces and all associated ancillary site works at Dublin Street/ Old Cross Square, Monaghan.
	Decision date: 04/07/2005 Reference No.: 0530019 Development Description: Planning Permission to demolish building at the bottom of Dublin Street following a fire that left the building at risk of collapse. Reference No: 0530066 Applicant Name: Terence Clerkin App Type: Permission Received Date: 13/12/2005 Status: Application Finalised Decision: Granted with Condition
	 Reference No: 0730051 App Type: Permission Received Date: 16/11/2007 Status: Application Finalised Decision: Granted with Conditions Development Address: Teach O'Cleircin, Old Cross Sq, Monaghan Town Development Description: remove or amend 3 no. conditions from previously granted planning permission ref M.T. 05/66 as follows: (1) Remove condition no. 7 which states that: No development, including the reorganization of parking spaces shall take place to the south of the proposed building without prior written agreement of the Planning Authority. (2) Amend
	condition no. 8 (regarding shop-fronts), by the removal of the words, Within one month from the date of the grant of permission, to read; The applicant shall submit and agree details in writing with the Planning Authority in respect of shop fronts. (3) Amend condition no.14(a), (regarding windows), by the removal of the words, Prior to the commencement of development, to read: Details of the proposed fenestration pattern shall be agreed in writing with the Planning Authority. In said previously granted planning permission, the location was referred to as No.'s 27 to 31 Dublin St. / Old Cross Sq

Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones

8.6 Number 31a

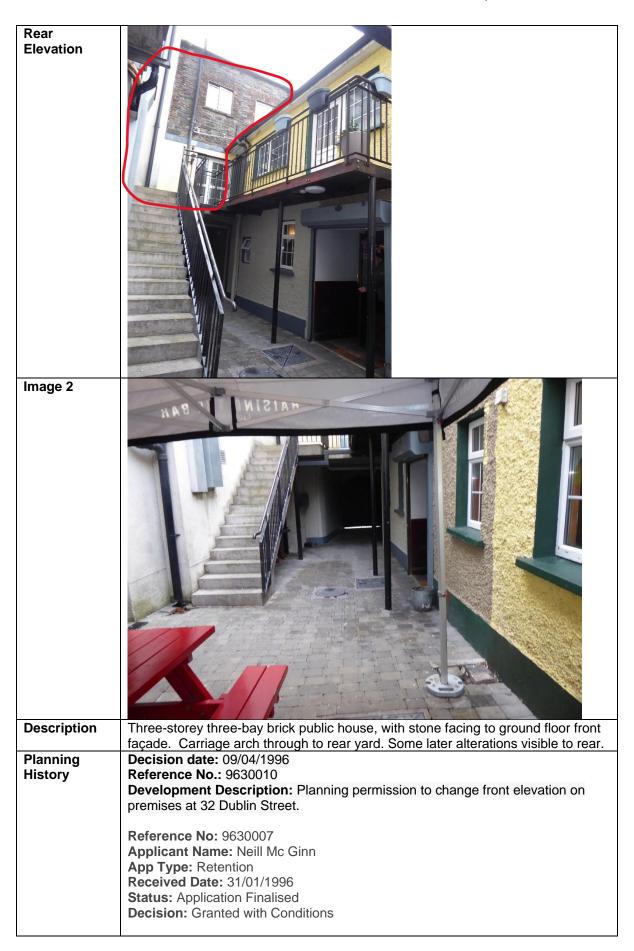
Name	Fifth Avenue					
Statutory	None					
protections						
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	N
Location					Vea Under Constru	
Context image	STOP					
Image 1						

Image 2	
Description	Contemporary four-storey rendered apartment building with retail at ground floor. Follows the planning application approved in 2005.
Planning History	Decision date: 14/07/2004
	Reference No.: 0430022 Development Description: Planning permission to demolish existing building
	no.'s 27, 28, 29, 30 & 31 Dublin Street, Monaghan and to erect a new 3 storey
	building over new basement, consisting of storage space to basement, 3 no.
	retail units to ground floor with 3 no. new shop fronts, office accommodation to 1st & 2nd floors, new connections to main sewer, provision of car-parking
	spaces and all associated ancillary site works at Dublin Street/ Old Cross
	Square, Monaghan.
	Decision date: 04/07/2005
	Reference No.: 0530019 Development Description: Planning Permission to demolich building at the
	Development Description : Planning Permission to demolish building at the bottom of Dublin Street following a fire that left the building at risk of collapse.
	Reference No: 0430022
	Applicant Name: Terence Clerkin App Type: Permission
	Received Date: 25/03/2004
	Status: Application Finalised Decision: Granted with Conditions
	Development Address: 27- 31 Dublin Street, Monaghan Development Description: Planning permission to demolish existing buildings no.'s 27, 28, 29, 30 & 31 Dublin Street, Monaghan and to erect a new 3 storey building over new basement, consisting of storage space to basement, 3 no. retail units to ground floor with 3 no. new shop fronts, office accommodation to 1st & 2nd floors, new connections to main sewer, provision
	of car-parking spaces and all associated ancillary site works at Dublin Street/ Old Cross Square, Monaghan.
	Reference No: 0930015 Applicant Name: Ciaran Speight App Type: Retention
	Received Date: 12/05/2009
	Status: Application Finalised Decision: Granted with Conditions
	Development Address: Rooskey, Monaghan Town, Co. Monaghan Development Description: change of use within the building known as Teach O Cleircin, fronting onto Dublin St, (which is within the Dublin St architectural

	conservation area as described in the current Monaghan County Development Plan), and onto Old Cross Square. The development will consist of: Retention of change of use of the existing ground floor retail space to subway store. Retention of external signage on Dublin St and on Old Cross Square side of unit
Other relevant information	
Consideration	Partially within redevelopment area. Not of heritage conservation interest

8.7 Number 32





	Development Address: No. 32 Dublin Street, Monaghan Development Description: Improvement to roof structure to stores
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones

8.8 Number 32a

Name	The Shamble	S				
Statutory protections	No					
Cartographic analysis	OS First Edition	N Smaller building not connected	OS Second Edition	Y	OS Final Edition	Y
Location			Carbon		Under Constru	
Context image						

Rear Elevation	<image/>
Description	Two-storey return to The Shambles public house (No. 32). Pitched roof, painted dash walls, mezzanine access to first floor accommodation.
Planning History	Decision date: 15/03/1996
	Reference No.: 9630007
	Development Description: Improvement to roof structure to stores at no. 32
	Dublin Street, Monaghan.
Other relevant	
information	
Consideration	Within extents of indicative masterplan redevelopment zones, outwith land
	take necessary for proposed Russell Row.

8.9 Number 32b

Name	The Shamble	S				
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	Y	OS Final Edition	Y
Location					es Under Constru	
Context image						

Image 2	
Description	Outbuildings to The Shambles Public House. Two-storey multi bay
	agricultural/storage type building. Lower floor in painted coursed rubble, first floor appears to be a later edition in painted concrete blockwork. Varied door
	and window openings.
Planning History	None found
Other relevant	
information	
Consideration	Within the land take necessary for proposed Russell Row.

8.10 Number 32c

Name	The Shambles
Statutory protections	No
Cartographic analysis	OS First Y OS Second Y OS Final Y Edition Edition Y
Location	
Context image	



escription Two-storey split level pitched roof stone structure, in derelict condition and largely concealed by vegetation. Entrance in gable wall at first floor level. Access via stone steps with stone wall. Wall appears to have been raised in height with concrete block.
lanning History None found
ther relevant
iformation
onsideration Within the land take necessary for proposed Russell Row.

8.11 Number 33

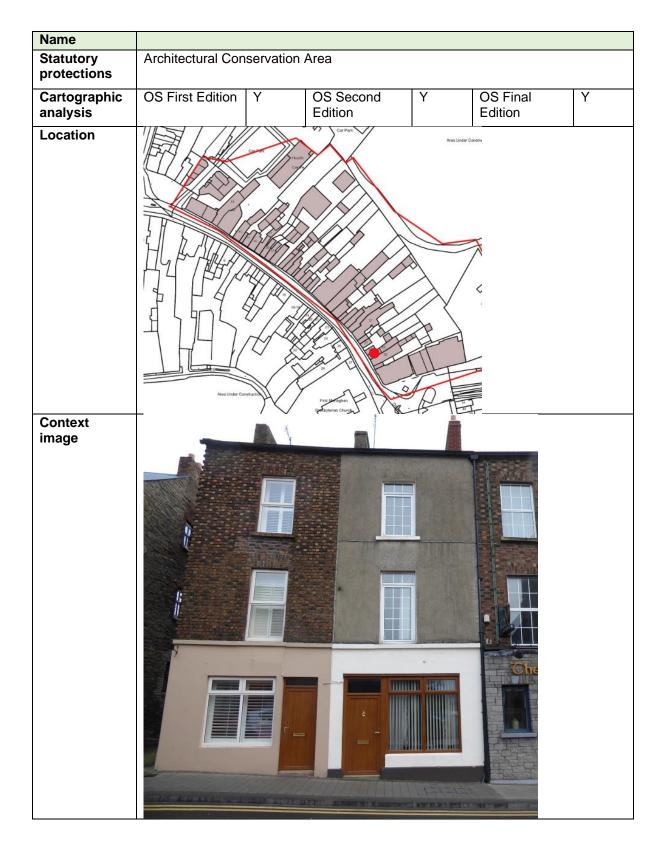


Image 2	<image/>
Description	Three-storey rendered single-bay house, with shopfront to ground floor. Rear elevation of coursed rubble stone.
Planning	None found
History	
Other	
relevant	
information	Outwith indiactive meeternlan redevelopment zones
Consideration	Outwith indicative masterplan redevelopment zones

8.12 Number 33a

Name	House					
Statutory	No					
protections						
Cartographic	OS First	Unclear	OS Second	Unclear	OS Final	Unclear
analysis	Edition		Edition		Edition	
Location					Area Libder Constru	
Context image						
Description	recent constru	uction.	no.33. Two-st	orey render	ed extension.	Possibly of
Planning History		o.: 993006 t Descripti				
Other relevant						
information Consideration	Outwith exter	te of indice	tive masterplar	radevalor	nent zones	

8.13 Number 33b

Name	House					
Statutory protections	No					
Cartographic analysis	OS First Edition	Unclear	OS Second Edition	Unclear	OS Final Edition	Unclear
Location					res Under Constru	
Context image						
Description	construction.		ean to outbuildi	ng return to	no. 33. Possib	ly of recent
Planning History		o.: 993006 t Descripti				
Other relevant information						
Consideration	Outwith exter	ts of indica	tive masterplan	redevelopm	nent zones.	
			•			

8.14 Number 34

Name	House					
Statutory protections	Architectural Conservation Area					
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					Area Linder Constru	
Context image						

Image 2
Image 3
Description Three-storey single-bay end terrace brick house, render to ground floor, with
shopfront. Coursed rubble stone to rear. Corner bricks project in an unusual
detail as if in anticipation of an attached neighbour. Planning History Reference No: 9930065
Applicant Name: Gerry Brannigan
App Type: Permission
Received Date: 28/07/1999 Status: Application Finalised
Decision: Granted with Conditions
Development Address: 34 Dublin Street, Monaghan Development Description: Demolish existing garage and construct 2 storey
dwelling at rear 34 Dublin Street, Monaghan.
Other relevant
information Outwith extents of indicative masterplan redevelopment zenes
Consideration Outwith extents of indicative masterplan redevelopment zones.

8.15 Number 34a

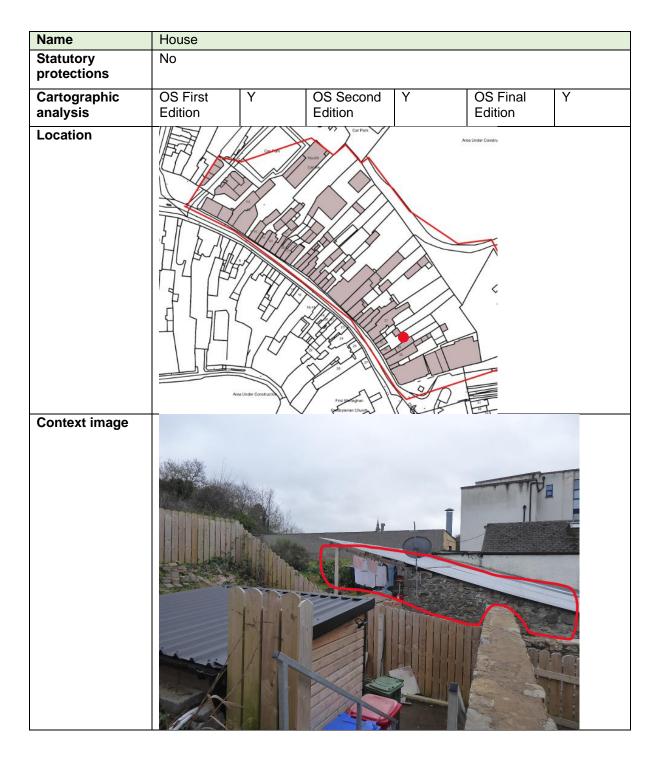


Image 2	<image/>
Description	Outbuilding to rear of 34. Coursed rubble stone walls. Monopitch corrugated tin roof. Historic planning approval to demolish and replace with a dwelling, not enacted.
Planning History	Reference No: 9930065 Applicant Name: Gerry Brannigan App Type: Permission Received Date: 28/07/1999 Status: Application Finalised Decision: Granted with Conditions Development Address: 34 Dublin Street, Monaghan Development Description: Demolish existing garage and construct 2 storey dwelling at rear 34 Dublin Street, Monaghan.
Other relevant information	
Consideration	Within extents of indicative masterplan redevelopment zones, outwith land take necessary for proposed Russell Row.

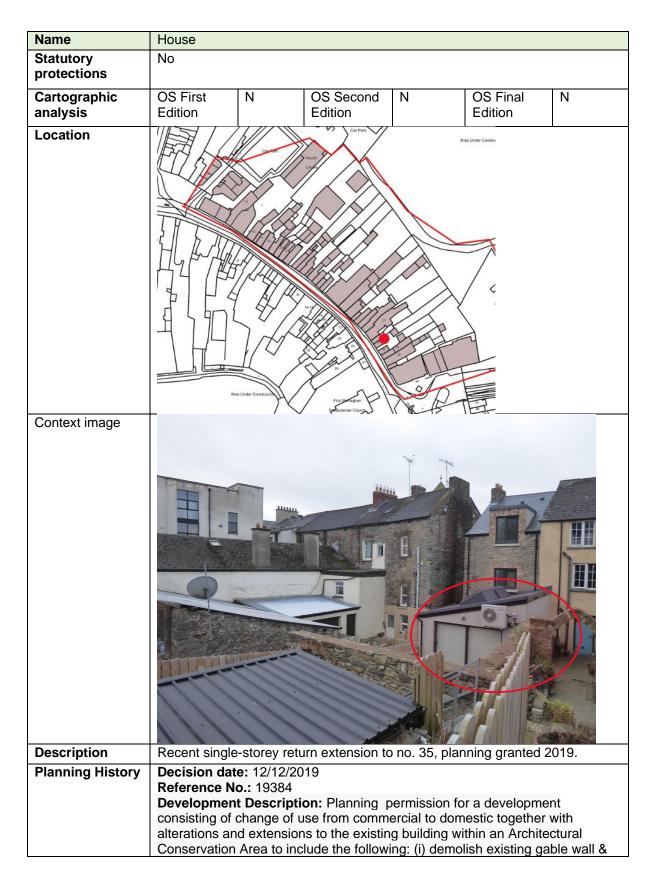
8.16 Number 35

Name						
Statutory protections	Architectural	Conservatio				
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location			Cordination of the second seco		es Under Constru	
Context image						

Image 2 Image 3	<image/>
Description	Three-storey and attic single-bay coursed rubble stone end terrace house.
Planning History	Decision date: 12/12/2019 Reference No.: 19384 Development Description: Planning permission for a development consisting of change of use from commercial to domestic together with alterations and extensions to the existing building within an Architectural Conservation Area to include the following: (i) demolish existing gable wall & rebuild together with ridge height increase, (ii) construct a single-storey rear extension, (iii) demolish existing out-building & erect a new single-storey storage/outbuilding (iv) all ancillary internal & external façade alterations (v) new gate to existing alleyway (vi) all associated site works.
Other relevant information	UAHS notes in 1970 that this was rendered. ⁷
Consideration	Outwith extents of indicative masterplan redevelopment zones.
l	

⁷ Historic buildings, groups of buildings and areas of architectural importance in the town of Monaghan. Ulster Architectural Heritage Society, 1970. Page 24

8.17 Number 35a



	rebuild together with ridge height increase, (ii) construct a single-storey rear extension, (iii) demolish existing out-building & erect a new single-storey storage/outbuilding (iv) all ancillary internal & external façade alterations (v) new gate to existing alleyway (vi) all associated site works.
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.18 Number 35b

Name	House					
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	Ν	OS Final Edition	N
Location					es Under Constru	
Context image						
Description	Timber shed					
Planning History	None found					
Other relevant						
information Consideration	Not of heritag		tion interest			

8.19 Number 36-37

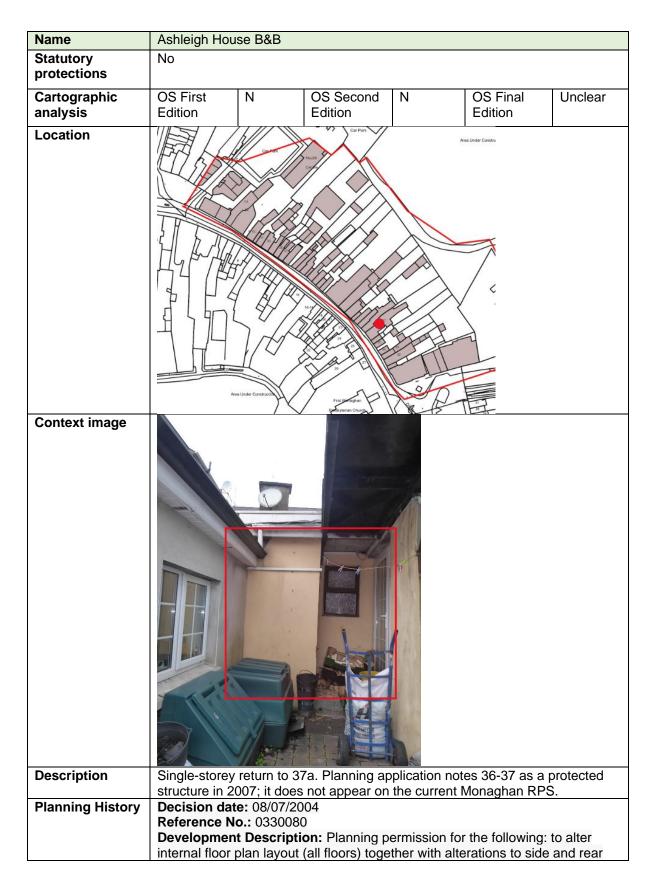
Name	Ashleigh Hou	se B&B				
Statutory protections	Architectural	Conservatio	on Area			
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					na Under Ganzinu	
Context image						

Image 2	
Description	Three-storey three-bay brick B&B. Render to ground floor, painted dash to
	rear. Planning application notes it as a protected structure in 2007; it does not appear on the current Monaghan RPS.
Planning History	Decision date: 08/07/2004
	Reference No.: 0330080
	Development Description: Planning permission for the following: to alter internal floor plan layout (all floors) together with alterations to side and rear
	elevations at No.'s 36 & 37 Dublin Street, Rooskey Td, Monaghan. No.'s 36 & 37 are Protected Structures as listed in Schedule 1 of Monaghan Urban Development Plan 2000-2005 and are situated within an Architectural Conservation Area "Dublin Street" as listed in Schedule 2 of Monaghan Urban Development Plan 2000-2005.
	elevations at No.'s 36 & 37 Dublin Street, Rooskey Td, Monaghan. No.'s 36 & 37 are Protected Structures as listed in Schedule 1 of Monaghan Urban Development Plan 2000-2005 and are situated within an Architectural Conservation Area "Dublin Street" as listed in Schedule 2 of Monaghan Urban Development Plan 2000-2005. Decision date: 02/05/2007 Reference No.: 0730011
	elevations at No.'s 36 & 37 Dublin Street, Rooskey Td, Monaghan. No.'s 36 & 37 are Protected Structures as listed in Schedule 1 of Monaghan Urban Development Plan 2000-2005 and are situated within an Architectural Conservation Area "Dublin Street" as listed in Schedule 2 of Monaghan Urban Development Plan 2000-2005. Decision date: 02/05/2007
Other relevant	 elevations at No.'s 36 & 37 Dublin Street, Rooskey Td, Monaghan. No.'s 36 & 37 are Protected Structures as listed in Schedule 1 of Monaghan Urban Development Plan 2000-2005 and are situated within an Architectural Conservation Area "Dublin Street" as listed in Schedule 2 of Monaghan Urban Development Plan 2000-2005. Decision date: 02/05/2007 Reference No.: 0730011 Development Description: Existing sign to street facade. No.'s 36 & 37 are Protected Structures as listed in schedule 1 of Monaghan Urban Development Plan 2000 - 2005 and are situated within an architectural conservation area Dublin Street as listed in schedule 2 of Monaghan Urban Development Plan 2000 - 2005 and are situated within an architectural conservation area Dublin Street as listed in schedule 2 of Monaghan Urban Development Plan
Other relevant information Consideration	 elevations at No.'s 36 & 37 Dublin Street, Rooskey Td, Monaghan. No.'s 36 & 37 are Protected Structures as listed in Schedule 1 of Monaghan Urban Development Plan 2000-2005 and are situated within an Architectural Conservation Area "Dublin Street" as listed in Schedule 2 of Monaghan Urban Development Plan 2000-2005. Decision date: 02/05/2007 Reference No.: 0730011 Development Description: Existing sign to street facade. No.'s 36 & 37 are Protected Structures as listed in schedule 1 of Monaghan Urban Development Plan 2000 - 2005 and are situated within an architectural conservation area Dublin Street as listed in schedule 2 of Monaghan Urban Development Plan 2000 - 2005 and are situated within an architectural conservation area Dublin Street as listed in schedule 2 of Monaghan Urban Development Plan

8.20 Number 37a

Name	Ashleigh Hou	se B&B				
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	Unclear
Location Context image			Ce Pre-		es Under Constru	
Description						
Description	protected stru	cture in 20	36-37. Plannii 07; it does not a			
Planning History	Decision date Reference No	b.: 0330080)			
	internal floor p elevations at 37 are Protec Development	olan layout No.'s 36 & 3 ted Structu Plan 2000- Area "Dubl	on: Planning pe (all floors) toge 37 Dublin Stree res as listed in 5 2005 and are s in Street" as lis 2005.	ther with alte t, Rooskey T Schedule 1 d ituated withi	erations to side d, Monaghan. of Monaghan L n an Architectu	and rear No.'s 36 & Jrban ural
Other relevant information						
Consideration	Outwith exten	ts of indica	tive masterplan	redevelopm	ient zones.	

8.21 Number 37b



	elevations at No.'s 36 & 37 Dublin Street, Rooskey Td, Monaghan. No.'s 36 & 37 are Protected Structures as listed in Schedule 1 of Monaghan Urban Development Plan 2000-2005 and are situated within an Architectural Conservation Area "Dublin Street" as listed in Schedule 2 of Monaghan Urban Development Plan 2000-2005.
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.22 Number 37c

Name	Ashleigh Hou	se B&B				
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	N
Location					res Under Constru	
Context image						
Description	planning appr	oval. Planr	of apparent rece ning application ar on the current	notes 36-37	as a protected	
Planning History	None found					
Other relevant information						
Consideration	Outwith exter heritage cons		tive masterplan erest.	redevelopm	nent zones. No	ot of

8.23 Number 37d

Name	Ashleigh Hou	se B&B				
Statutory protections	No					
Cartographic analysis	OS First Edition	Y Partial	OS Second Edition	Y Partial	OS Final Edition	Unclear
Location					rea Under Ganzhu	
Context image						

Image 2	
Image 3	
Description	Long single-storey rear return to 37b, apparently outbuildings which have been incorporated into the B&B. The raised doorway in the gable suggests a historic origin. Planning application notes 36-37 as a protected structure in 2007; it does not appear on the current Monaghan RPS.
Planning History	Decision date: 08/07/2004 Reference No.: 0330080 Development Description: Planning permission for the following: to alter internal floor plan layout (all floors) together with alterations to side and rear elevations at No.'s 36 & 37 Dublin Street, Rooskey Td, Monaghan. No.'s 36 & 37 are Protected Structures as listed in Schedule 1 of Monaghan Urban Development Plan 2000-2005 and are situated within an Architectural Conservation Area "Dublin Street" as listed in Schedule 2 of Monaghan Urban Development Plan 2000-2005.
Other relevant	
information Consideration	Historic structure of low architectural interest. Partially within redevelopment
	area and land take necessary for proposed Russell Row.

8.24 Number 37e

Name	Ashleigh Hou	se B&B				
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	Unclear
Location						
Context image						
Description	planning appl	ication. Pla	ension, apparer anning application onot appear on	on notes 36-	37 as a protec	cted
Planning History	internal floor p elevations at 37 are Protec Development	o.: 033008 t Descripti blan layout No.'s 36 & 3 ted Structu Plan 2000- Area "Dub	on: Planning pe (all floors) toge Toublin Stree res as listed in 2005 and are s in Street" as lis	ther with alte t, Rooskey ∃ Schedule 1 o ituated withi	erations to side Id, Monaghan of Monaghan I n an Architectu	e and rear . No.'s 36 & Jrban ural
Other relevant information						
Consideration			architectural inte ary for propose			ent area,

8.25 Number 37f

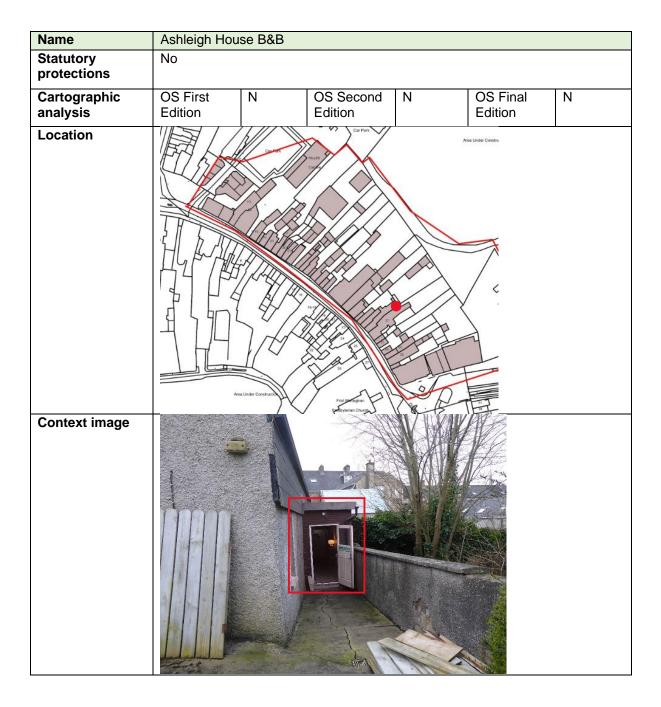


Image 2	
Description	Long single-storey side return, constructed following 2004 planning
Planning History	Decision date: 08/07/2004 Reference No.: 0330080 Development Description: Planning permission for the following: to alter internal floor plan layout (all floors) together with alterations to side and rear elevations at No.'s 36 & 37 Dublin Street, Rooskey Td, Monaghan. No.'s 36 & 37 are Protected Structures as listed in Schedule 1 of Monaghan Urban Development Plan 2000-2005 and are situated within an Architectural Conservation Area "Dublin Street" as listed in Schedule 2 of Monaghan Urban Development Plan 2000-2005.
Other relevant information	
Consideration	Partially within redevelopment area and land take necessary for proposed Russell Row. Not of heritage conservation interest.

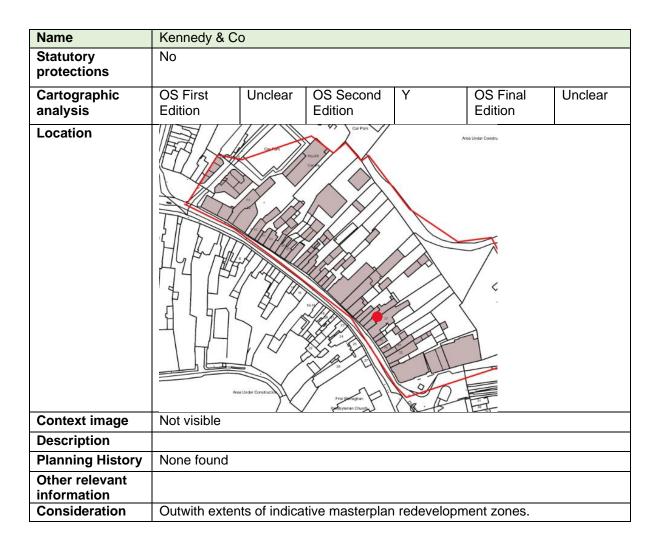
8.26 Number 37g

Name	Ashleigh Hou	se B&B				
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	Ν	OS Final Edition	N
Location			Cerbox Herein Services Herein Services Herein Services Herein He		nea Linder Constru	
Context image						
Description	Timber shed	Second Second				
Planning History	None found					
Other relevant information						
Consideration	Not of heritag	e conserva	tion interest.			

8.27 Number 38

Name	Kennedy & C	0				
Statutory	Architectural	Conservati	on Area			
protections						
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					res Under Canala	
Context image	Et C Laurder	Calendaria Calendaria Calendaria				
Description	-		ick offices, rend	ered shop fr	ont to ground	floor.
Planning History		 o.: 063005 t Description xisting comparison 	5 ion: Planning po nmercial premis			
Other relevant						
information Consideration	Outwith exter	nts of indica	ative masterplan	n redevelopm	nent zones.	
			•	•		

8.28 Number 38a



8.29 Number 38b

Name	Kennedy & C	0				
Statutory protections	No					
Cartographic analysis	OS First Edition	Unclear	OS Second Edition	Y	OS Final Edition	Unclear
Location			Cordinational Constraints		rea Likeler Constru	
Context image						

Description	Two-storey rubble stone and brick outbuilding attached perpendicular to rear of no 38a. Corrugated tin roof. Holes visible at first floor level in the wall
	suggest this was formerly an internal face supporting a timber floor which is no longer present.
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.30 Number 38c

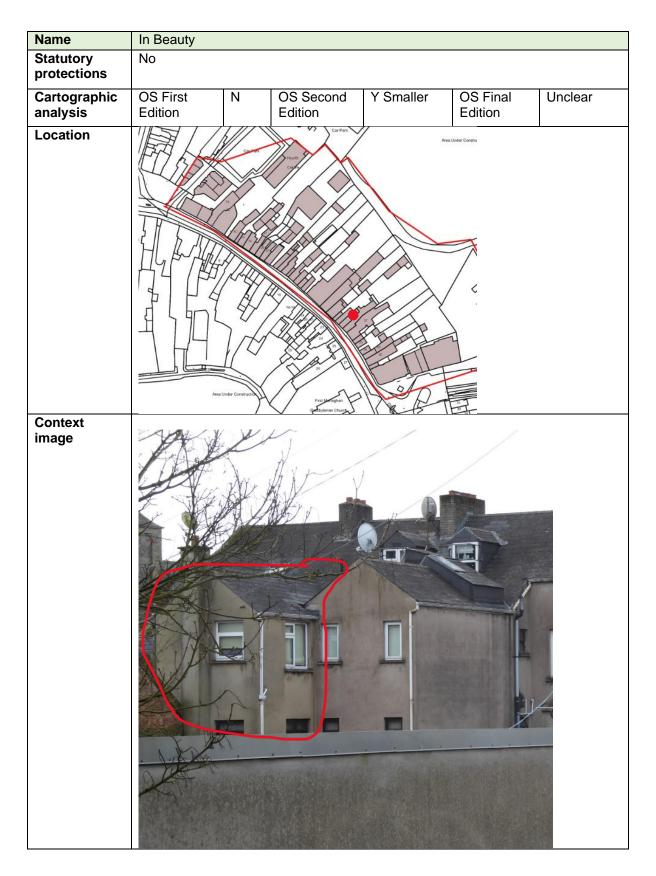
Name	Kennedy & C	0				
Statutory protections	No					
Cartographic analysis	OS First Edition	Unclear	OS Second Edition	Y	OS Final Edition	Unclear
Location					rea Linder Constru	
Context image						

Image 2	
Description	Single-storey rendered lean-to outbuilding to rear of 38b. Corrugated tin roof.
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.31 Number 39

Name	In Beauty					
Statutory protections	Architectural	Conservatio	on Area			
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					es Under Constitu	
Context image				A Co Solicitoria		
Description		two-bay bri	ick offices, high	ly glazed sho	op front to gro	und floor.
Planning History	None found					
Other relevant information			4			
Consideration	Outwith exter	its of Indica	ative masterplan	reaevelopm	ient zones.	

8.32 Number 39a



Description	Three-storey rendered rear return to no.39, appears to be contemporary to main
	building.
Planning	None found
History	
Other	
relevant	
information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.
	· · ·

8.33 Number 39b

Name	In Beauty					
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	N
Location						
Context image						
Description	Single-storey construction.	flat-roofed	boiler house typ	pe extension	i, probably of r	recent
Planning History	None found					
Other relevant information						
Consideration	Outwith exter heritage cons		tive masterplan erest.	redevelopm	nent zones. N	ot of

8.34 Number 39c

Name	In Beauty					
Statutory	No					
protections						
Cartographic analysis	OS First Edition	Unclear- something on site	OS Second Edition	Unclear- something on site	OS Final Edition	Unclear
Location				Analysis of the second se		
Context image						
Description	Map analys	y lean-to concre is indicates a bui				
Planning History	None found					
Other						
relevant						
information						
Consideration	Within the la conservatio	and take necessa n interest.	ary for propos	ed Russell Row.	Not of herit	age

8.35 Number 40

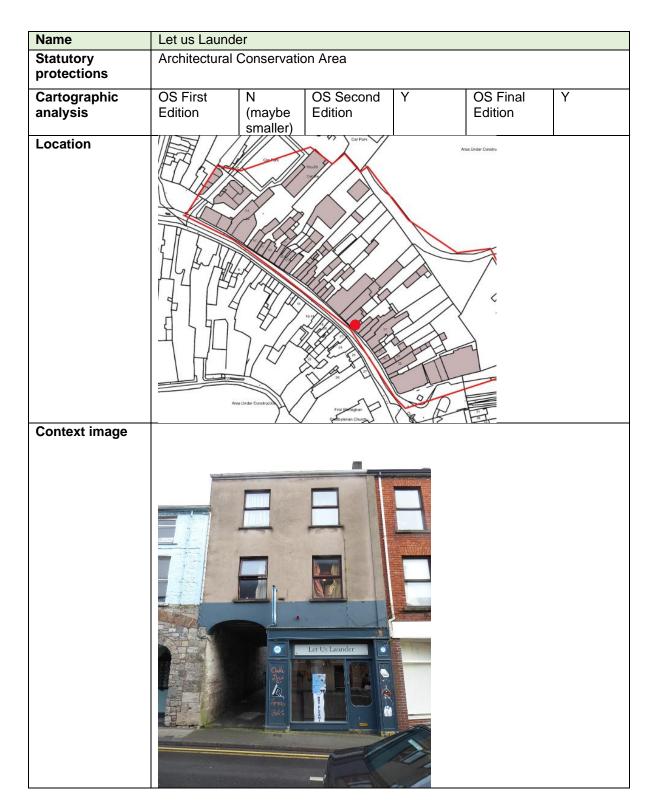


Image 2	
Description	Three-storey two-bay rendered shop with open carriage arch through to rear yard.
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.36 Number 40a

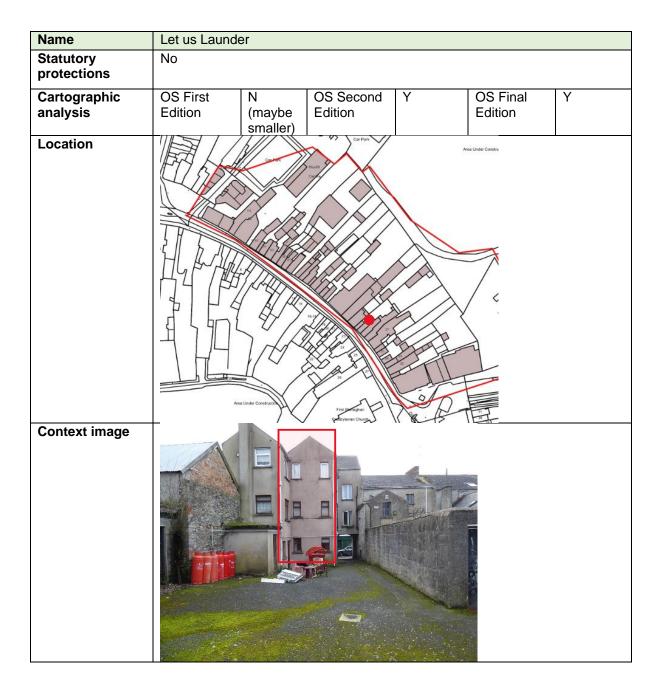


Image 2	
Description	Three-storey two-bay rendered rear return to no.40, appears to be contemporary to main building.
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.37 Number 40b

Name	Let us Launder					
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	Y	OS Final Edition	Y
Location					es Under Constru	
Context image						

Image 2	
Description	Single-storey brick outbuilding to rear of no. 40. In a derelict state
Planning History	None found
Other relevant information	Map analysis suggests this is may be remnant of the original 'Russell Row'
Consideration	Within extents of masterplan redevelopment zone

8.38 Number 41

Name						
Statutory protections	Architectural Conservation Area					
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					na Lider Consta	
Context image						
Description		rance reces	tail unit, course ssed behind. A			
Planning History	None found	J				
Other relevant information	stonework pa	inted grey ⁸	survey that this			house, the
Consideration	Outwith exter	nts of indica	tive masterplar	n redevelopm	nent zones.	

⁸ Historic buildings, groups of buildings and areas of architectural importance in the town of Monaghan. Ulster Architectural Heritage Society, 1970. Page 24

8.39 Number 41a

Name						
Statutory protections	None					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	Unclear
Location					rea Under Constru	
Context image						
Description			ar return to no.4 ikely early twen			a later
Planning History	None found					
Other relevant information						
Consideration	Outwith exter	nts of indica	tive masterplan	redevelopm	nent zones.	

8.40 Number 41b

Name						
Statutory protections	No					
Cartographic analysis	OS First Edition	Y (something here)	OS Second Edition	Y (something here	OS Final Edition	Unclear
Location					der Constru	
Context image						
Description		om outside cu	irtilage. Single	-storey flat roo	ofed return	
Planning History	None found					
Other relevant						
information Consideration	Outwith exte	nts of indicativ	/e masternlan	redevelopme	nt zones	
					11 201163.	

8.41 Number 41c

Statutory protectionsNoCartographic analysisOS First EditionY (something here)OS Second EditionY (something hereOS Final EditionUnd	
analysis Edition (something Second (something Edition	
	nclear
Location	

Description	Single-storey rendered outbuilding to no.41
Planning History	None found
Other relevant information	
Consideration	Within the land take necessary for proposed Russell Row. Potentially historic structure but of low architectural interest.

8.42 Number 42

Number	42					
Name	Network Person	nel/ Amatii	no			
Statutory protections	Architectural Cor	nservation	Area			
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					e Constru	
Context image			Reflection Church			
			A CONTRACTOR OF	netvörk Jobrani 22		
Description	-	-	ned rendered shop	p, timber sl	noptront to grou	nd floor.
Planning History	Reference No: (Applicant Name App Type: Perm Received Date: Status: Applicat Decision: Grant	e: Louie Ly hission 17/04/200 ion Finalis)2 ed			

	Development Address: 42 Dublin Street, Monaghan Development Description: Change of use from a retail unit to a Bookmakers Office Reference No: 0130059 Applicant Name: Jamil Ahmed App Type: Permission Received Date: 19/09/2001 Status: Withdrawn Decision: Granted with Conditions Development Address: Dublin Street, Monaghan Development Description: Change of use of ground floor premises from retail to use as restaurant
	Reference No: 0130024 Applicant Name: Cunnigham Lowery & Co. App Type: Permission Received Date: 19/04/2001 Status: Application Finalised Decision: Granted with Conditions Development Address: 42 Dublin street, Monaghan Development Description: Alterations to rear of building and existing shopfront and to retain the change of use from use as apartments to use of offices at first and second floor levels
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.43 Number 42a

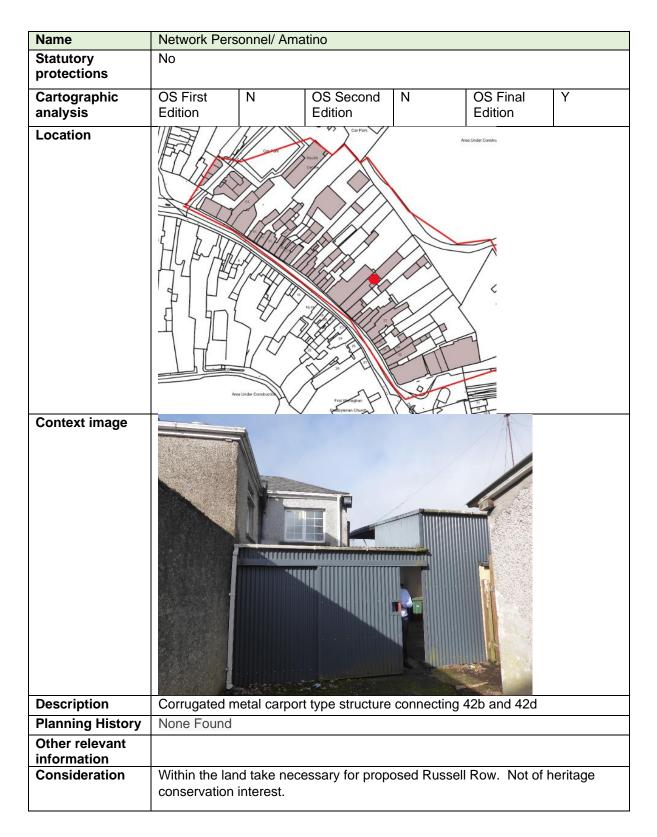
Name	Network Pers	onnel/ Ama	atino			
Statutory	No					
protections	_					
Cartographic	OS First	N	OS Second	N	OS Final	Y
analysis	Edition		Edition		Edition	
Location					Vess Under Constru	
		a Under Constructo	Friel Stanisgham Parabyterian Church	20 P		
Context image	Not clearly vis					
Description	final	Large two-storey return, appears modern but footprint visible on OS 6 inch final				
Planning History	Developmen Office Reference Na Applicant Na App Type: Po Received Da Status: Witho Decision: Gr Developmen retail to use a Reference Na	me: Louie ermission te: 17/04/2 cation Fina anted with t Address: t Descripti o: 0130059 me: Jamil ermission te: 19/09/2 drawn anted with t Address: t Descripti s restaurar o: 0130024 me: Cunni ermission te: 19/04/2 cation Fina	Lynch 002 lised Conditions 42 Dublin Stree on: Change of Ahmed 001 Conditions Dublin Street, I on: Change of t gham Lowery & 001 lised	use from a r Monaghan use of grour	retail unit to a E	

	Development Address: 42 Dublin street, Monaghan Development Description: Alterations to rear of building and existing shopfront and to retain the change of use from use as apartments to use of offices at first and second floor levels
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.44 Number 42b

Name	Network Pers	onnel/ Ama	itino			
Statutory	No					
protections						
Cartographic analysis	OS First Edition	Ν	OS Second Edition	Ν	OS Final Edition	Y
Location					na Unider Canadia	
Context image						
Description	final. 2001 pl roof.	anning app	appears moder roval indicates			
Planning History		b.: 0130024 t Descripti to retain th	4 on: Alterations he change of us			
Other relevant						
information		,				
Consideration	Within extents necessary for		olan redevelopr Russell Row.	nent zone, o	outwith land tal	ke

8.45 Number 42c



8.46 Number 42d

Name	Network Pers	onnel/ Ama	itino			
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	Unclear- something here, unlikely it's this
Location					Ves Linder Constru	
Context image						

Image 2	
Description	Large rendered single-storey storage building, appears as planning approval of 1996.
Planning History	Decision date: 20/01/1996 Reference No.: 9530078 Development Description: Planning permission to erect a store at rear of premises. Reference No: 9730004 Applicant Name: Brendan Sherlock App Type: Retention Received Date: 24/01/1997 Status: Application Finalised Decision: Granted with Conditions Development Address: No. 42 Dublin St, Monaghan Development Description: Retain exisiting commercial structure to the rear of premises
Other relevant information	
Consideration	Partially within redevelopment area and land take necessary for proposed Russell Row. Not of heritage conservation interest.

8.47 Number 44-45

Name	Formerly McC	Carrons				
Statutory protections	Architectural	Conservatio	on Area			
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					na Linder Constru	
Context image						

Description Three-storey five-bay painted render shop building. Planning History None found Other relevant information Image: Comparison of the store of the sto	Image 2	
Other relevant information		
information		None tound
	information	
Consideration Outwith extents of indicative masterplan redevelopment zones.	Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.48 Number 43a

Name	Formerly Mc	Carrons				
Statutory	No					
protections						
Cartographic analysis	OS First Edition	Unclear- something here, unlikely it's this	OS Second Edition	Unclear- something here, unlikely it's this	OS Final Edition	Unclear- something here, unlikely it's this
Location					Andre Canada	
Context image						
Description		storey flat-ro	ofed rear retur	n to shop		
Planning History Other relevant	None found					
information						
Consideration	Partially with Russell Row		nent area and	land take neo	cessary for pr	oposed

8.49 Number 44a

Name	Formerly McCarrons						
Statutory	No						
protections							
Cartographic	OS First	Unclear-	OS Second	Unclear-	OS Final	Unclear-	
analysis	Edition	something	Edition	something	Edition	something	
,		here,		here,		here,	
		unlikely		unlikely		unlikely	
		it's this	• • • • • • • • • • • • • • • • • • • •	it's this		it's this	
Location					Jode Canada		
Context image		5	Prof. Menighan Pertupteran Church	A A T	H		
Description							
Description		endered flat-r	oofed return to	o shop.			
Planning History	None found						
Other relevant information							
Consideration	Outwith exte	nte of indicativ	ve masterplan	radavelopma	nt zones No	t of beritage	
	conservation		ve masterpian	receverophie		n or neritaye	

8.50 Number 45a

Name	Formerly Mc0	Carrons				
Statutory protections						
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location Context image						
Description	main building		ear return to sho	op, appears	to be contemp	orary to
Planning History	None found					
Other relevant information						
Consideration	Outwith exter	nts of indica	itive masterplan	redevelopm	nent zones.	

8.51 Number 46

Name	House					
Statutory protections	Architectural	Conservati	on Area			
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location Context image			Criterio		res Linder Constru	
Description	arrangement	single-bay to ground f	dressed stone loor.	end terrace h	nouse, rendere	ed shopfront
Planning History	None found	-				
Other relevant information						
Consideration	Outwith exter	nts of indica	ative masterplar	redevelopm	nent zones.	

8.52 Number 46a

Name						
Statutory protections	No					
Cartographic analysis	OS First Edition	Y (smaller)	OS Second Edition	N	OS Final Edition	N
Location					rea Unidar Constitu	
Context image						

Image 3
Description Three-storey rendered extension to rear of no.46.
Planning History None found
Other relevant information
Consideration Outwith extents of indicative masterplan redevelopment zones.

8.53 Number 46b

Name						
Statutory protections	No					
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					tes Under Constru	
Context image						

'McCarrons Shoe Repairs'	<image/>
Image 2	
Image 3	



Description	Two-storey painted stone outbuilding to no.46, corrugated tin roof. Doors to both levels in front gable.
Planning History	None found
Other relevant information	Discussed with the owner on site. Lower floor was (and still is) used for storage by family. Upper level was a cobbler's workshop until the death of the cobbler c.2015. An external stair providing access to first floor entrance has since been removed.
Consideration	Outwith extents of indicative masterplan redevelopment zones. Historic structure of architectural and social interest.

8.54 Number 46c

Name						
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	N
Location					tes Under Constru	
Context image						

Image 2 Image 3	
Description	Single-storey rendered concrete block garage with corrugated metal roof.
Planning History	None found
Other relevant information	
Consideration	Within extents of masterplan redevelopment zone, outwith land take necessary for proposed Russell Row. Not of heritage conservation interest.

8.55 Number 46d

Name						
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	N
Location					res Linder Canstru	
Context image						
Description	Shipping cont	tainer				
Planning History	None found					
Other relevant information						
Consideration	Not of heritag	e conserva	tion interest.			

8.56 Number 47

Name	House					
Statutory protections	Architectural Conservation Area					
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					es Under Canatra	
Context image						

Image 2	
Description	Three-storey two-bay house, dressed stone to front, coursed rubble to back. Uninhabited and in poor condition with possible vegetation ingress.
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.57 Number 47a

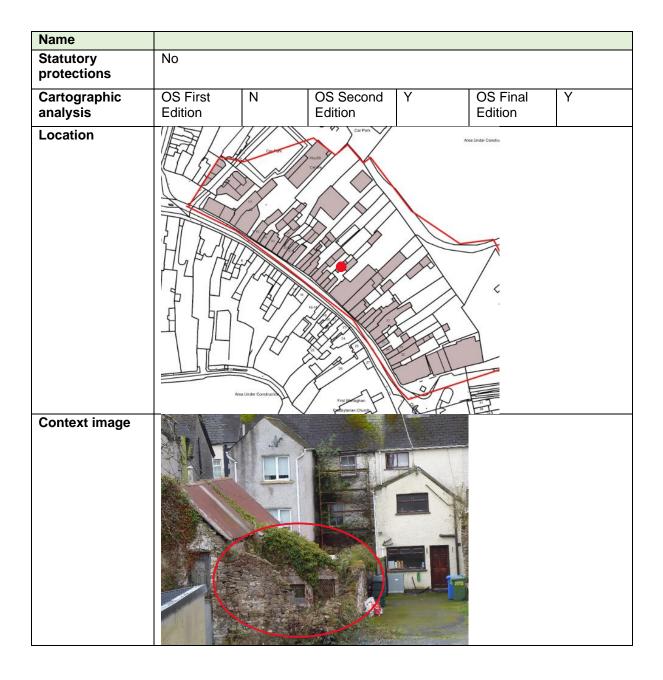
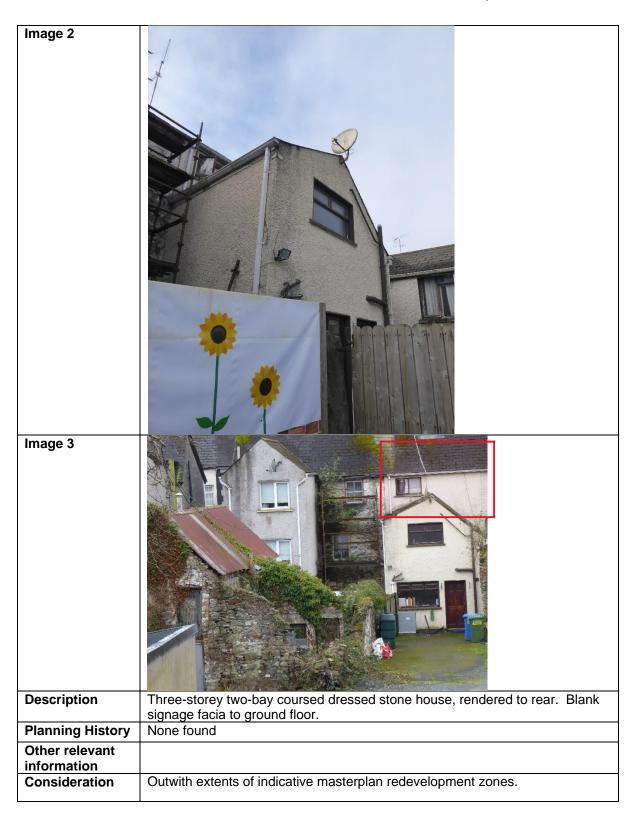


Image 2			
Image 3			
Description	Coursed rubble ruined outbuilding to the rear of no.47. In a derelict state		
Planning History	None found		
Other relevant information			
Consideration	Within extents of masterplan redevelopment zone, outwith land take necessary for proposed Russell Row. Historic structure of low architectural interest.		

8.58 Number 48

Name						
Statutory protections	Architectural	Conservatio	on Area			
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					es Under Constru	
Context image	Mrs Hegarty's					



8.59 Number 48a

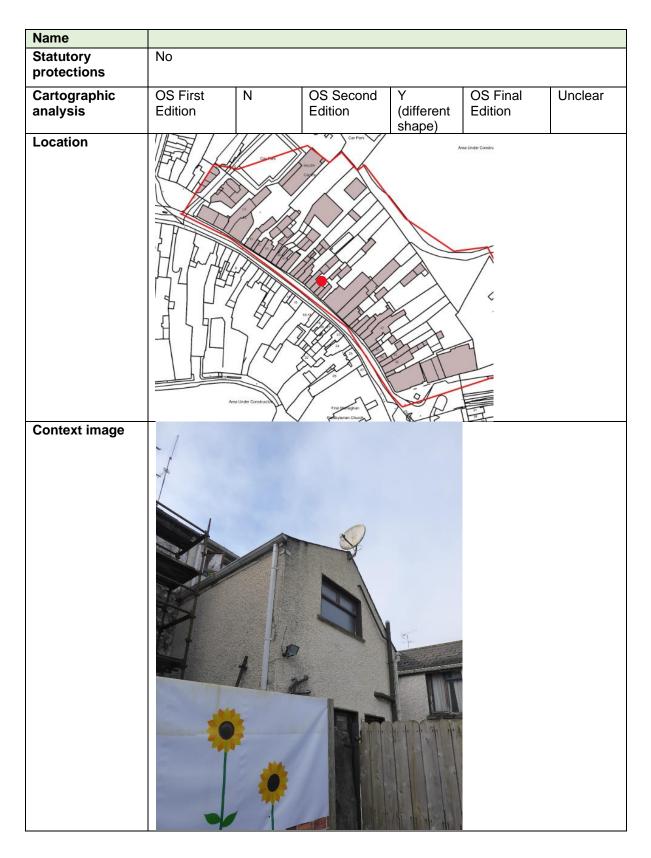
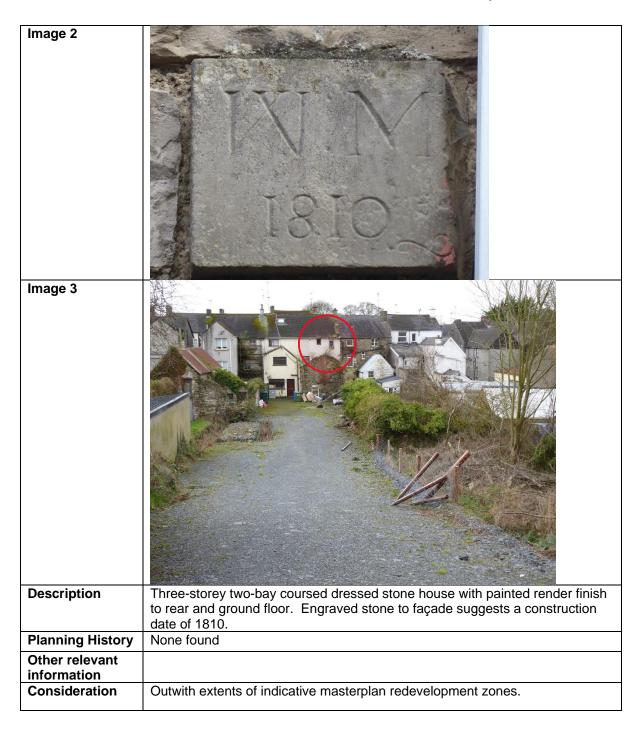


Image 2		
Description	Two-storey rendered rear return to no.48, likely a later replacement for an earlier structure.	
Planning History	None found	
Other relevant information		
Consideration	Outwith extents of indicative masterplan redevelopment zones.	

8.60 Number 49





8.61 Number 49a

Name	Mrs Hegartys					
Statutory protections	No					
Cartographic analysis	OS First Edition	Unclear	OS Second Edition	Y	OS Final Edition	Unclear
Location					es Under Canstru	
Context image						
Description	Two-storey re	endered ext	ension to rear c	of no.49.		
Planning History	None found					
Other relevant information						
Consideration	Outwith exter	ts of indica	tive masterplan	redevelopm	nent zones.	

8.62 Number 49b

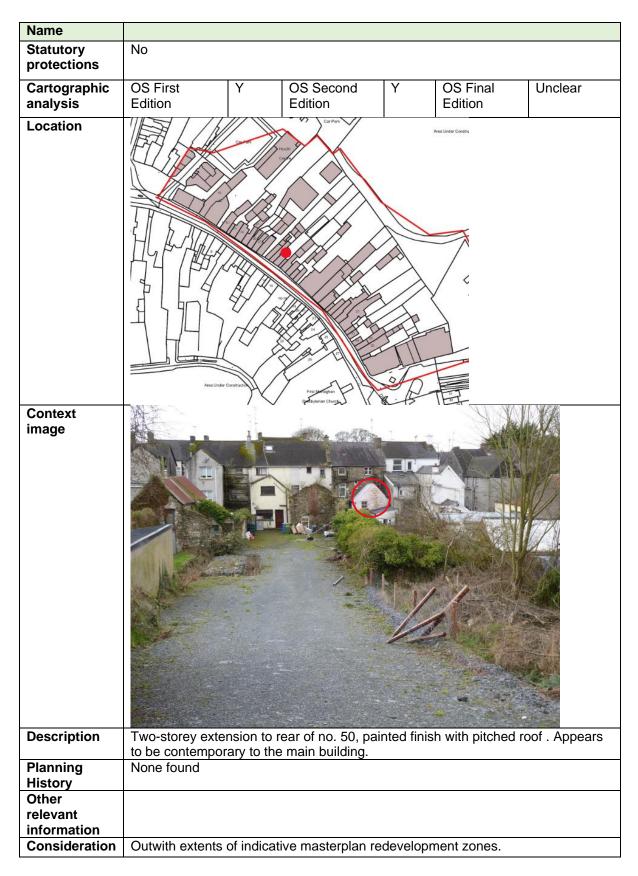
Name	Mrs Hegartys	;				
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	Unclear
Location					res Linder Constru	
Context image			Definition Church	11 Bits		
Description	Coursed rub	All stone ru	ined outbuilding	to the rear	of no.49	
Planning History	None found	pie stone ru		j to the rear	01 NO.49.	
Other relevant information						
Consideration	Outwith exter structure of lo	nts of indication of indication of indication of the second second second second second second second second se	ative masterplar tural interest.	n redevelopn	nent zones. His	toric

8.63 Number 50



Image 2	
Description	Three-storey two-bay building with painted render finish and carriage arch to front elevation. Coursed rubble stone finish to rear with varied window openings.
Planning History Other relevant	Reference No: 14345 Applicant Name: Paula Deery App Type: Permission Received Date: 14/11/2014 Status: Application Finalised Decision: Granted with Conditions Development Address: 50 Dublin Street, Monaghan, Co. Monaghan Development Description: for temporary permission for a period of three years to consist of change of use from a retail premises into a Tapas Bar. This will involve the removal of various partition walls and internal works, the provision of signage and all associated site works, situated in an architectural conservation area and zoned as "town centre" in the current County Development Plan.
information Consideration	Outwith extents of indicative masterplan radovalanment zonas
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.64 Number 50a



8.65 Number 50b

Name						
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	Unclear
Location			Car Par Hennis Henni		es Under Constex	
Context image			C			
Description	Single-storey	return. Not	accessible for	assessment		
Planning History	None found					
Other relevant						
information Consideration	Not present o	n historic m	naps, unlikely to	be of herita	ge value.	
					3- 10.00	

8.66 Number 50c

Name						
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	Unclear
Location					es Under Constru	
Context image			Parate de la construcción de la			

Description	Single-storey outbuilding, flat corrugated metal roof. Not accessible for assessment.
Planning History	None found
Other relevant information	
Consideration	Not present on historic maps, unlikely to be of heritage value.

8.67 Number 51

atutory potectionsArchitectural Conservation AreaIntographic alysisOS First EditionYOS Second EditionYOS Final EditionY	Name
Objections OS First Y OS Second Y OS Final Y alysis Edition Y Edition Edition Y Edition Y	Statutory
alysis Edition Edition Edition	protections
cation NetWork Costs	Cartographic analysis
Area Under Construction	Location
ontext image	Context image
to ground floor.	Description
	Planning History
ormation	Other relevant information
Outwith extents of indicative masterplan redevelopment zones.	Consideration

8.68 Number 51a

Name	Suzanne Micl	naels				
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	Y (unlikely the same structure)	OS Final Edition	Y
Location						
Context image						
Description		painted ren	der return to no	o. 51.		
Planning History	None					
Other relevant information						
Consideration	Outwith exter	its of indica	tive masterplan	redevelopm	ent zones.	

8.69 Number 51b

Name	Suzanne Mic	Suzanne Michaels				
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	N
Location					rea Under Constru	
Context image						
Description	on historic ma		nted render exte	ension to rea	ar of no. 51. N	lot present
Planning History	None found					
Other relevant information						
Consideration	Outwith exter	nts of indica	ative masterplan	redevelopm	nent zones.	

8.70 Number 51c

Name	Suzanne Mic	haels					
Statutory	No						
protections							
-	OC First	Y		Y		Lineleer	
Cartographic	OS First Edition	r (Unlikely	OS Second Edition		OS Final Edition	Unclear	
analysis	Edition	same	Edition	(Unlikely same	Eallion		
		structure)		structure)			
Location		Siluciale)	Car Park				
	ET 5			ND	a Under Constru		
	5						
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		i lotte					
	~	Area Linder Constructo					
Context image	Contraction of the local division of the loc		Redbyterian Church	1 11 13	Tol -		
oomext image			A CONTRACTOR				
			A CLASSING				
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	and the second s	1 25		- Sing			
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	the second second			and the second			
	1.4		and the second s	The second			
				All considered	and the second		
Description			arage building o				
		ould shop on	the site in 199	/ which doe	s not appear to	o have been	
Planning History	enacted. Decision dat	e 27/05/100	97				
	Reference N		-				
			on: Planning pe	ermission to o	demolish aara	ge/store	
			of use to shop u				
Other relevant			i				
information							
Consideration			lan redevelopn	nent zone. N	ot of heritage		
	conservation	interest.					

8.71 Number 51d

Name	Suzanne	e Michaels				
Statutory	No					
protections						
Cartographic	OS	Y (Unlikely	OS	Y (Unlikely	OS Final	Unclear
analysis	First	same	Second	same	Edition	Unclear
unuryolo	Edition	structure)	Edition	structure)	Edition	
Location				/	er Canstru	
Context image						

Image 2 Image 2 Description Single-storey building, no access, of apparent modern construction and	
attached to building 52d. Planning granted in 1997 which does not appear to have been enacted.	
Planning Decision date: 27/05/1997	/1997
History Reference No.: 9730013	
Development Description: Planning permission to demolish garage/store and	ption: Planning permission to demolish garage/store and
rebuild with change of use to shop unit at Pump Entry.	use to shop unit at Pump Entry.
Other relevant information	
Consideration Within extents of masterplan redevelopment zone. Not of heritage conservatio interest.	erplan redevelopment zone. Not of heritage conservation

8.72 Number 52



Image 2	
Description	Three-storey single-bay painted render building. With shop front to ground floor.
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.73 Number 52a



Description	Two-storey painted render extension to rear of no 52.
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.74 Number 52b

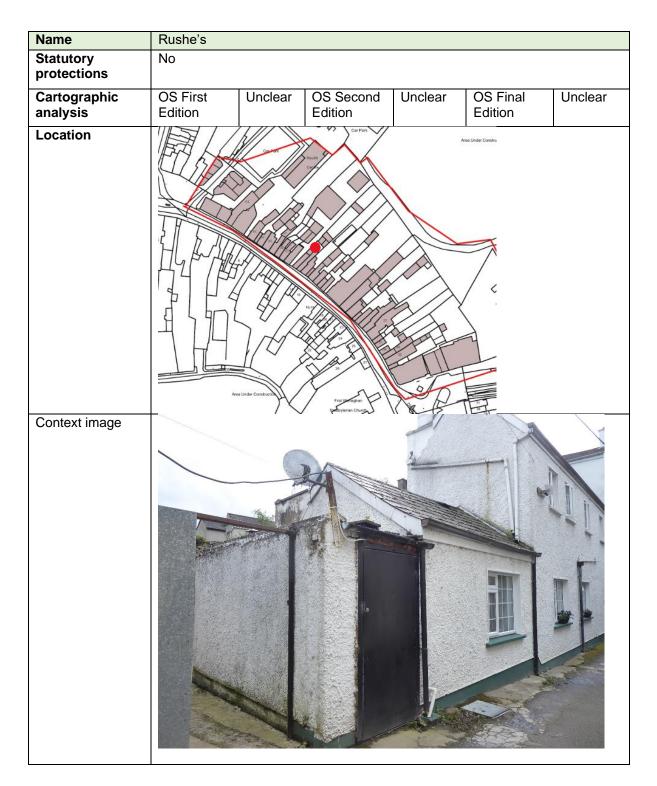
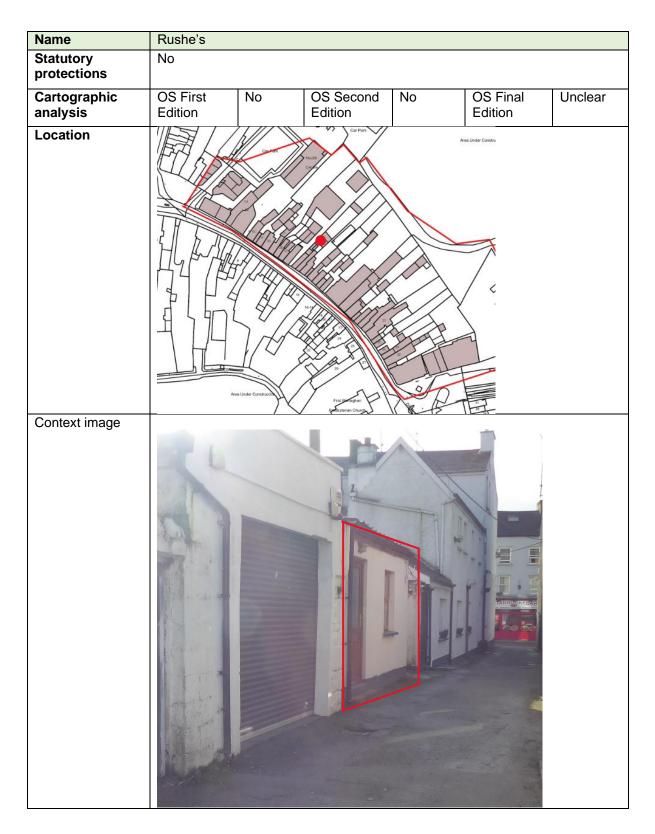
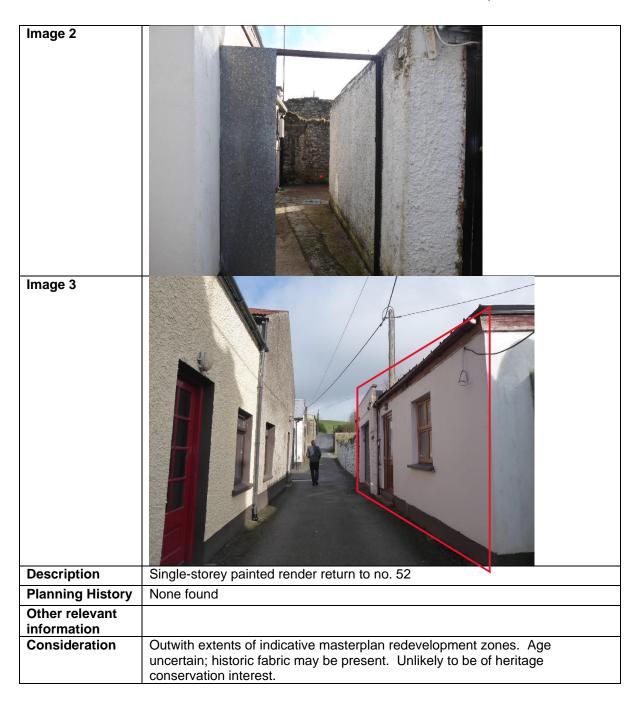


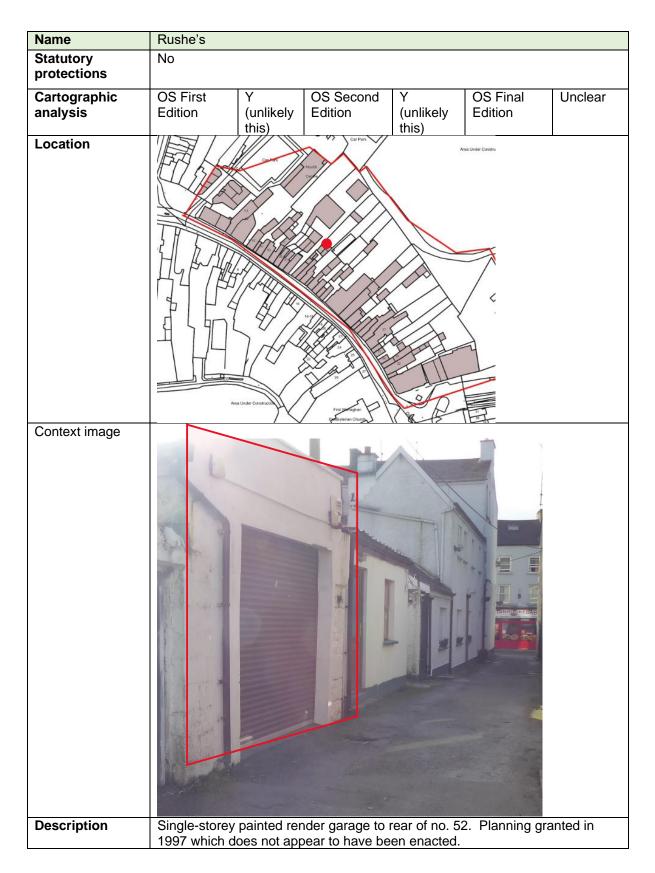
Image 2	
Description	Single-storey painted render return to no. 52
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Age uncertain; historic fabric may be present. Unlikely to be of heritage conservation interest.

8.75 Number 52c



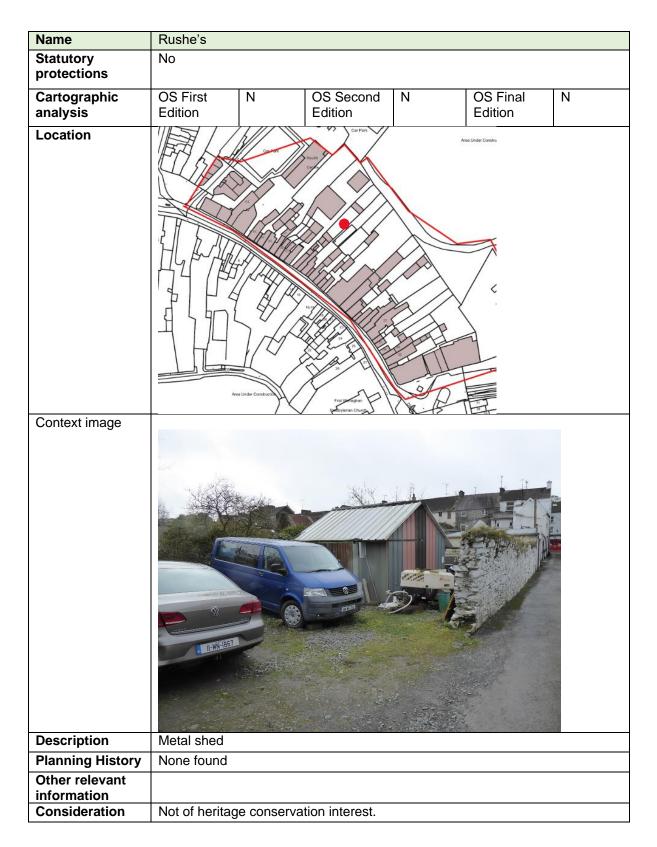


8.76 Number 52d



Planning History	Decision date: 27/05/1997
	Reference No.: 9730013
	Development Description: Planning permission to demolish garage/store
	and rebuild with change of use to shop unit at Pump Entry.
Other relevant	
information	
Consideration	Partially within redevelopment zone. Not of heritage conservation interest.

8.77 Number 52e



8.78 Number 52f

Name	Rushe's					
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	Y Unlikely this	OS Final Edition	Unclear
Location					rea Under Constru	
Context image						
Description		rendered c	oncrete block g	parage with c	corrugated me	tal roof.
Planning History	None found					
Other relevant information						
Consideration			plan redevelopr Russell Row. N			

8.79 Number 53

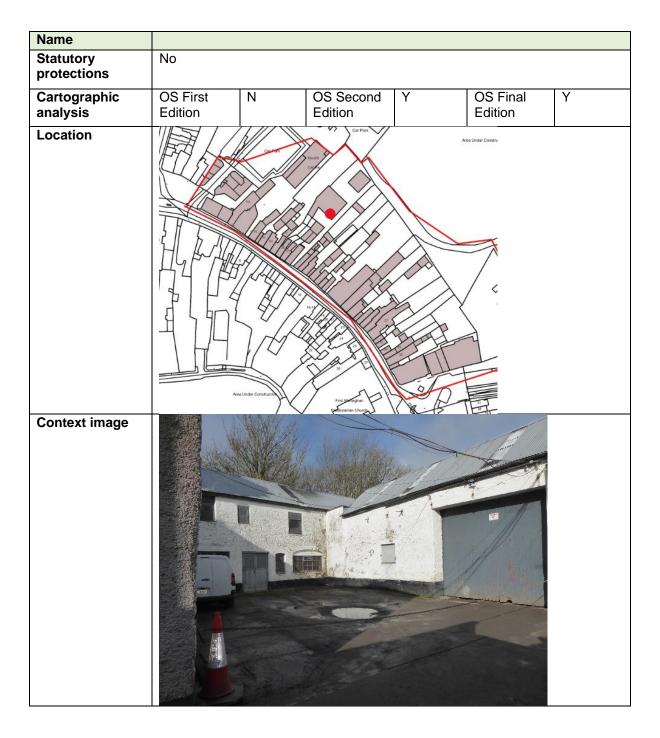


Image 2	
Description	Single-storey garage, painted rubble stone finish with corrugated metal roof to rear of no. 54, accessed from Pump Entry
Planning History	None found
Other relevant information	
Consideration	Within the land take necessary for proposed Russell Row. Historic structure of architectural interest in its group setting.

8.80 Number 53a

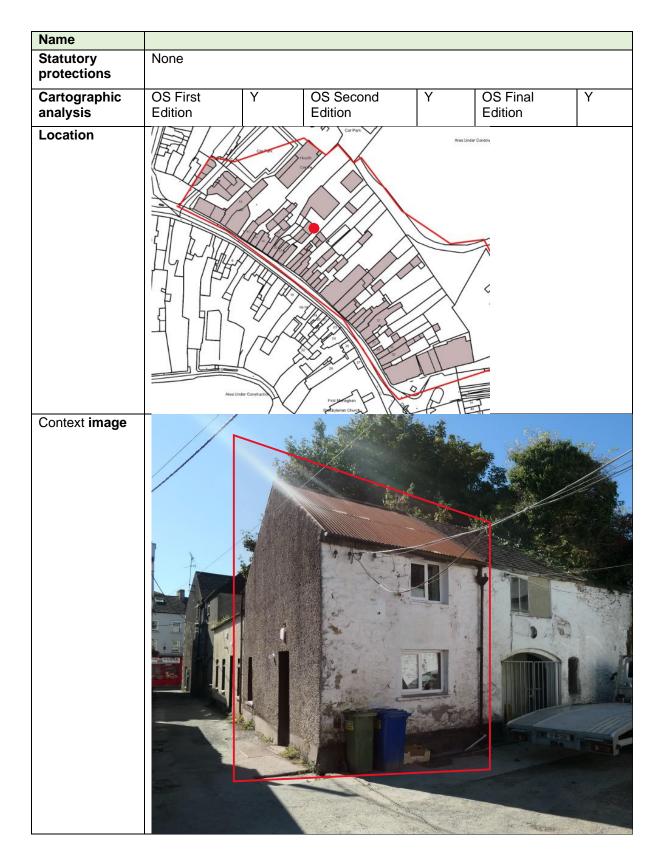
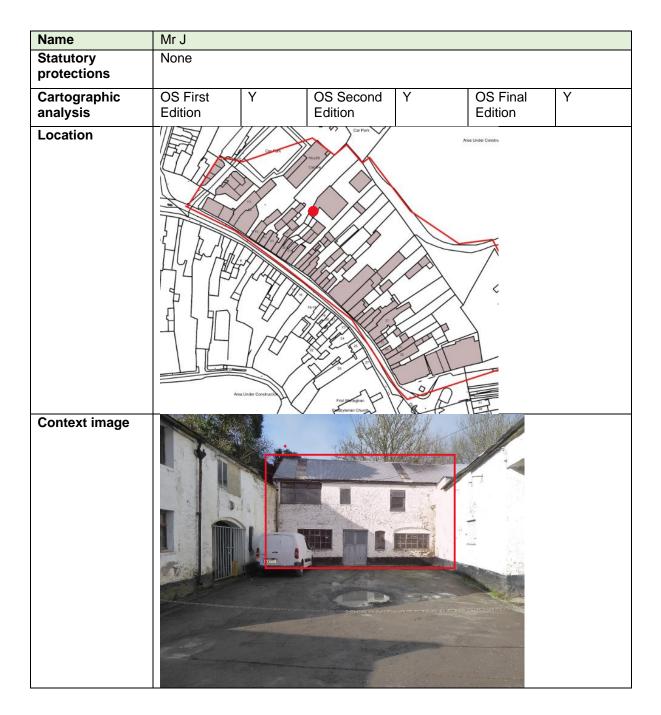


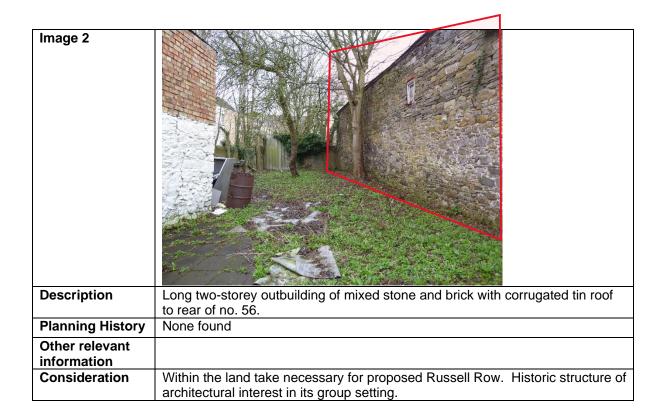
Image 2	
Description	Two-storey painted rubble stone outbuilding to no. 54 with corrugated metal roof.
Planning History	None found
Other relevant information	
Consideration	Within the land take necessary for proposed Russell Row. Historic structure of architectural interest in its group setting.

8.81 Number 53b

Name						
Statutory protections	None					
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location Context image						
Description	Two-storey painte	d rubble s	tone outbuilding w	ith corruga	ated metal roof	İ.
Planning History	None found					
Other relevant						
information Consideration	Mithin the level to	(0 D00000	my for proposed D		u Uintoria at-	ioturo of
Consideration	Within the land tal architectural intere					ucture of

8.82 Number 53c





8.83 Number 53d

Name						
Statutory protections	None					
Cartographic analysis	OS First Edition	Unclear	OS Second Edition	Smaller Building	OS Final Edition	N
Location Context image					Area Linder Canttra	
Description	Long single-s no. 54-56	torey concr	ete block garag	ge with corru	ugated metal ro	oof to rear of
Planning History	None found					
Other relevant						
information Consideration	Within ovtent	e of master	plan redevelopr	mont zono	outwith land to	ko
	necessary for				utwith land la	

8.84 Number 53e

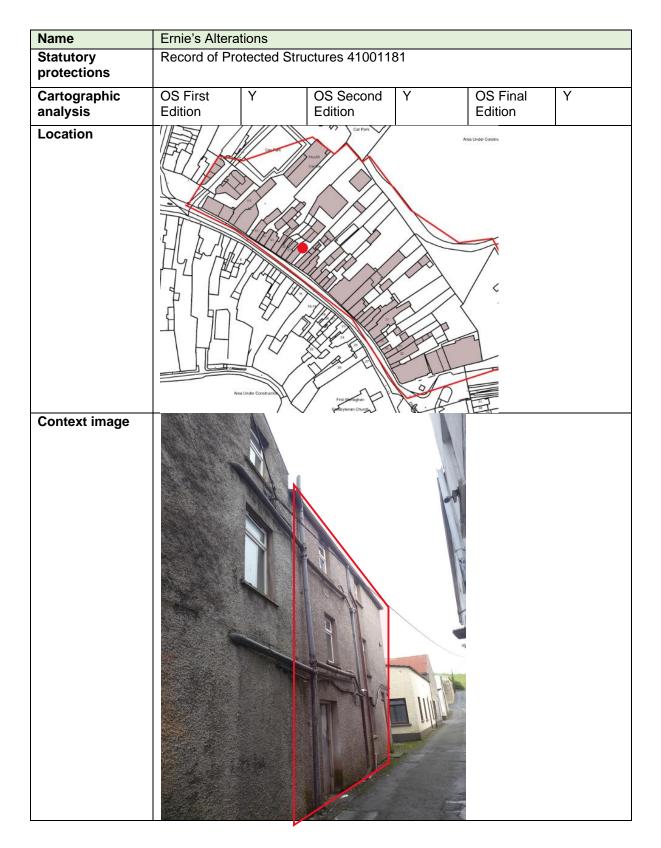
Name						
Statutory protections	None					
Cartographic analysis	OS First Edition	Different footprint	OS Second Edition	Different footprint	OS Final Edition	Y
Location					res Linder Constitu	
Context image						
Description Planning History	Two-storey re no. 54-56 Reference N		nmercial buildir	ng with corru	igated metal ro	oof to rear of
	Applicant Na App Type: P Received Da Status: Appli Decision: Gr	ermission te: 09/06/19 cation Final anted with 0	& Francis O' Re 999 lised	-	nadhan	

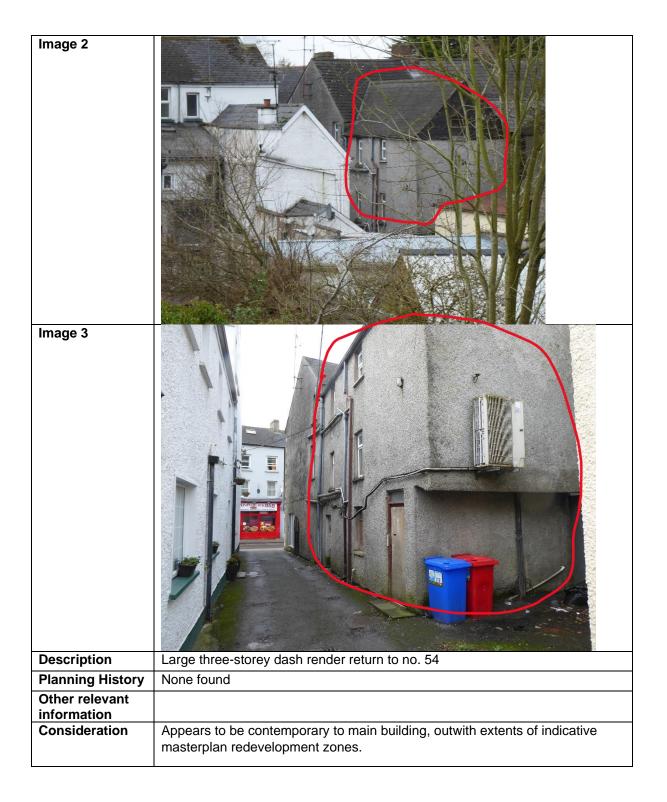
	Development Description: Erect a printing Workshop at Pump Lane, Dublin St, Monaghan
Other relevant information	
Consideration	Not of heritage conservation interest.

8.85 Number 54

Name	Ernie's Altera	tions				Ernie's Alterations				
Statutory protections	Architectural Record of Pro		on Area uctures 4100118	31						
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y				
Location			Dar Par Second Secon		res Linder Constru					
Context image										
Description	façade and sl		building with co ground floor.	ursed dress	ed stone facing	g to front				
Planning History	None found									
Other relevant information										
Consideration	Outwith exter	nts of indica	ative masterplan	redevelopm	nent zones.					

8.86 Number 54a





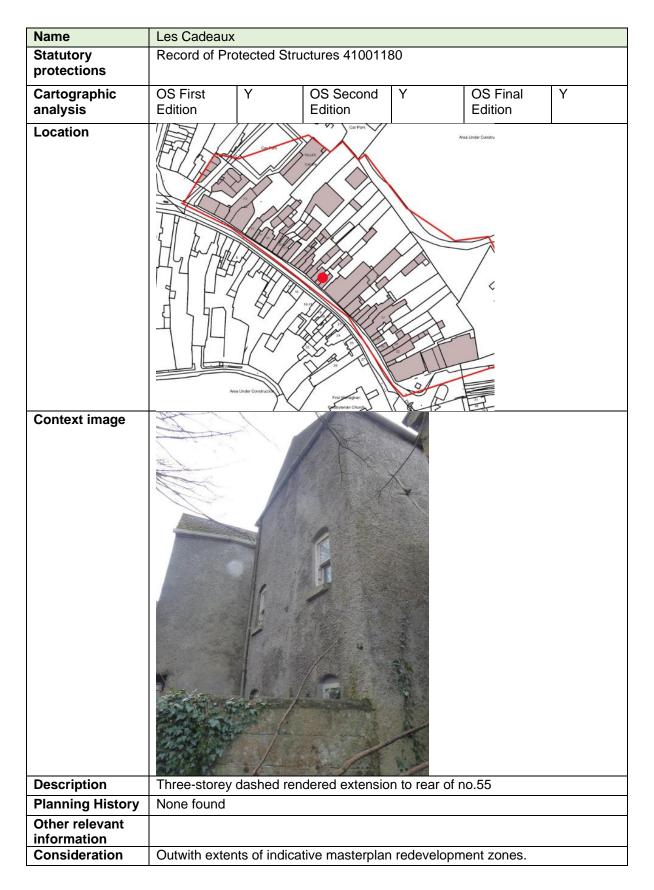
8.87 Number 54b

Name	Ernie's Alterations					
Statutory protections	No					
-						
Cartographic analysis	OS First Edition	N	OS Second Edition	Y	OS Final Edition	Y
Location			Carbon Sector Carbon Ca		Judie Constitu	
Context image			FOR SALE Tel 085 341 900			
Description	1999 does no	t appear to	sh render return to have been enact		lanning approva	al granted
Planning History	existing prem	o.: 993002 t Descript ises. To be for no othe	4 on: Planning perr used only as an e er purpose. The fa	extension to	o the existing co	mmercial
Other relevant information						
Consideration	Partially within interest.	n redevelop	oment zone. Histo	oric structur	e of low archited	ctural

8.88 Number 55

Name	Les Cadeaux	Les Cadeaux				
Statutory	Architectural		on Area			
protections	Record of Pro	otected Stru	uctures 410011	80		
Cartographic	OS First	Y	OS Second	Y	OS Final	Y
analysis	Edition		Edition		Edition	
Location						
Context image			Prevenient Propuesto Les Cadeaux			
Description	and painted s	single-bay stone finish	building with sh to upper floors.	nop front and	l signage to gro	ound floor
Planning History	None found					
Other relevant information	_		ghan County De		-	
Consideration	Outwith exter	nts of indica	ative masterplar	n redevelopn	nent zones.	

8.89 Number 55a



8.90 Number 55b

Name	Les Cadeaux					
Statutory protections	Within curtilag	ge of Reco	rd of Protected	Structures 4	1001180	
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					rea Likeler Constru	
Context image						
Description		utbuilding t	o rear of no. 55			
Planning History	None found					
Other relevant information						
Consideration	Within the lar architectural i	id take nec nterest.	essary for prop	osed Russel	Row. Historio	c structure of

8.91 Number 56

Name	Macho Man					
Statutory protections	Architectural Record of Pro		on Area ictures 4100117	79		
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					as Under Constru	
Context image						

Image 2	
Description	Three-storey single-bay coursed dressed stone building with shop front to ground floor.
Planning History	Reference No: 9530001 Applicant Name: Bernard Brady App Type: Permission Received Date: 12/01/1995 Status: Application Finalised Decision: Granted with Conditions Development Address: 56 Dublin Street, Monaghan Development Description: Change of use of ground floor from residential to retail shop
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Historic structure of low architectural interest.

8.92 Number 56a

Name	Macho Man					
Statutory protections			uctures 4100117	79		
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					Ves Under Constru	
Context image						

Image 2	
Description	Two-storey return to no. 56. The ground floor finish is painted rubblestone, the first floor appears to be a later concrete blockwork addition.
Planning History	Decision date: 15/05/1996 Reference No.: 9530072 Development Description: Retain and complete works at ground floor premises to form new retail shop including signage.
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Historic structure of low architectural interest.

8.93 Number 57

Name	Mr J					
Statutory protections	Architectural Record of Pro		on Area uctures 4100117	78		
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					ra Under Canality	
Context image						
Description	Three-storey ground floor.	single-bay	coursed dresse	d stone build	ding with shop	front to
Planning History						
Other relevant information						
Consideration	Outwith exter structure of lo		ative masterplan tural interest.	n redevelopm	nent zones. H	listoric

8.94 Number 57a

Name	Mr J	Mr J				
Statutory protections	Record of Pro	otected Stru	uctures 410011	78		
Cartographic analysis	OS First Edition	N	OS Second Edition	Y	OS Final Edition	Y
Location					rea Under Constru	
Context image						
Description	following 199	7 approval	rear of no. 57 c	of apparent n	nodern constru	iction, likely
Planning History	Reference No Applicant Na App Type: Po Received Da Status: Appli Decision: Gr Developmen	time: Ciarar ermission te: 16/04/1 cation Fina anted with	n Timony 997 lised	Street, Mona	aghan	

	Development Description: Demolish existing two storey Return and erect new Two Storey extension to the rear and construct a new shop front
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.95 Number 57c

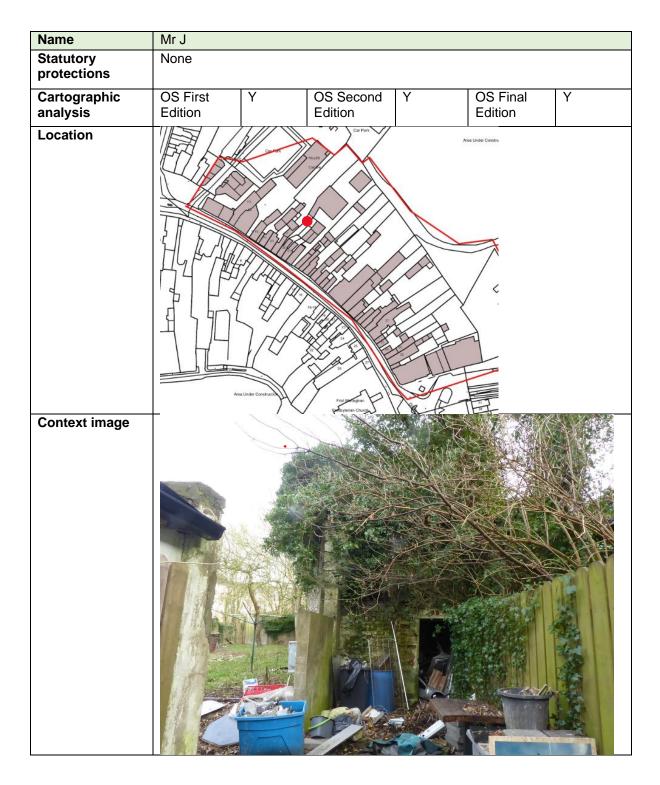


Image 2	
Image 3	
Description	Overgrown brick and stone outbuilding to rear of no. 57.
Planning History	None found
Other relevant information	
Consideration	Within the land take necessary for proposed Russell Row. Historic structure in very poor condition.

8.96 Number 58

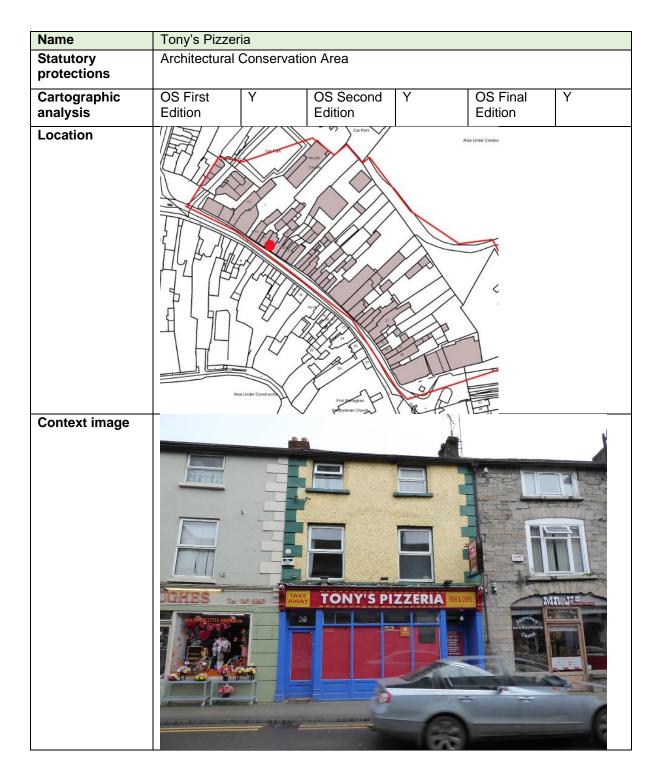


Image 2	<image/>
Description	Three-storey two-bay, painted dash rendered building with timber shopfront to ground floor.
Planning History	Reference No: 0930025 Applicant Name: James Campbell App Type: Retention Received Date: 18/08/2009 Status: Application Finalised Decision: Granted with Conditions Development Address: No. 58 Dublin St, Roosky Td, Monaghan Development Description: permission for change of signage to the shop front and a variation of condition no. 5 of planning reference no. 9/94 to allow for the retention of the premises to be used as a restaurant and take away
Other relevant	Tor the retention of the premises to be used as a restaurant and take away
information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Historic structure of low architectural interest.

8.97 Number 58a

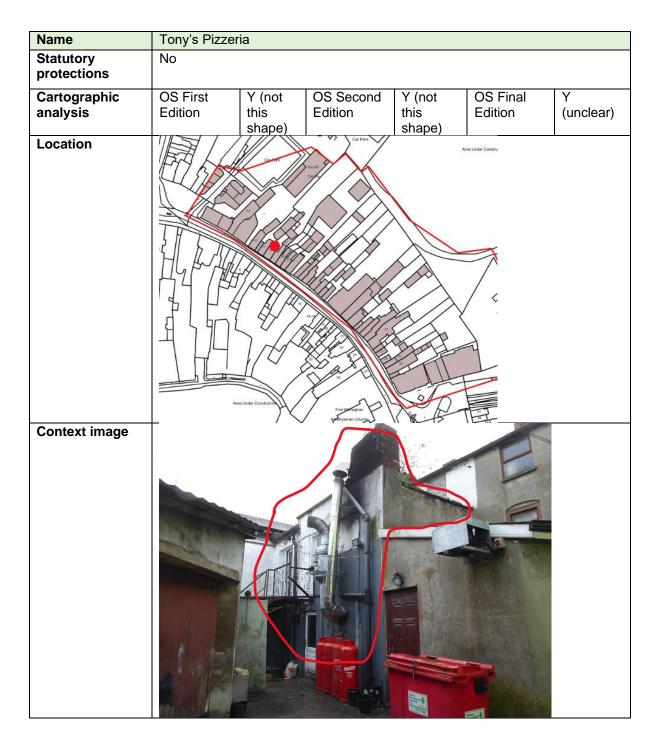
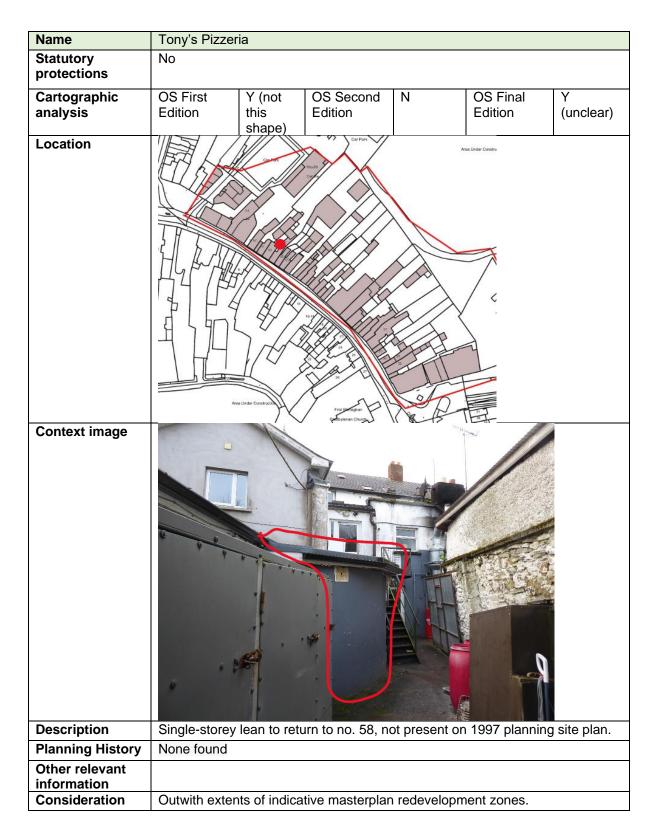


Image 2	
Description	Two-storey rendered return to no. 58, likely dating from 1997 planning approval.
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Not of heritage conservation interest.

8.98 Number 58b



8.99 Number 58c

Name	Mr J					
Statutory protections	None					
Cartographic analysis	OS First Edition	Y (not this shape)	OS Second Edition	Y	OS Final Edition	Y (unclear)
Location					vea Linder Constru	
Context image						

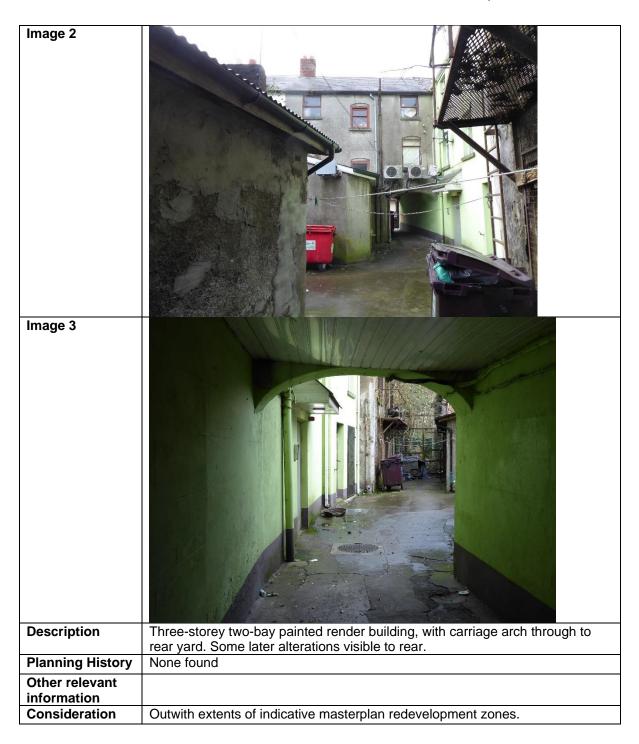
Image 2	
Description	Two-storey painted coursed rubble stone building with pitched roof to rear of no. 58. Arch through front elevation gives access to rear yard. External steps and door provide access to first floor.
Planning History	None found
Other relevant information	
Consideration	Partially within redevelopment zone. Historic structure of low architectural interest.

8.100 Number 58d

Name	Mr J					
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	Y	OS Final Edition	Y
Location					nes Unider Constitu	
Context image						
Description	Single-storey	return				
Planning History	None					
Other relevant information						
Consideration	Outwith exter historic struct	nts of indication of low a	ative masterplan architectural inte	redevelopm erest.	nent zones. P	otentially

8.101 Number 59





8.102 Number 59a

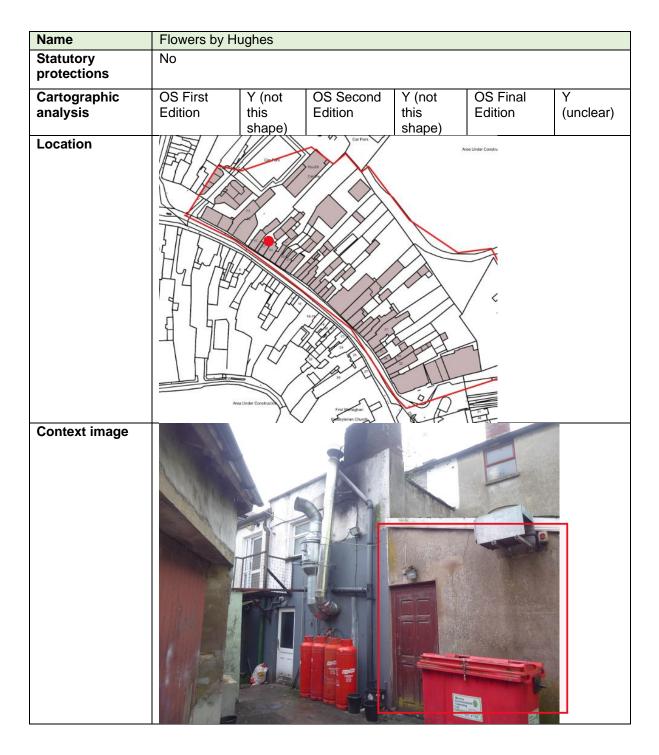


Image 2	
Description	Single-storey rendered lean to return with monopitch roof to no. 59
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Potentially historic structure of low architectural interest.

8.103 Number 59b

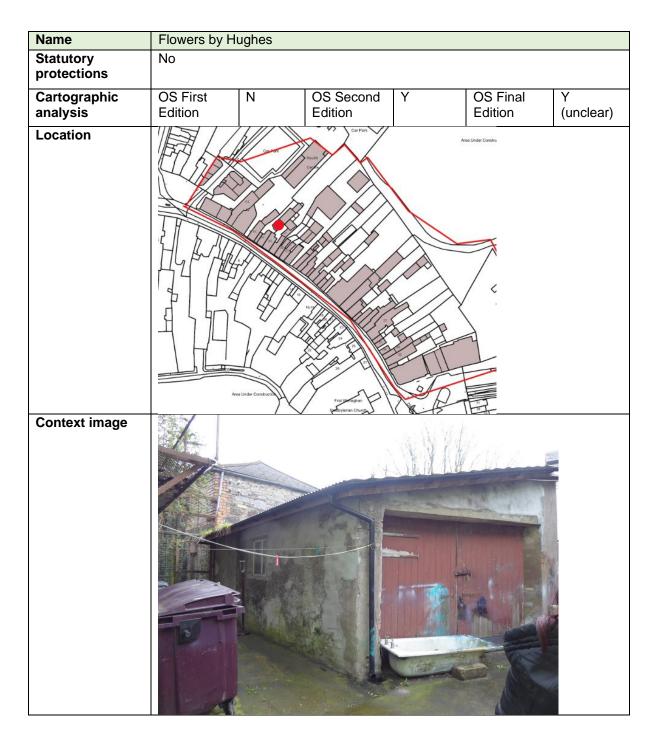


Image 2	
Description	Single-storey rendered garage with mono pitch corrugated metal roof to rear of no. 59
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Historic structure of low architectural interest.

8.104 Number 59C

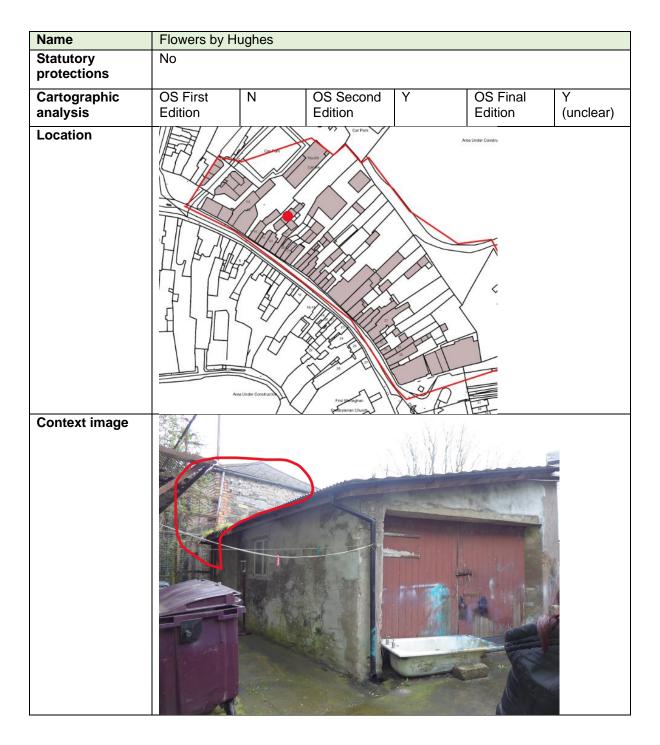


Image 2	
Description	Two-storey coursed rubblestone and brick outbuilding to rear of no. 59. Appears to be in a derelict state
Planning History	None found
Other relevant information	
Consideration	Within extents of masterplan redevelopment zone, outwith land take necessary for proposed Russell Row. Historic structure of architectural interest.

8.105 Number 59d

Name	Flowers by Hu	ughes				
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	Y	OS Final Edition	Y (unclear)
Location					es Under Canstru	
Context image						

Image 2	
Description	Single-storey painted rubble and brick return with mono pitch roof to rear of no. 59, access to all sides not available.
Planning History	None found
Other relevant information	
Consideration	Within the land take necessary for proposed Russell Row. Historic structure of low architectural interest.

8.106 Number 60

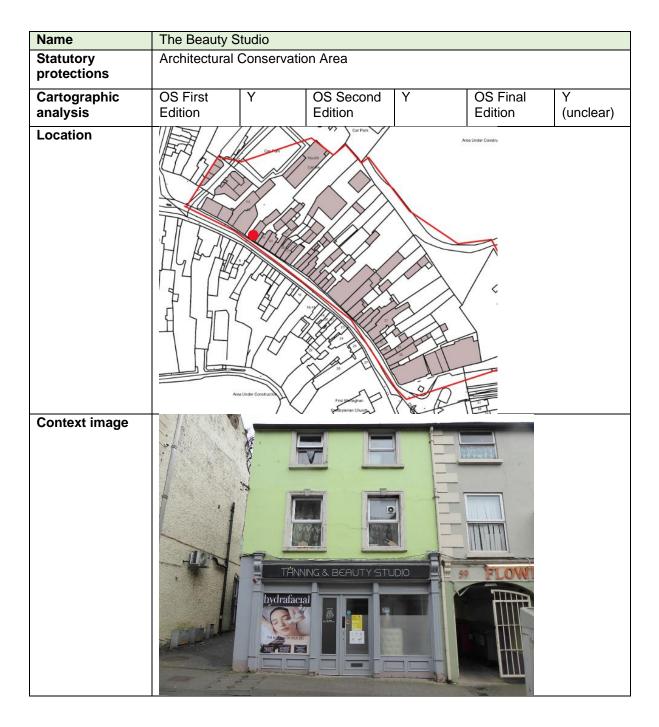
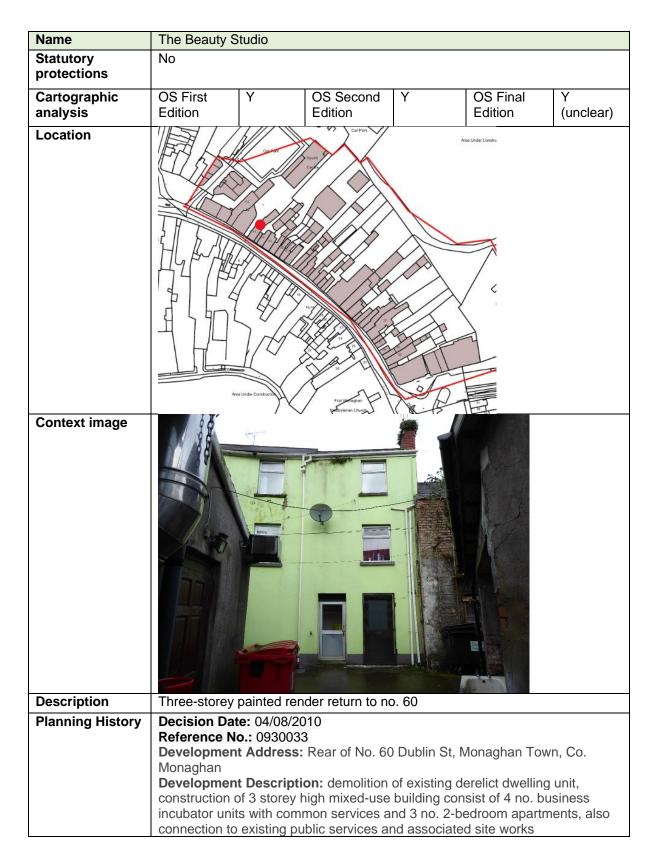


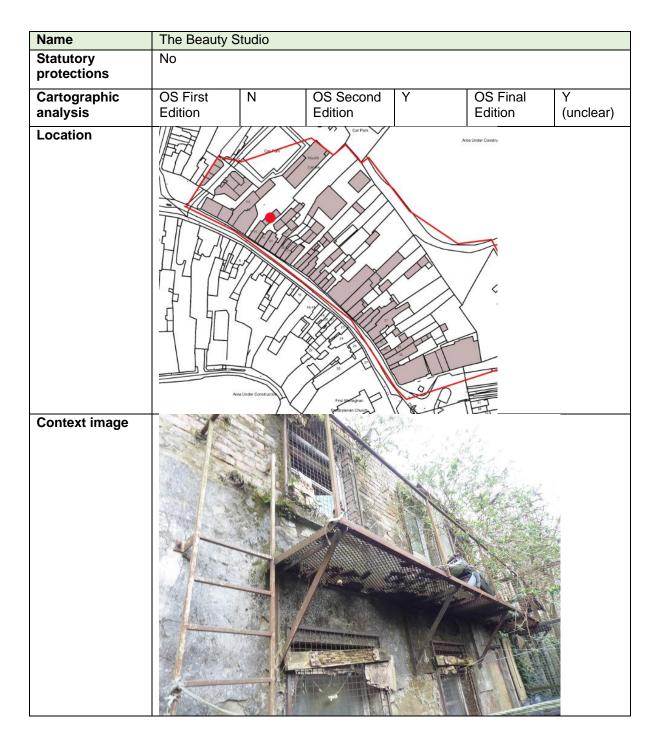
Image 2	
•	Three-storey two-bay painted render building, with shop front to ground floor.
	 Decision date: 26/05/2002 Reference No.: 0230010 Development Description: Planning permission to retain 1. Front & side Elevations 2. Rear shop storage and bin store at ground floor level. Decision Date: 04/08/2010 Reference No.: 0930033 Development Address: Rear of No. 60 Dublin St, Monaghan Town, Co. Monaghan Development Description: demolition of existing derelict dwelling unit, construction of 3 storey high mixed-use building consist of 4 no. business incubator units with common services and 3 no. 2-bedroom apartments, also connection to existing public services and associated site works
Other relevant	
information Consideration	Outwith extents of indicative masterplan redevelopment zones.

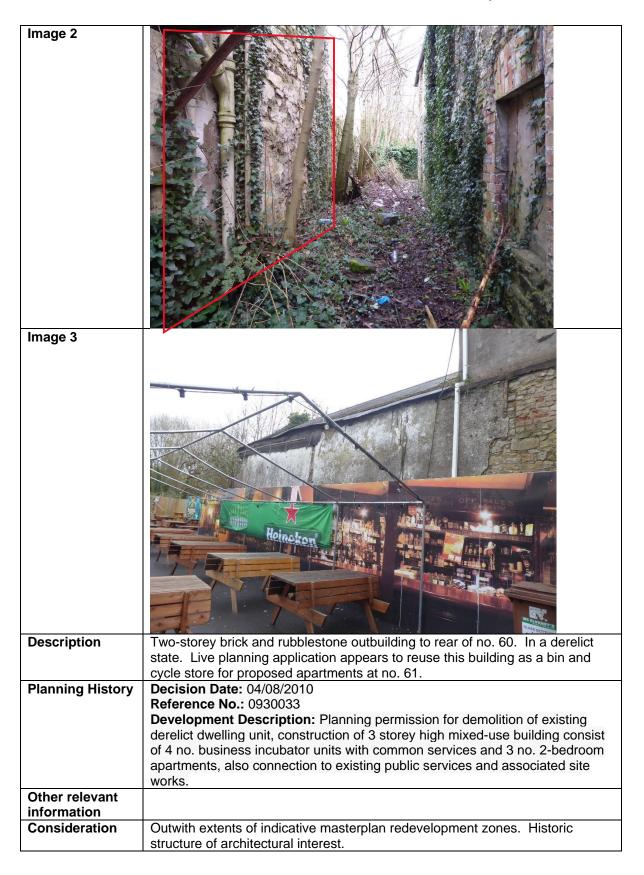
8.107 Number 60a



Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Historic structure of low architectural interest.

8.108 Number 60b





8.109 Number 61



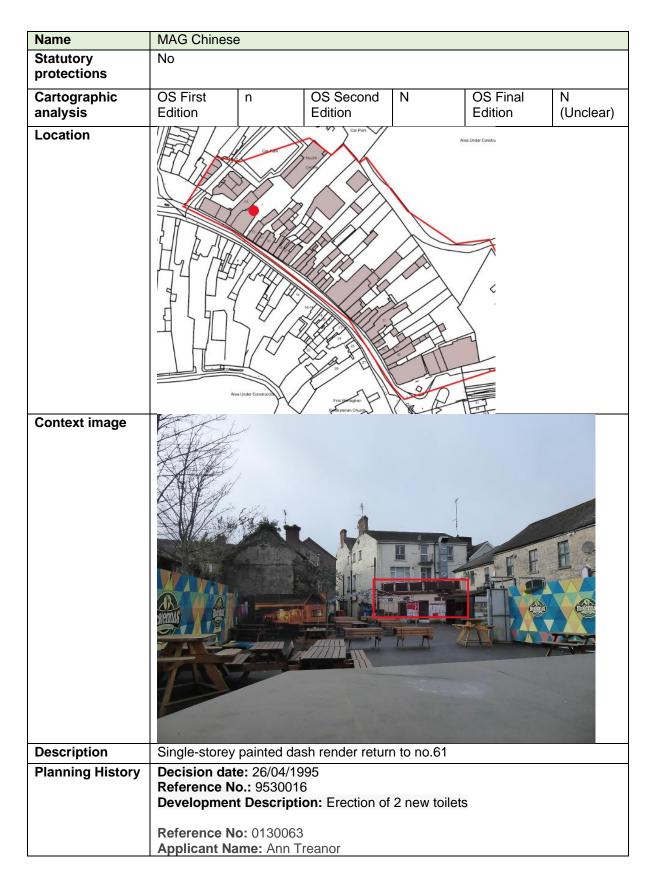
Image 2	
	-storey three-bay building with granite shop front to ground floor. Painted r to upper floors and painted dash finish to side elevation.
Planning History Decis Refer Deve Refer Appli App Rece Statu Deve Deve and n Refer Appli Rece Statu Deve Deve Deve Statu Deve Statu Deve Deve Appli Appli Appli Deve Deve and n Refer Appli App Rece Statu Devis Deve Deve App Rece Statu Deve Deve Deve Deve Deve Deve Deve Deve Deve Deve Statu Deve Deve Deve Deve <th>ion date: 26/04/1995 ence No.: 9530016 opment Description: Erection of 2 new toilets ence No: 0130063 cant Name: Ann Treanor Type: Permission ved Date: 08/10/2001 s: Application Finalised ion: Granted with Conditions opment Address: No.61 Dublin Street, Monaghan opment Description: Change of use of existing coffee shop/takeaway hake internal layout alterations and erect new shop front ence No: 2343 cant Name: Errigal Group Ltd Type: Permission ved Date: 08/02/2023 s: Further Information ion: Further Information ion: Further Information opment Address: 60 and 61 Dublin Street, Monaghan, Co.Monaghan opment Description: Permission for development consisting of i) le of use of guest house accommodation 11 no. bedrooms to 3 no. 2 bed ments, ii) provision of communal amenity area, bin store and bike store II associated site works</th>	ion date: 26/04/1995 ence No.: 9530016 opment Description: Erection of 2 new toilets ence No: 0130063 cant Name: Ann Treanor Type: Permission ved Date: 08/10/2001 s: Application Finalised ion: Granted with Conditions opment Address: No.61 Dublin Street, Monaghan opment Description: Change of use of existing coffee shop/takeaway hake internal layout alterations and erect new shop front ence No: 2343 cant Name: Errigal Group Ltd Type: Permission ved Date: 08/02/2023 s: Further Information ion: Further Information ion: Further Information opment Address: 60 and 61 Dublin Street, Monaghan, Co.Monaghan opment Description: Permission for development consisting of i) le of use of guest house accommodation 11 no. bedrooms to 3 no. 2 bed ments, ii) provision of communal amenity area, bin store and bike store II associated site works
Other relevant information	
	th extents of indicative masterplan redevelopment zones.

8.110 Number 61a

Name	MAG Chinese	MAG Chinese				
Statutory protections	Architectural Cons	servation A	rea			
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location	Are the second sec			Area Linder Constru		
Context Image						
Description	to rear of no. 61.		ashed render exten	sion with	varied window o	penings
Planning History	Decision date: 26 Reference No.: 99 Development Des	530016	Erection of 2 new to	oilets		

	Reference No: 0130063 Applicant Name: Ann Treanor App Type: Permission Received Date: 08/10/2001 Status: Application Finalised Decision: Granted with Conditions
	Development Address: No.61 Dublin Street, Monaghan Development Description: Change of use of existing coffee shop/takeaway and make internal layout alterations and erect new shop front
	Reference No: 2343 Applicant Name: Errigal Group Ltd App Type: Permission Received Date: 08/02/2023 Status: Further Information Decision: Further Information
	Development Address: 60 and 61 Dublin Street, Monaghan, Co.Monaghan Development Description: Permission for development consisting of i) change of use of guest house accommodation 11 no. bedrooms to 3 no. 2 bed apartments, ii) provision of communal amenity area, bin store and bike store and all associated site works
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.111 Number 61b



	App Type: Permission Received Date: 08/10/2001 Status: Application Finalised Decision: Granted with Conditions
	Development Address: No.61 Dublin Street, Monaghan Development Description: Change of use of existing coffee shop/takeaway and make internal layout alterations and erect new shop front
	Reference No: 2343 Applicant Name: Errigal Group Ltd App Type: Permission Received Date: 08/02/2023 Status: Further Information Decision: Further Information
	Development Address: 60 and 61 Dublin Street, Monaghan, Co.Monaghan Development Description: Permission for development consisting of i) change of use of guest house accommodation 11 no. bedrooms to 3 no. 2 bed apartments, ii) provision of communal amenity area, bin store and bike store and all associated site works
Other relevant information	
Consideration	Not of heritage conservation interest.

8.112 Number 62



	stone sills and replacement uPVC windows. Timber shopfront comprising pilasters with plinths and simple capitals supporting plain fasciaboard with painted lettering, moulded cornice, and framing fixed square-headed six-pane timber-framed display window with fluting to frieze over window, and square- headed door opening with overlight and double-leaf timber panelled door.
	Appraisal This building is a pleasingly balanced composition of house and pub. It has a good example of a timber shopfront, with simple but appealing detailing, such as the fluted frieze over the window. The double-leaf door is typical of historic public houses. The structure and roofline also form a composite part of the curving narrow street.
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.113 Number 62a

Statutory protections No Cartographic analysis OS First Edition Y OS Second Edition Y OS Final Edition Y Location Official Edition Y OS Second Edition Y OS Second Edition Y OS Final Edition Y Location Official Edition Y OS Second Edition	Name	S McKenna					
analysis Edition Edition Edition (unclear) Location Image: Context image Image: Context image: Context image Image: Context ima	Statutory protections						
Context image Description Two-storey rendered extension with pitched roof to no. 62, access for clear view unavailable. Appears on historic maps but looks to have been modernised. Planning History None found	Cartographic analysis		Y		Y		-
Context image Image: Context image Description Two-storey rendered extension with pitched roof to no. 62, access for clear view unavailable. Appears on historic maps but looks to have been modernised. Planning History None found Other relevant information Image: Context image	Location					7	
view unavailable. Appears on historic maps but looks to have been modernised. Planning History None found Other relevant information Image: Comparison of the second seco	Context image						
Other relevant information	Description	view unavaila	endered ext able. Appea	ension with pito ars on historic n	ched roof to naps but lool	no. 62, access ks to have bee	for clear n
Other relevant information	Planning History	None found					
Consideration Outwith extents of indicative masterplan redevelopment zones.							
	Consideration	Outwith exter	nts of indica	itive masterplar	n redevelopn	nent zones.	

8.114 Number 62b

Name	S McKenna					
Statutory protections	No					
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					es Linder Constru	
Context image						

Image 2	
Description	
Planning History	None found
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Historic structure of low architectural interest.

8.115 Number 62c

Name	Dhaba					
Statutory protections	No					
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location				Ana Liber Co		
Context image				Seamie Deues Deus Deu		



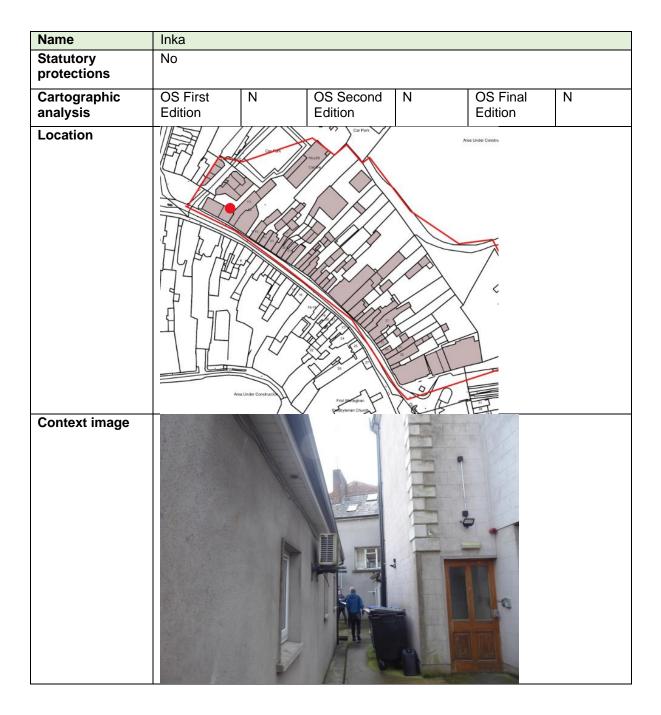
8.116 Number 63

Name	Inka					
Statutory protections	Architectural	Conservatio	on Area			
Cartographic analysis	OS First Edition	Y	OS Second Edition	Y	OS Final Edition	Y
Location					rea Linder Constru	
Context image						
			ink			62

Image 2	
Description	Three-storey two-bay painted render shop with signage to ground floor. Planning application notes it as a protected structure in 2004; it does not appear on the current Monaghan RPS.
Planning History	 Decision Due Date: 03/05/2006 Reference No.: 0630015 Development Description: Planning permission for change of use of second floor storage to 2 no. 2 bedroom apartments, erect an external stairway with new enclosed 3-storey fire escape and associated site works at the rear of Esprit. Decision Due Date: 20/02/2004 Reference No.: 0330048 Development Description: Planning permission for alterations and material change of use of the premises known as 63 Dublin Street, Monaghan. This is a protected structure in an area of architectural conservation. The development will consist of the following: (a) to lower the ground floor to street level to allow for disabled access thus discontinuing the use of the basement area, (b) the ground floor to be refurbished and reinstated as a commercial of office unit including new shop front with signage, relocation of existing entrance and new independent entrance to first and second floor, (c) the refurbishment of the first and second floor flats, including attic space as 2 no. office units, (d) connection to public water mains and sewer and associated site works. Reference No: 0730036 Applicant Name: Michelle McAnenly App Type: Retention Received Date: 17/08/2007 Status: Application Finalised Development Nichelle McAnenly App Type: Retention Received Date: 17/08/2007 Status: Application Finalised Development Finalised Development State Managhan Town, Co. Managhan
	Development Address: 63 Dublin Street, Monaghan Town, Co. Monaghan Development Description: shop front, signage and alterations to front elevation, which consists of a three-storey terrace building, which consists of a shop at ground and first floor level and apartment at second floor level (Architectural Conservation Area)

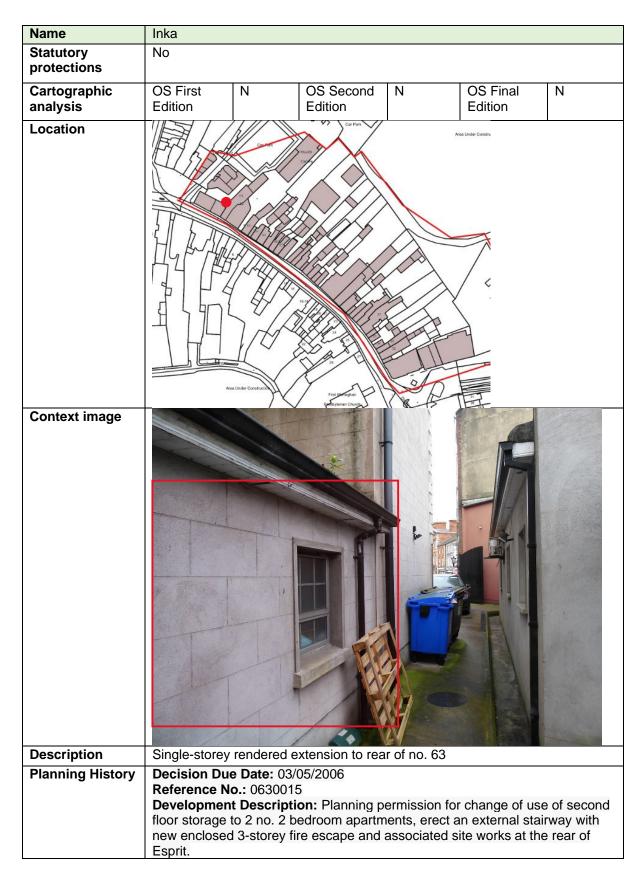
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.117 Number 63a



Imaga 2	
Image 2	
Description	Three-storey rendered extension to rear of no. 63
Planning History	Decision Due Date: 03/05/2006 Reference No.: 0630015 Development Description: Planning permission for change of use of second floor storage to 2 no. 2 bedroom apartments, erect an external stairway with new enclosed 3-storey fire escape and associated site works at the rear of Esprit. Decision Due Date: 20/02/2004 Reference No.: 0330048 Development Description: Planning permission for alterations and material change of use of the premises known as 63 Dublin Street, Monaghan. This is a protected structure in an area of architectural conservation. The development will consist of the following: (a) to lower the ground floor to street level to allow for disabled access thus discontinuing the use of the basement area, (b) the ground floor to be refurbished and reinstated as a commercial of office unit including new shop front with signage, relocation of existing entrance and new independent entrance to first and second floor, (c) the refurbishment of the first and second floor flats, including attic space as 2 no. office units, (d) connection to public water mains and sewer and associated site works. Reference No: 0730036
	Applicant Name: Michelle McAnenly App Type: Retention Received Date: 17/08/2007 Status: Application Finalised Decision: Granted with Conditions
	Development Address: 63 Dublin Street, Monaghan Town, Co. Monaghan Development Description: shop front, signage and alterations to front elevation, which consists of a three-storey terrace building, which consists of a shop at ground and first floor level and apartment at second floor level (Architectural Conservation Area)
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones. Not of heritage conservation interest.

8.118 Number 63b



	Decision Due Date: 20/02/2004 Reference No.: 0330048 Development Description: Planning permission for alterations and material change of use of the premises known as 63 Dublin Street, Monaghan. This is a protected structure in an area of architectural conservation. The development will consist of the following: (a) to lower the ground floor to street level to allow for disabled access thus discontinuing the use of the basement area, (b) the ground floor to be refurbished and reinstated as a commercial of office unit including new shop front with signage, relocation of existing entrance and new independent entrance to first and second floor, (c) the refurbishment of the first and second floor flats, including attic space as 2 no. office units, (d) connection to public water mains and sewer and associated site works. Reference No: 0730036 Applicant Name: Michelle McAnenly			
	App Type: Retention Received Date: 17/08/2007 Status: Application Finalised Decision: Granted with Conditions			
	Development Address: 63 Dublin Street, Monaghan Town, Co. Monaghan Development Description: shop front, signage and alterations to front elevation, which consists of a three-storey terrace building, which consists of a shop at ground and first floor level and apartment at second floor level (Architectural Conservation Area)			
Other relevant information				
Consideration	Not of heritage conservation interest.			

8.119 Number 64

Name	House of Labels				
Statutory protections	Architectural Conservation Area				
Cartographic analysis	OS First Y OS Second Y OS Final Y Edition Edition Y				
Location	A contraction of the contraction				
Context image	A Contraction of the second of				



Description	
Planning History	Reference No: 9830048 Applicant Name: D & N Clerkin App Type: Permission Received Date: 15/07/1998 Status: Application Finalised Decision: Refused
	Development Address: The Diamond, Monaghan Development Description: Change front and side elevations of property to incorporate new display windows and three new enterance doors plus two new signs Reference No: 9930015 Applicant Name: Danny Clerkin App Type: Permission Received Date: 15/02/1999 Status: Application Finalised Decision: Granted with Conditions
	Reference No: 9530061 Applicant Name: Danny & Noel Clerkin App Type: Retention Received Date: 28/07/1995 Status: Application Finalised Decision: Granted with Conditions Development Address: The Diamond, Monaghan Development Description: Retention of existing shop fronts and hand painted signs
Other relevant information	
Consideration	Outwith extents of indicative masterplan redevelopment zones.

8.120 Number 64a

Name	House of Labels					
Statutory protections	No					
Cartographic analysis	OS First Edition	N	OS Second Edition	N	OS Final Edition	N
Location						
Context image						
Description	Three-storey rend	ered return	n to no. 64			
Planning History Other	None found					
relevant information						
Consideration	Not of heritage co	nservation	interest.			

9 **BIBLIOGRAPHY**

county/monaghan/rushe-history-of-monaghan/

ⁱ Historic buildings, groups of buildings and areas of architectural importance in the town of Monaghan. Ulster Architectural Heritage Society, 1970.

ⁱⁱ https://www.askaboutireland.ie/reading-room/digital-book-collection/digital-books-by-

ⁱⁱⁱ Irish Architectural Archive 13/30 3 Monaghan Old Infirmary

^{iv} Old Monaghan Society Facebook Group, Old Cross Square c.1970s.

^v Leslie Crawford, Facebook Page, Dublin Street Cobblers

OLD CROSS MONUMENT

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT



Prepared for McAdam Design

By the Project Conservation Architects: Alastair Coey Architects

January 2025 Last updated 21st February 2025

1 INTRODUCTION

1.1 Executive Summary

The Market Cross in Old Cross Square, Monaghan Town, is a Scheduled Monument (MO009-06006) and, Recorded Protected Structure (RPS 41000283). The exact date of construction is unknown, but documentary evidence indicates its existence in the 1700s, when it was used to display public notices and as a gathering place for hire fairs. In the nineteenth century there was a gas lantern installed on the head, with chased piping to the plinth. The monument appears on the Ordnance Survey First Edition c. 1836 in the Diamond and was relocated to The Shambles (now Old Cross Square) c.1870. Within Old Cross Square it appears to have been relocated on three further occasions, most recently c.2011.

The Monument has been referred to by various names, including the Old Cross, the Old Town Cross the Market Cross, and the Sundial Monument. For the purposes of this report, it will be referred to as 'The Monument'. The 'cross' reference may refer to an older head, but the monument as it exists is not cross shaped but a stone plinth topped by a round polyhedron.

The Dublin Street North Scheme comprises proposals to implement the Dublin Street North Regeneration Plan, prepared by Sheridan Woods Architects & Urban Planners and adopted in April 2022. This is related to a wider redevelopment including the Roosky Masterplan, also by Sheridan Woods and adopted at the same time, and the South Dubin Street and Backlands Regeneration Project, currently in the planning process (ref. ABP-314501-22).

Monaghan County Council Development Plan (Variation 3), adopted in April 2022, assumes relocation of the Monument as described below:

Objective 32 of the Development Plan, *"To Improve the pedestrian environment and public realm of Old Cross Square through the following measures:*

- Rationalised carriageway to provide for routes through to Infirmary Hill, Russell Row, and Dublin Street.
- Enhanced pedestrian environment in Old Cross Square.
- Identification of appropriate location for the existing monument/Cross.
- Signage to mark the historic entrance to the town as approached from the south east.

This document and the associated drawings, specifications and reports provides a thorough description of the works proposed to implement the relocation of the Monument, and the implementation of the wider Roosky Masterplan. The package of material fully describing the proposed works comprises:

- This document
- Old Cross Monument Condition Report prepared by Alastair Coey Architects
- Urban planning designs prepared by Open
- Civil Engineering designs prepared by McAdam Design
- Transport designs prepared by Hoy Dorman
- Archaeological assessment prepared by John Cronin Associates
- EIAR prepared by Carlin Planning

It is our opinion that the relocation of the Monument will enhance its significance and that of Old Cross Square.

The proposals do not propose to alter the fabric or appearance of the Monument, and its proposed relocation will be undertaken with the utmost care and following best practice guidelines for both its condition assessment, dismantling, storage, and placement in final position.

Adopting and implementing the proposed designs will improve the prominence of this important monument, and improve its setting within Old Cross quare.

1.2 Competency of Author

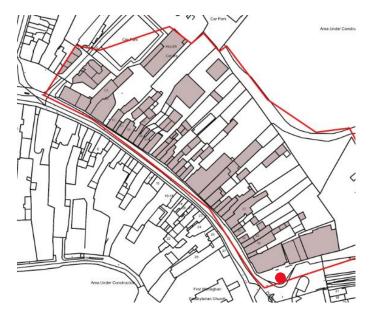
Alastair Coey Architects are Grade 1 Conservation Practice, working exclusively in the conservation and heritage field. This report was prepared by Maeve Gorman who is an RIAI Chartered Architect Accredited in Conservation at Grade 3 and a RIBA Conservation Architect, with experience working on heritage projects in Ireland and in the UK.

1.3 Scope & Purpose

This document summarises the history of the Monument, the nature of the proposed interventions, and the potential impacts of the Dublin Street North Regeneration Plan and mitigation of these.

1.4 Location

The monument is located in Old Cross Square, at the southernmost end of the Dublin Street. The red line refers to the wider study area for the development.



1.5 The receiving environment

The monument comprises a polyhedral cap with circular indents on a square-plan shaft having chamfered corners on a square base, atop six steps, all in stone. It is set on a widened pedestrian area within Old Cross Square, formerly a market square at the southeast corner of Monaghan town and currently a transport node comprising various traffic routes and junctions, parking and hard landscaping on various levels. As the name suggests, this was historically the route towards Dublin.

The Monument is a Recorded Protected Structure, meaning it has been assessed as being of architectural, historic, archaeological, artistic, cultural, scientific, social and/or technical interest. Its long history as a Monument and place of public gathering, notification, punishment and hiring would suggest that its primary significance is in its historic, cultural and social aspects. Its status as a (not functioning) sundial is of scientific and technical interest. The head is of sandstone, the remainder of limestone

1.6 Background & Methodology

The assessment of the Monument is made on the basis of its status as a Recorded Protected Structure and a National Monument. It has been prepared following studies of the Monument including desktop research and analysis, visual inspection, and a Condition Report MAD-R015 (see Appendix A), Methodology for Moving MAD-R014 (See Appendix B) and drawing MAD01-D03 (See Appendix C).

As a National Monument, alterations to the Monument have been assessed in the Context of the National Monument Act 1930.

As a Protected Structure, the Architectural Guidelines for Planning Authorities (DoEHLG 2004) have been followed.

The EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports are also relevant.

2 HISTORY

Historically, Monaghan County was ruled by Gaelic clans including the McMahons until the conquest of Ireland in the sixteenth century. Monaghan town may originally have developed as a village around first a monastery, which then expanded around a fortified English garrison which was built c.1602 (see Figure 1).

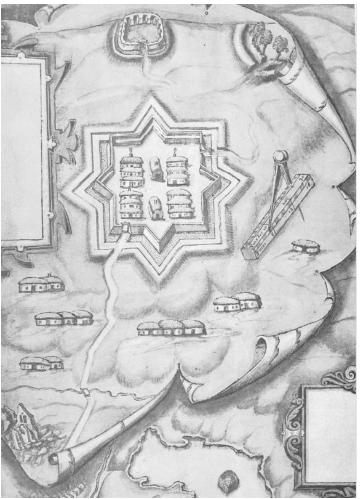


Figure 1 Irish Manuscripts Commission Map, c.1602

There is a suggestion that the garrison was walled as evidenced by a map of 1602, and that some of this stone was used to build the older buildings on the town.¹ The local stone used in many buildings is generally grey limestone. Later buildings use stone from the quarry visible to the east of Old Cross Square in the OS First Edition of 1836. Monaghan town eventually became part of the Cleremont Estate (later the Rossmore Estate). From 1801 until the early twentieth century the principal landlords were the Westernra family, based at the now demolished Rossmore Castle. The town has the characteristics of a nineteenth century market town. The town suffered large population loss during the Famine years in the 1840s.

Dublin Street runs north-south from the central Diamond in Monaghan and as the name suggests was once the main road towards Dublin from the town. It is characterised by three storey nineteenth century shop units which form a sweeping curve from the Diamond to Old Cross Square. Notable residents

¹ Historic buildings, groups of buildings and areas of architectural importance in the town of Monaghan. Ulster Architectural Heritage Society, 1970. Page 6

Old Cross Monument Architectural Heritage Impact Assessment include Charles Gavan Duffy (1816-1903) who was born at no.10 Dublin Street. He was a poet, journalist, Young Irelander and politician, eventually becoming Premier of Victoria in Australia.

Dublin Street is unusual in retaining its historic long plot layout to the north side, likely due to the challenging topography which has hindered the town expanding in this direction. The backlands behind the Dublin Street shopfronts are a complex mix of outbuildings, entrys and detached gardens. Much of the historic built fabric in this area is in poor condition.

The Ulster Canal flows through the town and passes under the south side of Old Cross Square in a culvert. It has not been in commercial use since 1931.

3 RATIONALE

A range of options have been identified and explored, as detailed in Table 3-1.

Table 3-1 Options for relocation

Option	Positive impacts on Historic Fabric	Negative Impacts on Historic Fabric	Neutral Impacts on Historic Fabric
1 - Do nothing at all.	POSITIVE All future options for conservation remain open.	NEGATIVE Maintaining the monument in its current position keeps it in the background of Old Cross Square and interferes with the proposed circulation and landscape design of Old Cross Square to accommodate access to the proposed new Russell Row road.	NEUTRAL Minimal alteration to visual appearance.
2 – Relocate to the Diamond.	POSITIVE The Monument was originally located in the Diamond, and this is a more central and prominent location within the town.	NEGATIVE The Monument has not been located in the Diamond for over century, and currently sits within a Square which is named after it. NEGATIVE Requires physical dismantling and rebuilding of the Monument.	NEUTRAL Maintains function as public monument in a public place.
3 – Relocate to the proposed new public space formed by Russell Row.	POSITIVE It would provide opportunity for the Monument to be given a position within the new landscaping between the town and the proposed new civic offices.	NEGATIVE The location of the new Russell Row is within former backland area and the Monument has no historic connection to the location. NEGATIVE Requires physical dismantling and rebuilding of the Monument.	NEUTRAL Maintains function as public monument in a public place.
4 – Relocate within Old Cross Square.	POSITIVE It would provide opportunity for the Monument to be given a more position within the new landscaping in Old	NEGATIVE Requires physical dismantling and rebuilding of the Monument.	NEUTRAL Maintains function as public monument in a public place.

Cross Square, which is named after it and which is where it has	
been for over a	
century.	

An assessment of these options was undertaken to determine which should be taken forward as the proposed course of action. It has been concluded that the option 4, relocation within Old Cross Square, best meets the Council's need to improve the prominence of the Monument together with enabling implementation of the Roosky Masterplan.

4 PREVIOUS INTERVENTIONS

4.1 Alterations to position

The First Edition OS map indicates the Monument in the Diamond (see Figure 2) at the north end of Dublin Street (Position 1). While in the Diamond it was used for public notices in the 1700s, when it was also the location of the town stocks, and in the 1800s it was fitted out as a gas lantern (see Figure 3). Note five steps present in this image. It was also used during fair days as a place for people seeking employment to hire themselves out. In the 1870s the Rossmore Monument was placed in this central location, to commemorate the 4th Baron Rossmore following his death in 1874. To make way for this, the Old Cross Monument was relocated to the Shambles at other end of Dublin Street (see Figure 4).



Figure 2 First Edition OS 1836 - Position 1

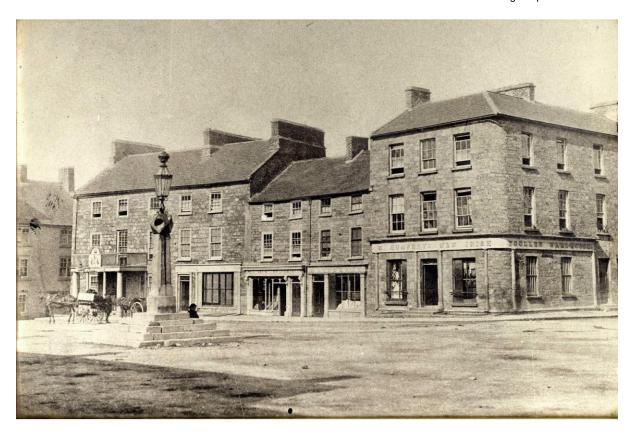


Figure 3 Monument with Lantern, The Diamond, c.1870 – Position 1



Figure 4 Old Cross Location in Shambles Square c.1875 – Position 2

Dublin Street North Regeneration Scheme Old Cross Monument Architectural Heritage Impact Assessment



Figure 5 c. 1900, looking south – Position 2

The Monument can be seen standing in isolation (Figure 5) in Shambles Square, now with six steps (Position 2). It can be seen following the move that the space known as Shambles Square was renamed Old Cross Square by the time of the 25 inch OS map in 1908 (see Figure 6), when the Monument appears to have been moved further south towards the terrace of houses (see Figure 7)(Position 3). The image of the Pork Market (see Figure 8) shows the space in market use c.1910-14.

The Northern Standard of June 11th 1954 records an account of the largest ever market held on the previous Monday June 7st 1954:-

[']Monaghan sucker pig market on Monday was noteworthy. The lines of carts stretched along both sides of Old Cross Square and on the left-hand side leaving the town the lines of carts went beyond the rows of houses at the side of the Square almost approaching the near end of the wall dividing the Cathedral road. It is estimated that there were about 2000 pigs on offer and there was a good clearance at prices ranging from £6 to £10. Dealers associated with the market all their lives assert that Monday's sucker market was the largest witnessed in Monaghan for over fifty years.²

Post 1914 there appear to have been two further changes in position, both times apparently to accommodate changing road layouts. The dates of the moves to Position 4 (Figure 9) and Position 5 (Figure 10) but the most recent move c.2010 to the current Position 5 (Figure 11) is well documented in the report by Dermot Nolan & Associates *Report on the Restoration of the Sundial Monument at Market Square Monaghan* dated 20th February 2011. Figure 12 provides indicative locations of each position, based on mapping and photographic sources. The proposed relocation is indicated as Position 7.

² https://www.facebook.com/100064405581220/posts/1046642728719513/

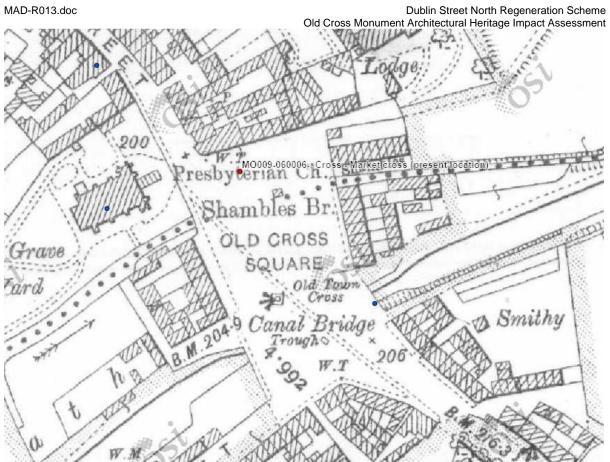


Figure 6 25 Inch 0s 1908 – Position 3

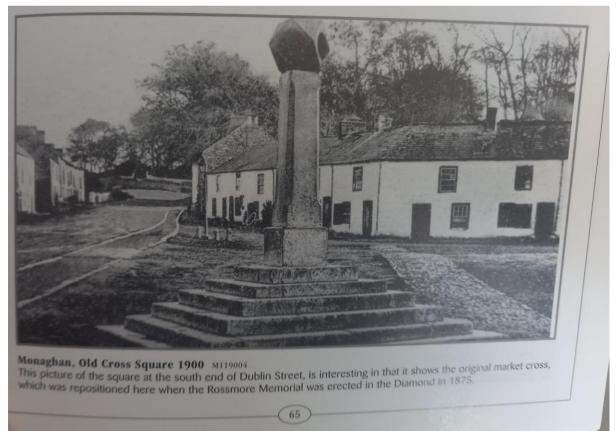


Figure 7 c. 1900, looking south, closer to houses – Position 3

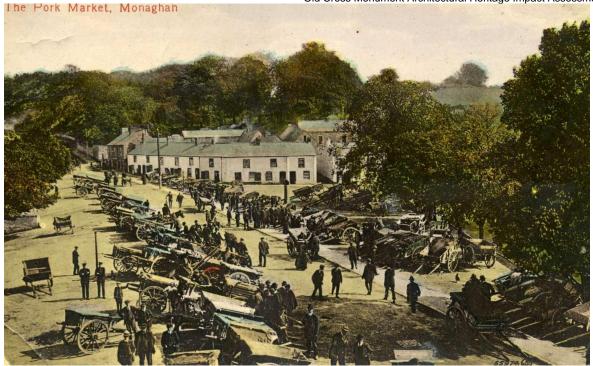


Figure 8 Pork Market image c. 1910-1914 – Position 3



Figure 9 Undated image pre 2005 - Position 4³

³ https://www.askaboutireland.ie/reading-room/history-heritage/architecture/vernacular-architecture-o/the-unique-layoutof-mona/the-squares/



Figure 10 2005 (County Museum image) - Position 5



Figure 11 c.2010 following installation in current location - Position 6



Figure 12 Indicative positions of the Monument

4.2 Alterations to fabric

In addition to the change in position over the years, there have been minor alterations to the fabric of the monument, notably to the steps at the base.

Position 1 - 5 steps, potential change from an older cross shaped head to the sundial head, latterly modified to perform as a gas lamp with chasing up the shaft.

Position 2 - 6 steps, lamp is gone

Position 3 - 6 steps

Position 4 – 3 steps

Position 5 – 3 steps

Position 6 – 6 steps, lowest 3 are largely replacement stone. Head is apparently in incorrect position to function as a sundial.

The resorted Nunraw sundial in East Lothian (Figure 14) indicates how a sundial of this type may have functioned, with a metal gnomon on each face, each intended to display the time at a different location. This restoration project notes that the building of sundials was popular in Scotland in the 17th and 18th centuries. It is possible that a Scottish limestone sundial replaced an earlier limestone cross on this monument. The closest similar monument is at Tynan, co Monaghan.

The Monument in Old Cross Square does not appear to have any carvings and no gnomons, nor are these visible on any earlier images. Nolan (2011) indicates that there is a small filed in hole on the face below each depression. The gnomons would have been installed below and perpendicular to the concave depressions (cups), with painted lines within the cups at 15° intervals giving the time of day (see Figure 15). The four cups would have been aligned with the cardinal points.



Figure 13 Sundial & Cross at Tynan⁴



Figure 14 Nunraw Restored Sundial⁵

⁴ John Cronin & Associates
 ⁵ https://www.macmillanhunter.co.uk/sundials-gallery-photos/nggallery/image/world-times-sundial-restoration



Figure 15 Gnomon and concave cup example⁶

5 IMPACTS

5.1 Methodology

Rating of impacts in this analysis follows a standard evaluation methodology, based on the following:

- Guidelines on the information to be contained in Environmental Impact Statements prepared by the Environmental Protection Agency (EPA)
- A number of site visits were undertaken to build an understanding of the immediate and winder context of the Monument Context.
- View locations for the proposed position were agreed between the Design Team and Council representatives.

5.2 Rating of Impacts

- Imperceptible: Capable of measurement but without noticeable consequences.
- Not significant: Noticeable changes in the character of the environment without affecting its sensitivities.
- Slight: Noticeable changes in the character of the environment without affecting its sensitivities.
- Moderate: Alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
- Significant: By its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
- Very Significant: By its character, magnitude, duration or intensity significantly alters a sensitive aspect of the environment.
- Profound Impact: An impact which obliterates sensitive characteristics.

The quality of impacts are assessed according to EPA guidelines as follows:

- Positive: A change which improves the quality of the environment.
- Neutral: A change which does not affect the quality of the environment.
- Negative: A change which reduces the quality of the environment.

⁶ WWW.SUNDIALS-IRELAND.COM

Old Cross Monument Architectural Heritage Impact Assessment Potential impacts arising from a proposed redevelopment may also be considered in terms of duration as described in the EPA Guidelines:

- Momentary: Impact lasting from seconds to minutes.
- Brief: Impact lasting less than a day.
- Temporary: Impact lasting one year or less.
- Short-term: Impact lasting one to seven years.
- Medium-term: Impact lasting seven to fifteen years.
- Long-term: Impact lasting fifteen to sixty years.
- Permanent: Impact lasting over sixty years.

The proposed impacts of the proposals on the Monument are as follows:

- 1. Removal to a safe storage space, and reinstatement in a different location. This will be Very Significant, and have a negative effect on the quality of the environment, but only in the short to medium term, and reversible.
- 2. Reinstatement in a new agreed location. This will be a Positive change of Moderate impact, which is reversible, and permanent.

6 MITIGATION

6.1 Visual & Cultural Mitigation

The proposed new location of the Monument provides an opportunity to reframe it as a more prominent feature of the square. This AHIA records the journey that Monument has taken over its long history in Section 4. In each location it has maintained a position as a monumental marker against the context of Dublin Street, whether at The Diamond or Old Cross Square. The wider scope of the project seeks to improve the layout of Old Cross Square as a gateway node to Monaghan, a function it fulfilled as the Shambles market, which has become obscured over the intervening years with the introduction and modification of vehicular traffic routes through the square.

The proposed relocation provides an opportunity to revisit the function of the Monument as a sundial. Whilst restoration to functional status is not within the scope of this project, it would be prudent to consider that this might be an option for future generations and therefore any works completed now should not preclude functionality. The opportunity would exist to reposition the head in an appropriate orientation and alignment, which it currently is not, to allow for the reinstatement of gnomons to the cups.

6.2 Physical mitigation

6.2.1 Survey and Analysis

Prior to moving the monument, the Monument will be surveyed by a masonry specialist to record its condition and identified any requirement for intervention e.g. repair, cleaning, consolidation etc. It is also recommended that a separate GPR survey is undertaken to identify concealed fixing points so that appropriate dismantling methodology can be prepared.

6.2.2 Recording

Each component of the monument will be given a unique identification number and will be recorded on associated drawings. The identification number will remain unchanged and will be referenced accordingly in any documentation.

6.2.3 Dismantling

The Contractor must prepare and submit a Method Statement for the careful dismantling of the monument. The Method Statement must be approved by the client representative and project conservation architect prior to commencing. The Method Statement must adhere to good conservation practice and take reference from the employer's requirements and/or specification prepared by the design team. The project conservation architect must be given sufficient notice of the time of dismantling, to be in attendance during the dismantling. Each component must be labelled with the unique identification number attributed from the survey report.

6.2.4 Labelling

The Contractor must prepare and submit for approval a Method Statement for the proposed weather proof labels and their fixing points prior to commencing. The labelling will be semipermanent, remain in place for the duration of the storage until reinstatement, must not damage the monument and must be clearly legible.

6.2.5 Transport

The Contractor will prepare a Method Statement for approval for the safe transportation of the dismantled monument in accordance with the Employer's Requirements or Specification.

6.2.6 Storage

Suitable storage of the dismantled monument will be provided for by the Monaghan County Council, with sufficient access and space to allow for routine inspection and repair if necessary.

6.2.7 Repair

If necessary, a schedule of repairs will be prepared by the project conservation architect and review with the specialist contractor prior to commencing. Any repairs, cleaning or consolidation etc, will be subject to prior statutory agreement. All works to the monument will be undertaken in a conservation-led manner and undertaken by a contractor with demonstrable previous experience of similar work.

6.2.8 Reinstatement

The monument will be reinstated in a location approved by the relevant statutory authority. New foundations will be designed by the design team and installed by the contractor. The final height, orientation and general positioning will be agreed on-site with the client representative and project conservation architect prior to final fixing.

6.2.9 Post reinstatement survey

The project conservation architect will undertake a final inspection on completion of the works prior to final sign off. Any damage to the monument prior to sign off will be made good by the contractor.

7 CONCLUSION

It is our assessment that the proposed relocation of the Monument will have a positive impact on its setting and perception. Its history indicates that it has been successfully relocated in the past and fulfilled various functions, from its possible origin as a cross, to being a sundial, noticeboard, place of punishment, and place of hiring. In this process it has become divorced from its original setting but now has a strong historic link with Old Cross Square. The condition report indicates that it is robust and capable of withstanding another move. By taking the opportunity offered by the Dublin Street Regeneration to highlight the significance of this Monument within Old Cross Square an improved setting for the future will be ensured.

8 **BIBLIOGRAPHY**

Dermot Nolan. (2011). Report on the Restoration of the Sundial Monument at Market Square, Monaghan. Bray.

Environmental Protection Agency. (2022). *Guidelines on the Information to be contained in Environmental Impact Assessment Reports.*

Department of Arts, Heritage and the Gaeltacht. (2011). Architectural Heritage Protection Guidelines for Planning Authorities.

9 APPENDIX A – CONDITION REPORT

MAD-R015 Condition of Old Cross Monument prepared September 2024 by Alastair Coey Architects

10 APPENDIX B – METHODOLOGY

MAD-R014 Methodology for moving the Monument prepared October 2024 by Alastair Coey Architects

11 APPENDIX C – CONDITION DRAWING MAD-D03

MAD01-D03 Drawing indicating current condition of the Monument prepared February 2025 by Alastair Coey Architects

OLD CROSS MONUMENT

METHODOLOGY FOR MOVING THE MONUMENT



Prepared for McAdam Design

By the Project Conservation Architects: Alastair Coey Architects

January 2025 Last updated 21st February 2025

Methodology for moving the monument

1.1. SURVEY AND ANALYSIS

Prior to moving the monument, it will be surveyed by a masonry specialist to record its condition and identified any requirement for intervention e.g. repair, cleaning, consolidation etc. It is also recommended that a separate GPR survey is undertaken to identify concealed fixing points so that appropriate dismantling methodology can be prepared.

1.2. RECORDING

Each component of the monument will be given a unique identification number and will be recorded on associated drawings. The identification number will remain unchanged and will be referenced accordingly in any documentation.

1.3. **DISMANTLING**

The Contractor must prepare and submit a Method Statement for the careful dismantling of the monument. The Method Statement must be approved by the client representative and project conservation architect prior to commencing. The Method Statement must adhere to good conservation practice and take reference from the employer's requirements and/or specification prepared by the design team. The project conservation architect must be given sufficient notice of the time of dismantling, to be in attendance during the dismantling. Each component must be labelled with the unique identification number attributed from the survey report.

1.4. LABELLING

The Contractor must prepare and submit for approval a Method Statement for the proposed weather proof labels and their fixing points prior to commencing. The labelling will be semipermanent, remain in place for the duration of the storage until reinstatement, must not damage the monument and must be clearly legible.

1.5. TRANSPORT

The Contractor will prepare a Method Statement for a approval for the safe transportation of the dismantled monument in accordance with the Employer's Requirements or Specification.

1.6. STORAGE

Suitable storage of the dismantled monument must be provided for by the Contractor, with sufficient access and space to allow for routine inspection and repair if necessary.

1.7. REPAIR

If necessary, a schedule of repairs will be prepared by the project conservation architect and review with the specialist contractor prior to commencing. Any repairs, cleaning or consolidation etc, will be subject to prior statutory agreement. All works to the monument will be undertaken in a conservation-led manner and undertaken by a contractor with demonstrable previous experience of similar work.

1.8. **REINSTATEMENT**

The monument will be reinstated in a location approved by the relevant statutory authority. New foundations will be designed by the design team and installed by the contractor. The final height, orientation and general positioning will be agreed on-site with the client representative and project conservation architect prior to final fixing.

1.9. POST REINSTATEMENT SURVEY

The project conservation architect will undertake a final inspection on completion of the works prior to final sign off. Any damage to the monument prior to sign off will be made good by the contractor.

Dublin Street North Regeneration

SUMMARY CONDITION OF BUILDINGS



Prepared for McAdam Design

By the Project Conservation Architects: Alastair Coey Architects

October 2024 Last updated 21st February 2025

This report is the summary of a high-level condition survey of the Recorded Protected Structures and the historic structures proposed for demolition.

Building Ref. no. 32b Two-storey three-bay rear building with monopitched corrugated metal roof. Ogee profiled aluminium gutter with uPVC downpipe. Painted rubble stone and brick built with remnants of original lime render and lime pointing, entire first floor rebuilt with concrete blockwork. Two no. painted timber casement windows to first floor. Three no. timber sheeted doors and 1 no. modern timber panelled door to west gable at upper landing. Concrete steps leading to first floor with tubular handrail. Roof – Heavily rusted corrugated sheeting. • Rainwater goods - Downpipes in poor condition. Walling Paint flaking. Inappropriate • reconstruction of first floor. Some brick decay, little remains of original lime render, pointing heavily eroded Windows – Poor condition. Doors – Paint heavily flaking, poor decorative order. Extensive decay to sheeting at bottom of doors on ground floor. Building Ref. no. 32c Detached rear outbuilding. Rubble stone and brick built with concrete blockwork above door on south wall. Accessed by flight of concrete steps from yard below. • Roof – No access to inspect roof. Rainwater goods - None. • Walling - Building heavily covered with • vegetation growth, limited access to view structure. Windows – Slate lined aperture above door. Doors - Removed, timber doorframe remains. Former doorway to east wall blocked up with concrete block. Building Ref. no. 40b Detached rear outbuilding having collapsed corrugated metal roof. Appears to be brick built. Two no. horizontal metal grilled windows set in timber frames. Metal sheeted door to south with metal frame and meshed opening on top. Roof - Subject to fire damage, roof collapsed, • all timbers heavily charred. Rainwater goods – None. Walling - Building heavily covered with vegetation growth, limited access to view structure. Structural crack to west end of south

wall where stonework is poorly bonded. Cementitious smooth plaster to internal walls.

Partially collapsed brickwork evident.



Building Ref. no. 49b Tall uncoursed rubble stone wall spanning east/west returning southwards at east end. Walling - Irregular uncapped wallhead with • vegetation and tree sapling growth. Several collapsed sections exposing wall core. Timber wallplates evident where former buildings abutted. Building Ref. no. 53 Two-storey building in commercial use. Pitched corrugated metal roof. uPVC rainwater goods. Limewashed rubble stone walling, with red brickwork to south wall having large area of concrete blockwork infill. Window boarded up on east wall. Large sliding timber sheeted door. Roof - Reasonable condition. • Rainwater goods – Inappropriate. • Heavily flaking limewash. Walling _ • Inappropriate infill material on east wall. Windows – Not accessible. • Doors – Heavily splice repaired at bottom with decay still evident. Building Ref. no. 53a Two-storey one-bay building. Pitched corrugated metal roof. uPVC rainwater goods. Limewashed rubble stone walling. uPVC casements windows and entrance door. Roof – Heavily rusted otherwise in reasonable • condition. Rainwater goods – Inappropriate. . Walling - Heavily flaking limewash structural cracks between adjoining properties on west wall. Windows - Inappropriate. Doors - Inappropriate. Building Ref. no. 53b Two-storey one-bay building. Pitched artificial slate to west range. Limewashed rubble stone to west range with segmental arched doorway opening leading to porch. Painted timber casement windows. • Roof –Inappropriate slating. Rainwater goods – Missing, timber fascia in poor condition. Walling -Heavily flaking limewash to west

properties.

Windows – Poor condition.

range, structural cracks between adjoining

Doors – Flush door in poor condition, heavily flaking paint to panelled doors otherwise in reasonable condition. Building Ref. no. 53c Two-storey building having pitched corrugated metal roof. uPVC rainwater goods. Limewashed rubble stone walling to south wall and exposed uncoursed rubble stonework to north wall. 2 no. large multi-paned windows to ground and first floors with a single arch-headed multi-paned window and replacement timber casement window to first floor all having meshed grilles. Pair of painted timber sheeted doors with boarded up upper glazed panels. Roof - Reasonable condition. • Rainwater goods – Inappropriate. Missing on • north elevation. Walling - Heavily flaking limewash, slight bulge on north wall otherwise stonework in reasonable condition Windows - Multi-paned window and casement window to first floor are modern inappropriately styled replacement windows. Window on north elevation in poor condition. All other windows in reasonable condition. Grilles are heavily rusted. Doors – Metal kick plates at bottom of doors, heavily flaking paint. Upper panes boarded up, poor condition. Building Ref. no. 54 (RPS 41001181) Two-storey one-bay building currently in commercial/retail use, having pitched natural slate roof with angular concrete ridge tiles. Red brick chimneystack with concrete cap. Ogee profiled aluminium gutter and uPVC downpipe. Partially coursed and snecked rubble limestone walling with elliptical voussoired arch over painted timber shop front, segmental arched opening over first floor window. uPVC windows to first and second floors. Roof - Notable dip in roof, inappropriate ridge • tiles. Chimneystack - Shared with adjoining • property with replacement bricks to bottom of chimney poorly built and projecting with excessively wide joints. Rainwater goods - Poor condition. Walling - Inappropriate cementitious strap pointing resulting in isolated areas of deterioration of stonework, otherwise in reasonable condition.

 Windows – Inappropriate to first and second floors. Shopfront extends to ground level with sills removed otherwise in reasonable condition. Doors – Reasonable condition. 	
 Building Ref. no. 54a (RPS 41001181) Return to no.54, having pitched artificial slate roof with angular concrete ridge tiles. Ogee profiled aluminium gutter and uPVC downpipe. Unpainted cementitious rough-cast rendered walling with vertical clad artificial slates to west gable. uPVC windows and single timber casement window. Two entrance doors one with metal sheeting and one with plywood attached. Roof – Inappropriate material. Limited access. Rainwater goods – Poor condition. Walling – Inappropriate cementitious render. Windows – Inappropriate. Doors – Poor condition. 	
 Building Ref. no. 54b Single-storey four-bay building with shallow monopitched roof currently in domestic use. uPVC rainwater goods. Painted rough-cast rendered walling and smooth rendered base. uPVC casement windows and entrance door. Roof – No access to inspect. Rainwater goods – Inappropriate. Walling – Reasonable condition. Windows – Inappropriate. Doors – Inappropriate 	
 Building Ref. no. 55 (RPS 41001180) Two-storey one-bay building currently in vacant, having pitched natural slate roof with angular clay ridge tiles. Red brick chimneystack with concrete cap. Half round cast-iron gutter. Paint over partially coursed and snecked rubble limestone walling over painted timber shop front, segmental arched opening over first floor window. One-over-one painted timber tripartite sash windows to first and second floors. Roof – Reasonable condition. Chimneystack – Replacement bricks to bottom of chimney poorly built and projecting with excessively wide joints. Rainwater goods – Poor condition. Walling – Paint flaking, inappropriate cementitious pointing, Original elliptical arch over shopfront, otherwise in reasonable condition. 	

 Windows – Poor condition. Shopfront in reasonable condition. Doors – Not accessible. Roller shutter impeding view. NOTE: Council served notice on premises as listed on the Derelict Sites Register. 	
 Building Ref. no. 55a (RPS 41001180) Two-storey one-bay rear extension to building ref no.55, having pitched slate roof with angular clay ridge tiles. Half round cast-iron gutter and downpipe. Unpainted cementitious rough-cast rendered walling with arch-headed window openings and stone sills. One-over-one painted timber sash windows to ground and first floor. Roof – No access to inspect. Rainwater goods – Poor decorative order otherwise reasonable condition. Walling – Inappropriate cementitious render. Windows – Poor condition. Doors – None. 	
 Building Ref. no. 56 (RPS 41001179) Two-storey one-bay building currently in commercial/retail use, having pitched natural slate roof with angular clay ridge tiles. Red brick chimneystack with brick cap. Ogee profiled aluminium gutter. Partially coursed and snecked rubble limestone walling with elliptical voussoired arch over painted timber shop front, segmental arched opening over first floor window. uPVC windows to first and second floors. Roof – Reasonable condition. Chimneystack – Open joints and cementitious pointing otherwise in reasonable condition. Rainwater goods – Reasonable condition. Walling – Inappropriate cementitious pointing, otherwise in reasonable condition. Windows – Inappropriate. Shopfront in reasonable condition. Doors – Reasonable condition. 	

I

Building Ref. no. 57 (RPS 41001178)

Two-storey one-bay building currently in commercial/retail use, having pitched artificial slate roof with angular clay ridge tiles. Red brick chimneystack with concrete cap. Ogee profiled aluminium gutter and uPVC downpipe. Partially coursed rubble limestone walling with elliptical voussoired arch over painted timber shop front, segmental arched opening over first floor window. uPVC windows to first and second floors.

- Roof Inappropriate slate, poor condition.
- Chimneystack Vegetation growth, open joints and over applied mortar flaunching, poor condition.
- Rainwater goods Poor condition.
- Walling Inappropriate cementitious pointing, extensive spalling to elliptical arch voussoirs.
- Windows Inappropriate. Shopfront in reasonable condition.
- Doors Reasonable condition.

Building Ref. no. 57c

Two-storey outbuilding having extensive vegetation ingress and poor visibility of structure. Brick walling to southwest gable, partially coursed rubble stone walling having no openings to northwest elevation. Square-headed door and window openings to gable

- Roof Very poor condition.
- Rainwater goods not visible.
- Walling Poor condition.
- Windows Opening only.
- Doors Opening only.

Building Ref. no. 58c

Two-storey three-bay building having pitched natural slated roof with angular clay ridge tiles. uPVC rainwater goods. Rough-cast rendered walling to east elevation with rubble stone walling to west, concrete blockwork and cementitious repairs render and some window openings infilled with concrete blockwork. Exposed masonry to south gable with single-storey mono-pitched natural slate roof. uPVC Windows. Modern panelled and glazed door to first floor accessed by metal staircase.

- Roof Roof line undulating, inappropriate artificial slate repairs.
- Rainwater goods Inappropriate to west elevation. Missing on east elevation.
- Walling Poorly executed repairs using inappropriate materials. Render detachment. Poorly modified opening in wall leading to rear.









Building Ref. no. 62c

Two-storey five-bay building currently in commercial/retail use. having pitched artificial slate roof with concrete ridge tiles. Galvanised metal and uPVC rainwater goods. Coursed rubble limestone walling to south elevation with smooth render to shop front and painted smooth render to north and west elevations also having shop front, sandstone string course and window sills to south elevation. Painted timber casement windows.

- Roof Inappropriate materials, poor condition.
- Rainwater goods Poor condition.
- Walling Fake sash styled windows to north elevation. All other windows in reasonable condition. Poorly built in sandstone string course recently installed as part of shopfront on south elevation.
- Windows Inappropriate fake sash styled windows to north elevation. All other windows in reasonable condition.
- Doors Painted timber sheeted carriage arched doors to south elevation in reasonable condition. Modern glazed shopfront to north in reasonable condition. Timber sheeted door with glazed upper panel to south elevation in reasonable condition.



54 DUBLIN STREET

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT



Prepared for McAdam Design

By the Project Conservation Architects: Alastair Coey Architects

January 2025 Last updated 21st February 2025

1 INTRODUCTION

1.1 Introduction

This document has been prepared by Alastair Coey Architects as part of the review of proposed works to 54 Dublin Street Monaghan, a Recorded Protected Structure (RPS 41001181) and its associated curtilage structures. Interventions and alterations have been measured against the magnitude of change and impact on value. Where necessary, alternatives have been sought to minimise the impact, and justifications have been presented to substantiate the reasoning behind the proposals.

Alastair Coey Architects has been appointed by McAdam Design to provide conservation architectural support to the Integrated Design Team responsible for developing the Monaghan Dublin Street North Masterplan. The Scheme aims to develop the Roosky Masterplan (by Sheridan Woods) to deliver new access and development potential to the backlands behind Dublin Street North, and to improve the safety and quality of circulation on Dublin Street.

1.2 Executive Summary

54 Dublin Street, Monaghan Town is a Recorded Protected Structure (MCC_RPS_41001181) and the main part of the building sits within Dublin Street Architectural Conservation Area.

Overall, the design process has sought to meet the requirements of the Dublin Street North Regeneration Plan to deliver new access and development potential to the backlands behind Dublin Street North in a manner that is sympathetic and respectful to the overall character and special interest of the Protected Structures on Dublin Street and their overall setting.

1.3 Competency of Author

Alastair Coey Architects are a Grade 1 Conservation Practice, working exclusively in the conservation and heritage field. This report was prepared by Maeve Gorman who is an RIAI Chartered Architect Accredited in Conservation at Grade 3 and a RIBA Conservation Architect, with experience working on heritage projects in Ireland and in the UK.

1.4 Scope & Purpose

This document summarises the history of the building, the nature of the proposed interventions, and the potential impacts of the Dublin Street North Regeneration Plan and mitigation of these.

1.5 Location

The building is located on the north side of Dublin Street, indicated by the dot on Figure 1. The red line boundary relates to the area included in the baseline architectural heritage assessment (See Alastair Coey Architects report R003 Desktop Conservation Assessment). No. 54 is part of a group of four similar buildings together with nos. 55, 56 and 57. The Protected Structures within the project area on Dublin Street are listed in

Table 1 and each is the subject of an individual Architectural Heritage Impact Assessment by Alastair Coey Architects. It is important to note that where buildings or structures are referred to by a number only (such as no.54), this is their address on Dublin Street. Any buildings or structures identified by a number and a letter (such as no.54a) have been recorded relative to the position of the closest building fronting the street. The access, ownership and occupancy arrangements of the backlands area is complex and this numbering system is for the purposes of this project only and does not imply formal addresses or indicate ownership.

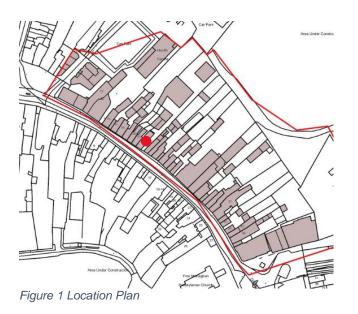


Table 1 Protected Structures

No	Name	Image	Reference	AHIA Reference
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55	Les Caduaex		MCC_RPS_41001180	MAD-R020
56	Macho Man		MCC_RPS_41001179	MAD-R021

No	Name	Image	Reference	AHIA Reference
57	Mr J		MCC_RPS_41001178	MAD-R022
	The Monument (Market Cross, Old Cross, Sundial Monument)		MO009-060006 MCC_RPS_41000283	MAD-013
62	S McKenna	S. MY REINNA	NIAH 41303117 On the National Inventory of Architectural Heritage, not on the Record of Protected Structures.	

There are several Architectural Conservation Areas (ACAs) in the town, and Dublin Street is a dedicated ACA. The boundary of the area takes in the main buildings fronting the street only, without including returns and outbuildings.

The Dublin Street Architectural Conservation Area is shown in Figure 2:

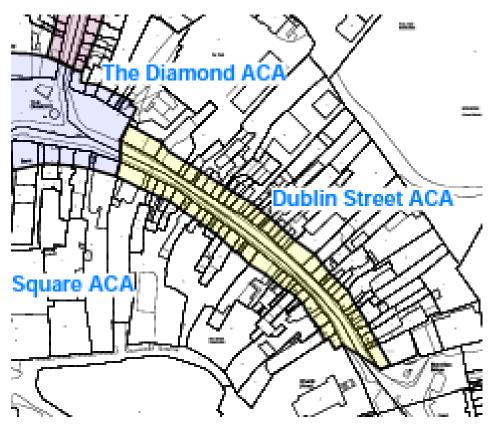


Figure 2 Dublin Street Architectural Conservation Area

2 HISTORY

2.1 Monaghan Town

Historically, Monaghan County was ruled by Gaelic clans including the McMahons until the conquest of Ireland in the sixteenth century. Monaghan town may originally have developed as a village around first a monastery, which then expanded around a fortified English garrison which was built c.1602 (see Figure 3).

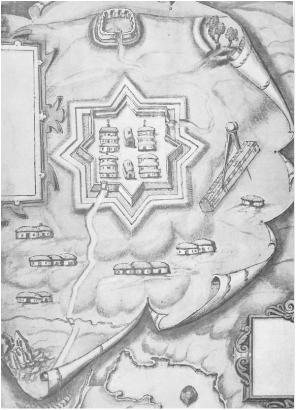


Figure 3 Irish Manuscripts Commission Map, c.1602

There is a suggestion that the garrison was walled as evidenced by a map of 1602, and that some of this stone was used to build the older buildings in the town.¹ The local stone used in many buildings is generally grey limestone. Later buildings use stone from the quarry visible to the east of Old Cross Square in the OS First Edition of 1836. Monaghan town eventually became part of the Cleremont Estate (later the Rossmore Estate). From 1801 until the early twentieth century the principal landlords were the Westernra family, based at the now demolished Rossmore Castle. The town has the characteristics of a nineteenth century market town. The town suffered large population loss during the Famine years in the 1840s.

Dublin Street runs north-south from the central Diamond in Monaghan and as the name suggests was once the main road towards Dublin from the town. It is characterised by three-storey nineteenth century shop units which form a sweeping curve from the Diamond to Old Cross Square. Notable residents include Charles Gavan Duffy (1816-1903) who was born at no.10 Dublin Street. He was a poet, journalist, Young Irelander and politician, eventually becoming Premier of Victoria in Australia.

Dublin Street is unusual in retaining its historic long plot layout to the north side, likely due to the challenging topography which has hindered the town expanding in this direction. The backlands behind

¹ Historic buildings, groups of buildings and areas of architectural importance in the town of Monaghan. Ulster Architectural Heritage Society, 1970. Page 6

the Dublin Street shopfronts are a complex mix of outbuildings, entries and detached gardens. Much of the historic built fabric in this area is in poor condition.

The Ulster Canal flows through the town and passes under the south side of Old Cross Square in a culvert. It has not been in commercial use since 1931.

2.2 54 Dublin Street

Number 54 is the southernmost of a group of four similar buildings, all on the Monaghan Record of Protected Structures (see Table 1). It is a three-storey single-bay shop with accommodation above, built c. 1815, with coursed dressed stone facing to the front façade and shop front to the ground floor (see Figure 5). Figure 4 demonstrates that the windows were originally Wyatt-style timber sliding sash windows. This style of window was particularly popular in Ireland during the period 1799-1822, coinciding with the window tax of that time which counted quantity, not size, of windows.

A report carried out by C.E.B. Brett for Ulster Architectural Heritage Society and An Taisce, County Monaghan Branch (1970) *List of Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan*, describes the group as "An exceptionally fine group of three-storey houses of dressed stone, painted grey, with shallow triple windows under the eaves, triple windows in cambered arches at first floor level, broad segmental arches with finely-cut slating voussoirs, in Nos. 54 and 56, and most glazing bars complete". No. 54 has been modified over the last 55 years, notably the windows have been replaced (see Figure 6).



Figure 4 54,55 and 56 Dublin Street c.1970 (C.E.B. Brett)



Figure 5 54,55 and 56 Dublin Street 2023

A large three-storey dashed render return to the rear (54a for the purposes of this report, see Figure 7) appears to be contemporary to the main building. A single-storey painted dash render outbuilding (54b for this report, see Figure 8) to the north-east falls partially within the redevelopment zone. Planning approval granted in 1999 does not appear to have been enacted. 54b is in separate ownership from no. 54, is not historically part of the same curtilage, and is therefore not discussed in detail within this report.

A brief Building Condition report for this building is available in MAD-R016 Summary Condition of Buildings. The level of intervention and modification to this building including replacement rainwater goods and windows reduces its heritage significance.

North-east of 54b along Pump Entry are a group of buildings addressed as no. 53 Dublin Street, including a two-storey painted rubble stone outbuilding with a corrugated metal roof (see Figure 9), and a garage building 53d (see Figure 10), which are within the land take necessary for the proposed Russell Row. Number 53 and its group are historic structures of low architectural interest, having neither statutory protection nor any non-statutory record and these have been proposed for demolition in order to facilitate the proposed new road Russell Row.



Figure 6 54 Dublin Street



Figure 7 54A Three-storey return to no. 54



Figure 8 54b Single-storey outbuilding behind no. 54, view along Pump Entry



Figure 9 53a and 53b



Figure 10 53 Dublin Street

3 CARTOGRAPHIC ANALYSIS

The maps consulted for cartographic analysis included:

- Cleremont Estate Map c.1791
- Ordnance Survey First Edition c.1836 (OS1)
- Ordnance Survey Towns Map c.1865 (OS2)
- Ordnance Survey 25-inch c.1908 (OS3)

Ordnance Survey Last Edition c. 1925 (OS4) is of insufficient resolution to offer a clear view of the site.

The site is shown with the Protected Structure highlighted on each of the maps in Figure 11. The earliest visible structure on the site c.1791 appears to take in all four buildings in the current group. By 1836 the footprint of each of the four matches that visible on the current map, indicating a construction date for these in the early 1800s. It can also be seen that Pump Entry has existed as a circulation route since the earliest map, and by the time of OS1 c.1836 the curtilage behind the 1791 building appears to have been split into smaller plots fronting onto Pump Entry.

OS2 c.1860 indicates these plots split further into terraces on both sides of Pump Entry, which have largely gone by OS3 c.1908. OS3 shows the first sign of the courtyard arrangement of no. 53 Dublin Street. No. 53 and 53c appear to be the same buildings visible on OS3. 53b appears to align with a footprint from OS2, suggesting it is a remainder of the earlier arrangement. 53a is a different shape on the same footprint, suggesting a different or modified building. The remainder of the terrace north-east of no. 53, visible on OS3, is no longer extant and buildings 53d and 53e are of modern construction.

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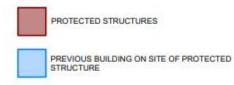


Figure 11 Cartographic Analysis

4 RATIONALE

Table 2 Rationale

Building/ Structure ID number	Constraints/ considerations	Proposal	Positive Impacts on Historic Fabric	Negative Impacts on Historic Fabric	Neutral Impacts on Historic Fabric
54	RPS 41001181 Within Dublin Street ACA Outwith extents of indicative masterplan redevelopment zones.	Retain	None	None	Making good as necessary for resurfacing adjacent Pump Entry.
54a	RPS 41001181 Outwith Dublin Street ACA Outwith extents of indicative masterplan redevelopment zones.	Retain	None	None	Making good as necessary for resurfacing adjacent Pump Entry.

5 IMPACTS

5.1 Methodology

Rating of impacts in this analysis follows a standard evaluation methodology, based on the following:

- Guidelines on the information to be contained in Environmental Impact Statements prepared by the Environmental Protection Agency (EPA).
- A number of site visits were undertaken to build an understanding of the immediate and winder context of the Recorded protected Structure.

5.2 Sensitivity

• **Very High**: World Heritage Sites (including Tentative List properties) and associated individual attributes that contribute to the Outstanding Universal Value of the property.

Sites, buildings or landscapes of acknowledged international importance.

Intangible associations with individuals or innovations of global significance.

Assets that can contribute significantly to acknowledged international research objectives.

• **High**: Nationally designated sites, buildings and landscapes (urban and rural) of significant quality, rarity, preservation and importance.

Assets that can contribute significantly to acknowledged national research objectives.

Archaeological Landscapes and Conservation Areas with significant group value.

Intangible associations with individuals or innovations of national significance.

• **Medium**: Designated or undesignated assets that can contribute significantly to regional research objectives, including buildings that can be shown to have exceptional qualities in their fabric or historical associations.

Conservation Areas and historic townscapes containing buildings and/or street settings that contribute significantly to its historic character.

Intangible associations with individuals or innovations of regional significance.

• Low: Assets compromised by poor preservation and/or poor survival of contextual associations.

Assets of limited value, but with potential to contribute to local research objectives.

Historic Townscape or built-up areas of limited historic integrity in their buildings and settings.

Intangible associations with individuals or innovations of local significance.

• **Negligible**: Assets with very little or no surviving archaeological interest.

Landscapes little or no significant historical interest.

Buildings or urban areas of no architectural or historical note; buildings of an intrusive character.

5.3 Quality

The quality of impacts is assessed according to EPA guidelines as follows:

- Positive: A change which improves the quality of the environment.
- Neutral: A change which does not affect the quality of the environment.
- Negative: A change which reduces the quality of the environment.

5.4 Duration

Potential impacts arising from a proposed redevelopment may also be considered in terms of duration as described in the EPA Guidelines:

- Momentary: Impact lasting from seconds to minutes.
- Brief: Impact lasting less than a day.
- Temporary: Impact lasting one year or less.
- Short-term: Impact lasting one to seven years.
- Medium-term: Impact lasting seven to fifteen years.
- Long-term: Impact lasting fifteen to sixty years.
- Permanent: Impact lasting over sixty years.

5.5 Magnitude

Magnitude of Impact on Cultural Heritage Assets

• **High**: Most or all key archaeological or architectural materials affected such that the resource is totally altered.

Comprehensive changes to setting.

Changes to most or all key historic landscape elements, parcels or components; extreme visual effects; fundamental changes to use or access; resulting in total change to historic landscape character unit.

Major changes to area that affect Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• **Medium:** Changes to many key archaeological or historic building materials/elements such that the resource is clearly/significantly modified.

Considerable changes to setting that affect the character of the archaeological asset.

Changes to the setting of a historic building, such that it is significantly modified.

Change to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, considerable changes to use or access, resulting in moderate changes to historic landscape character.

Considerable changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• Low: Changes to key archaeological materials/historic building elements, such that the resource is slightly altered/slightly different.

Slight changes to setting of an archaeological monument.

Change to setting of a historic building, such that it is noticeably changed.

Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; slight changes to use or access; resulting in limited change to historic landscape character.

Changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• **Negligible**: Very minor changes to key archaeological materials or setting.

Slight changes to historic building elements or setting that hardly affect it.

Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes to use or access resulting in very small change to historic landscape character.

Very minor changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

5.6 Significance (per EPA EIAR Guidelines 2022)

- Imperceptible: Capable of measurement but without noticeable consequences.
- Not significant: Noticeable changes in the character of the environment without affecting its sensitivities.
- Slight: Noticeable changes in the character of the environment without affecting its sensitivities.
- Moderate: Alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
- Significant: By its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
- Very Significant: By its character, magnitude, duration or intensity significantly alters a sensitive aspect of the environment.
- Profound Impact: An impact which obliterates sensitive characteristics.

5.7 Table of Proposed Impacts

The proposed impacts of the proposals on the Protected Structure are as follows:

Table 3 Impacts

ID number	Sensitivity (5.2)	Quality of effect (5.3)	Duration (5.4)	Magnitude (5.5)	Significance (5.6)	Notes	Mitigation
54	Medium	Neutral	Permanent	Negligible	Not significant		Protection in-situ
54a	Medium	Neutral	Permanent	Negligible	Not significant		Protection in-situ

6 **MITIGATION**

As noted in Table 3, the proposed mitigations will be protection in-situ. Ahead of any construction works method statements and risk assessments should be prepared by a competent contractor and reviewed by an appropriately accredited Conservation Architect.

7 CONCLUSION

It is our assessment that no. 54 will suffer no ongoing negative impacts as a result of the proposed works. Any risks to the property will be during the construction works, and it can be protected by taking reasonable measures by the contractor during this period. By taking the opportunity offered by the Dublin Street Regeneration to highlight the significance of this Protected Structure, an improved setting for its future will be ensured.

8 BIBLIOGRAPHY

Environmental Protection Agency. (2022). *Guidelines on the Information to be contained in Environmental Impact Assessment Reports.*

Department of Arts, Heritage and the Gaeltacht. (2011). Architectural Heritage Protection Guidelines for Planning Authorities.

C.E.B. Brett for Ulster Architectural Heritage Society and An Taisce, County Monaghan Branch. (1970) *List of Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan.*

9 APPENDIX A

MAD-R016 Summary Condition of Buildings prepared October 2024 by Alastair Coey Architects.

55 DUBLIN STREET

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT



Prepared for McAdam Design

By the Project Conservation Architects: Alastair Coey Architects

January 2025 Last updated 21st February 2025

1 INTRODUCTION

1.1 Introduction

This document has been prepared by Alastair Coey Architects as part of the review of proposed works to 55 Dublin Street Monaghan, a Recorded Protected Structure and its associated curtilage structures. Interventions and alterations have been measured against the magnitude of change and impact on value. Where necessary, alternatives have been sought to minimise the impact, and justifications have been presented to substantiate the reasoning behind the proposals.

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Overall, the design process has sought to meet the requirements of the Dublin Street North Regeneration Plan to deliver new access and development potential to the backlands behind Dublin Street North in a manner that is sympathetic and respectful to the overall character and special interest of the Protected Structures on Dublin Street and their overall setting.

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1.4 Scope & Purpose

This document summarises the history of the building, the nature of the proposed interventions, and the potential impacts of the Dublin Street North Regeneration Plan and mitigation of these.

1.5 Location

The building is located on the north side of Dublin Street, indicated by the dot on Figure 1. The red line boundary relates to the area included in the baseline architectural heritage assessment (See Alastair Coey Architects report R003 Desktop Conservation Assessment). No. 55 is part of a group of four similar buildings together with nos. 54, 56 and 57. The Protected Structures within the project area on Dublin Street are listed in Table 1 and each is the subject of an individual Architectural Heritage Impact Assessment by Alastair Coey Architects. It is important to note that where buildings or structures are referred to by a number only (such as no.55), this is their address on Dublin Street. Any buildings or structures identified by a number and a letter (such as no.55b) have been recorded relative to the position of the closest building fronting the street. The access, ownership and occupancy arrangements of the backlands area is complex and this numbering system is for the purposes of this project only and does not imply formal addresses or indicate ownership.



Figure 1 Location Plan

Table 1 Protected Structures

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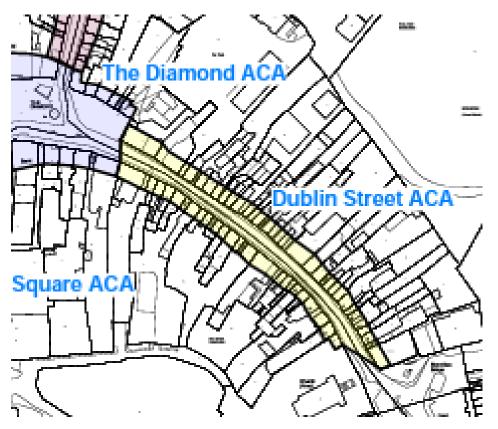


Figure 2 Dublin Street Architectural Conservation Area

2 HISTORY

2.1 Monaghan Town

Historically, Monaghan County was ruled by Gaelic clans including the McMahons until the conquest of Ireland in the sixteenth century. Monaghan town may originally have developed as a village around first a monastery, which then expanded around a fortified English garrison which was built c.1602 (see Figure 3).

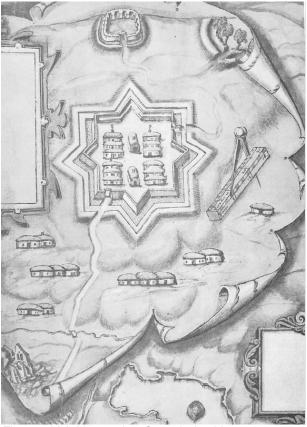


Figure 3 Irish Manuscripts Commission Map, c.1602

There is a suggestion that the garrison was walled as evidenced by a map of 1602, and that some of this stone was used to build the older buildings in the town.¹ The local stone used in many buildings is generally grey limestone. Later buildings use stone from the quarry visible to the east of Old Cross Square in the OS First Edition of 1836. Monaghan town eventually became part of the Cleremont Estate (later the Rossmore Estate). From 1801 until the early twentieth century the principal landlords were the Westernra family, based at the now demolished Rossmore Castle. The town has the characteristics of a nineteenth century market town. The town suffered large population loss during the Famine years in the 1840s.

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Dublin Street is unusual in retaining its historic long plot layout to the north side, likely due to the challenging topography which has hindered the town expanding in this direction. The backlands behind

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the Dublin Street shopfronts are a complex mix of outbuildings, entries and detached gardens. Much of the historic built fabric in this area is in poor condition.

The Ulster Canal flows through the town and passes under the south side of Old Cross Square in a culvert. It has not been in commercial use since 1931.

2.2 55 Dublin Street

Number 55 is part of a group of four similar buildings, all on the Monaghan Record of Protected Structures (see Table 1). It is a three-storey single-bay shop with accommodation above, built c. 1815, with coursed dressed stone facing to front façade and shop front to ground floor (see Figure 5 **Error! Reference source not found.**). Figure 4 demonstrates that the windows were originally Wyatt-style timber sliding sash windows. This style of window was particularly popular in Ireland during the period 1799-1822, coinciding with the window tax of that time which counted quantity, not size, of windows.

A report carried out by C.E.B. Brett for Ulster Architectural Heritage Society and An Taisce, County Monaghan Branch. (1970) List of Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan, describes the group as "An exceptionally fine group of three-storey houses of dressed stone, painted grey, with shallow triple windows under the eaves, triple windows in cambered arches at first floor level, broad segmental arches with finely-cut slating voussoirs, in Nos. 54 and 56, and most glazing bars complete".



Figure 4 54,55 and 56 Dublin Street c.1970 (C.E.B. Brett)



Figure 5 54,55 and 56 Dublin Street 2023

The large glazed panes indicate modification from the smaller window panes visible to nos. 54 and 55 (see Figure 4). Whilst the shopfront has changed since the c.1970 photograph taken 55 years ago, the windows appear to be the same, albeit in poor condition. Natural slate and cast-iron rainwater goods are both present (see Figure 6). Monaghan Council has served notice on this premises as listed on the Derelict Sites Register.

A large three-storey dashed render return (55a for the purposes of this report, see **Error! Reference source not found.**) to the rear appears to be contemporary to the main building. This return also retains a slate roof, cast-iron rainwater goods and timber sliding sash windows. The outbuilding to the rear (55b, see **Error! Reference source not found.**) was inaccessible but appears to be in poor condition and heavily overgrown with vegetation. It is currently part of the same ownership as no. 55, and appears to be part of its historic curtilage.

A brief Building Condition report for 55b is available in MAD-R016 Summary Condition of Buildings.



Figure 6 55 Dublin Street



Figure 7 55a Two-storey extension to no.55



Figure 8 Two-storey outbuilding to rear of no.55

3 CARTOGRAPHIC ANALYSIS

The maps consulted for cartographic analysis included:

- Cleremont Estate Map c.1791
- Ordnance Survey First Edition c.1836 (OS1)
- Ordnance Survey Towns Map c.1865 (OS2)
- Ordnance Survey 25-inch c.1908 (OS3)

Ordnance Survey Last Edition c. 1925 (OS4) is of insufficient resolution to offer a clear view of the site.

The site is shown, with the Protected Structure highlighted on each of these maps, in Figure 9. The earliest visible structure on the site c.1791 appears to take in all four buildings in the current group. By 1836 the footprint of each of the four matches that visible on the current map, indicating a construction date for these in the early 1800s. The outbuilding 55b is present on OS3, and is likely the same building currently extant on the site.

It can also be seen that Pump Entry has existed as a circulation route since the earliest map, and by the time of OS1 c.1836 the curtilage behind the 1791 building appears to have been split into smaller plots fronting onto Pump Entry.

OS2 c.1860 indicates these plots split further into terraces on both sides of Pump Entry, which have largely gone by OS3 c.1908. OS3 shows the first sign of the courtyard arrangement of no. 53 Dublin Street. No. 53 and 53c appear to be the same buildings visible on OS3. 53b appears to align with a footprint from OS2, suggesting it is a remainder of the earlier arrangement. 53a is a different shape on the same footprint, suggesting a different or modified building. The remainder of the terrace northeast of no. 53, visible on OS3, is no longer extant and buildings 53d and 53e are of modern construction.

N



Figure 9 Cartographic Analysis

4 RATIONALE

Table 2 Rationale

Building/ Structure ID number	Constraints/ considerations	Proposal	Positive Impacts on Historic Fabric	Negative Impacts on Historic Fabric	Neutral Impacts on Historic Fabric
55	RPS 41001180 Within Dublin Street ACA Outwith extents of indicative masterplan redevelopment zones.	Retain	None	None	Making good as necessary for resurfacing adjacent footway on Dublin Street
55a	RPS 41001180 Outwith Dublin Street ACA Outwith extents of indicative masterplan redevelopment zones.	Retain	None	None	None
55b	Outwith Dublin Street ACA Within extents of indicative masterplan redevelopment zones.	Alteration	None	None	Northeast gable will be exposed following demolition of adjacent building 53b

5 IMPACTS

5.1 Methodology

Rating of impacts in this analysis follows a standard evaluation methodology, based on the following:

- Guidelines on the information to be contained in Environmental Impact Statements prepared by the Environmental Protection Agency (EPA)
- A number of site visits were undertaken to build an understanding of the immediate and winder context of the Recorded protected Structure.

5.2 Sensitivity

• **Very High**: World Heritage Sites (including Tentative List properties) and associated individual attributes that contribute to the Outstanding Universal Value of the property.

Sites, buildings or landscapes of acknowledged international importance.

Intangible associations with individuals or innovations of global significance.

Assets that can contribute significantly to acknowledged international research objectives.

• **High**: Nationally designated sites, buildings and landscapes (urban and rural) of significant quality, rarity, preservation and importance.

Assets that can contribute significantly to acknowledged national research objectives.

Archaeological Landscapes and Conservation Areas with significant group value.

Intangible associations with individuals or innovations of national significance.

 Medium: Designated or undesignated assets that can contribute significantly to regional research objectives, including buildings that can be shown to have exceptional qualities in their fabric or historical associations.

Conservation Areas and historic townscapes containing buildings and/or street settings that contribute significantly to its historic character.

Intangible associations with individuals or innovations of regional significance.

• Low: Assets compromised by poor preservation and/or poor survival of contextual associations.

Assets of limited value, but with potential to contribute to local research objectives.

Historic Townscape or built-up areas of limited historic integrity in their buildings and settings.

Intangible associations with individuals or innovations of local significance.

• Negligible: Assets with very little or no surviving archaeological interest.

Landscapes little or no significant historical interest.

Buildings or urban areas of no architectural or historical note; buildings of an intrusive character.

5.3 Quality

The quality of impacts are assessed according to EPA guidelines as follows:

- Positive: A change which improves the quality of the environment.
- Neutral: A change which does not affect the quality of the environment.
- Negative: A change which reduces the quality of the environment.

5.4 Duration

Potential impacts arising from a proposed redevelopment may also be considered in terms of duration as described in the EPA Guidelines:

- Momentary: Impact lasting from seconds to minutes.
- Brief: Impact lasting less than a day.
- Temporary: Impact lasting one year or less.
- Short-term: Impact lasting one to seven years.
- Medium-term: Impact lasting seven to fifteen years.
- Long-term: Impact lasting fifteen to sixty years.
- Permanent: Impact lasting over sixty years.

5.5 Magnitude

Magnitude of Impact on Cultural Heritage Assets

• **High**: Most or all key archaeological or architectural materials affected such that the resource is totally altered.

Comprehensive changes to setting.

Changes to most or all key historic landscape elements, parcels or components; extreme visual effects; fundamental changes to use or access; resulting in total change to historic landscape character unit.

Major changes to area that affect Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• **Medium:** Changes to many key archaeological or historic building materials/elements such that the resource is clearly/significantly modified.

Considerable changes to setting that affect the character of the archaeological asset.

Changes to the setting of a historic building, such that it is significantly modified.

Change to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, considerable changes to use or access, resulting in moderate changes to historic landscape character.

Considerable changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• Low: Changes to key archaeological materials/historic building elements, such that the resource is slightly altered/slightly different.

Slight changes to setting of an archaeological monument.

Change to setting of a historic building, such that it is noticeably changed.

Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; slight changes to use or access; resulting in limited change to historic landscape character.

Changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• **Negligible**: Very minor changes to key archaeological materials or setting.

Slight changes to historic building elements or setting that hardly affect it.

Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes to use or access resulting in very small change to historic landscape character.

Very minor changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

5.6 Significance (per EPA EIAR Guidelines 2022)

- Imperceptible: Capable of measurement but without noticeable consequences.
- Not significant: Noticeable changes in the character of the environment without affecting its sensitivities.
- Slight: Noticeable changes in the character of the environment without affecting its sensitivities.
- Moderate: Alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
- Significant: By its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
- Very Significant: By its character, magnitude, duration or intensity significantly alters a sensitive aspect of the environment.
- Profound Impact: An impact which obliterates sensitive characteristics.

5.7 Table of Proposed Impacts

The proposed impacts of the proposals on the Protected Structure are as follows:

Table 3 Impacts

ID number	Sensitivity (5.2)	Quality of effect (5.3)	Duration (5.4)	Magnitude (5.5)	Significance (5.6)	Notes	Mitigation
55	Medium	Neutral	Permanent	Negligible	Not significant		Protection in-situ
55a	Medium	Neutral	Permanent	Negligible	Not significant		Protection in-situ
55b	Low	Neutral	Permanent	Low	Not significant		Protection in-situ

6 MITIGATION

As noted in Table 3, the proposed mitigations will be protection in-situ. Ahead of any construction works method statements and risk assessments should be prepared by a competent contractor and reviewed by an appropriately accredited Conservation Architect.

7 CONCLUSION

It is our assessment that no. 55 will suffer no ongoing negative impacts as a result of the proposed works. Any risks to the property will be during the construction works, and it can be protected by taking reasonable measures by the contractor during this period. By taking the opportunity offered by the Dublin Street Regeneration to highlight the significance of this Protected Structure, an improved setting for its future will be ensured.

8 BIBLIOGRAPHY

Environmental Protection Agency. (2022). *Guidelines on the Information to be contained in Environmental Impact Assessment Reports.*

Department of Arts, Heritage and the Gaeltacht. (2011). Architectural Heritage Protection Guidelines for Planning Authorities.

C.E.B. Brett for Ulster Architectural Heritage Society and An Taisce, County Monaghan Branch. (1970) *List of Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan.*

9 APPENDIX A

MAD-R016 Summary Condition of Buildings prepared October 2024 by Alastair Coey Architects.

56 DUBLIN STREET

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT



Prepared for McAdam Design

By the Project Conservation Architects: Alastair Coey Architects

January 2025 Last updated 21st February 2025

1 INTRODUCTION

1.1 Introduction

This document has been prepared by Alastair Coey Architects as part of the review of proposed works to 56 Dublin Street Monaghan, a Recorded Protected Structure (RPS 41001179) and its associated curtilage structures. Interventions and alterations have been measured against the magnitude of change and impact on value. Where necessary, alternatives have been sought to minimise the impact, and justifications have been presented to substantiate the reasoning behind the proposals.

Alastair Coey Architects has been appointed by McAdam Design to provide conservation architectural support to the Integrated Design Team responsible for developing the Monaghan Dublin Street North Masterplan. The Scheme aims to develop the Roosky Masterplan (by Sheridan Woods) to deliver new access and development potential to the backlands behind Dublin Street North, and to improve the safety and quality of circulation on Dublin Street.

1.2 Executive Summary

56 Dublin Street, Monaghan Town is a Recorded Protected Structure (MCC_RPS_41001179) and the main part of the building sits within Dublin Street Architectural Conservation Area.

Overall, the design process has sought to meet the requirements of the Dublin Street North Regeneration Plan to deliver new access and development potential to the backlands behind Dublin Street North in a manner that is sympathetic and respectful to the overall character and special interest of the Protected Structures on Dublin Street and their overall setting.

1.3 Competency of Author

Alastair Coey Architects are a Grade 1 Conservation Practice, working exclusively in the conservation and heritage field. This report was prepared by Maeve Gorman who is an RIAI Chartered Architect Accredited in Conservation at Grade 3 and a RIBA Conservation Architect, with experience working on heritage projects in Ireland and in the UK.

1.4 Scope & Purpose

This document summarises the history of the building, the nature of the proposed interventions, and the potential impacts of the Dublin Street North Regeneration Plan and mitigation of these.

1.5 Location

The building is located on the north side of Dublin Street, indicated by the dot on Figure 1. The red line boundary relates to the area included in the baseline architectural heritage assessment (See Alastair Coey Architects report R003 Desktop Conservation Assessment). No. 56 is part of a group of four similar buildings together with nos. 54, 55 and 57. The Protected Structures within the project area on Dublin Street are listed in

Table 1 Protected Structures

Table 1 and each is the subject of an individual Architectural Heritage Impact Assessment by Alastair Coey Architects. It is important to note that where buildings or structures are referred to by a number only (such as no.56), this is their address on Dublin Street. Any buildings or structures identified by a number and a letter (such as no.56a) have been recorded relative to the position of the closest building fronting the street. The access, ownership and occupancy arrangements of the backlands area is complex and this numbering system is for the purposes of this project only and does not imply formal addresses or indicate ownership.



Figure 1 Location Plan

Table 1 Protected Struc	tures
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No	Name	Image	Reference	AHIA Reference
54	Ernie's Alterations		MCC_RPS_41001181	MAD-R019
55	Les Cadeaux		MCC_RPS_41001180	MAD-R020
56	Macho Man		MCC_RPS_41001179	MAD-R021

No	Name	Image	Reference	AHIA Reference
57	Mr J		MCC_RPS_41001178	MAD-R022
	The Monument (Market Cross, Old Cross, Sundial Monument)		MO009-060006 MCC_RPS_41000283	MAD-013
62	S McKenna		NIAH 41303117 On the National Inventory of Architectural Heritage, not on the Record of Protected Structures.	

There are several Architectural Conservation Areas (ACAs) in the town, and Dublin Street is a dedicated ACA. The boundary of the area takes in the main buildings fronting the street only, without including returns and outbuildings.

The Dublin Street Architectural Conservation Area is shown in Figure 2:

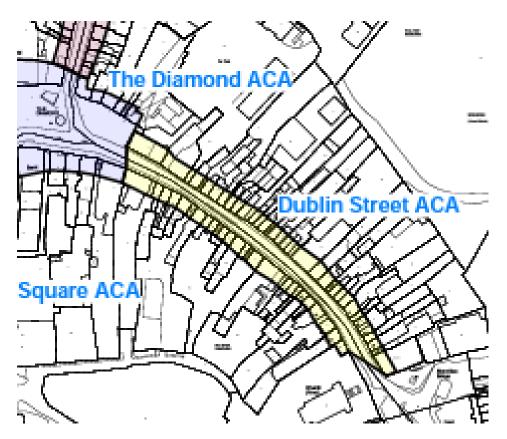


Figure 2 Dublin Street Architectural Conservation Area

2 HISTORY

2.1 Monaghan Town

Historically, Monaghan County was ruled by Gaelic clans including the McMahons until the conquest of Ireland in the sixteenth century. Monaghan town may originally have developed as a village around first a monastery, which then expanded around a fortified English garrison which was built c.1602 (see Figure 3).

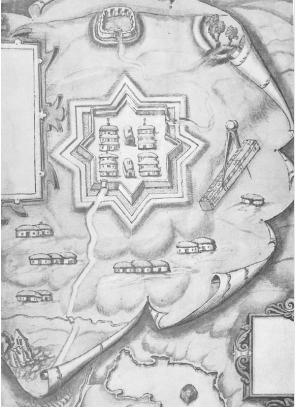


Figure 3 Irish Manuscripts Commission Map, c. 1602

There is a suggestion that the garrison was walled as evidenced by a map of 1602, and that some of this stone was used to build the older buildings in the town.¹ The local stone used in many buildings is generally grey limestone. Later buildings use stone from the quarry visible to the east of Old Cross Square in the OS First Edition of 1836. Monaghan town eventually became part of the Cleremont Estate (later the Rossmore Estate). From 1801 until the early twentieth century the principal landlords were the Westernra family, based at the now demolished Rossmore Castle. The town has the characteristics of a nineteenth century market town. The town suffered large population loss during the Famine years in the 1840s.

Dublin Street runs north-south from the central Diamond in Monaghan and as the name suggests was once the main road towards Dublin from the town. It is characterised by three-storey nineteenth century shop units which form a sweeping curve from the Diamond to Old Cross Square. Notable residents include Charles Gavan Duffy (1816-1903) who was born at no.10 Dublin Street. He was a poet, journalist, Young Irelander and politician, eventually becoming Premier of Victoria in Australia.

Dublin Street is unusual in retaining its historic long plot layout to the north side, likely due to the challenging topography which has hindered the town expanding in this direction. The backlands behind

¹ Historic buildings, groups of buildings and areas of architectural importance in the town of Monaghan. Ulster Architectural Heritage Society, 1970. Page 6

the Dublin Street shopfronts are a complex mix of outbuildings, entries and detached gardens. Much of the historic built fabric in this area is in poor condition.

The Ulster Canal flows through the town and passes under the south side of Old Cross Square in a culvert. It has not been in commercial use since 1931.

2.2 56 Dublin Street

Number 56 is one of a group of four similar buildings, all on the Monaghan Record of Protected Structures (see Table 1). It is a three-storey single-bay shop with accommodation above, built c. 1815, with coursed dressed stone facing to the front façade and shop front to the ground floor (see Figure 5). Figure 4 demonstrates that the windows were originally Wyatt-style timber sliding sash windows. This style of window was particularly popular in Ireland during the period 1799-1822, coinciding with the window tax of that time which counted quantity, not size, of windows.

A report carried out by C.E.B. Brett for Ulster Architectural Heritage Society and An Taisce, County Monaghan Branch (1970) List of Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan, describes the group as "An exceptionally fine group of three-storey houses of dressed stone, painted grey, with shallow triple windows under the eaves, triple windows in cambered arches at first floor level, broad segmental arches with finely-cut slating voussoirs, in Nos. 54 and 56, and most glazing bars complete".



Figure 4 54,55, 56 and 57 Dublin Street c.1970 (C.E.B. Brett)



Figure 5 54,55, 56 and 57 Dublin Street 2023

The building has undergone significant alterations since this photograph was taken 55 years ago (see Figure 6), with replacement uPVC windows to the upper floors. Although changes have been made to the shopfront, it is in reasonable condition.

A brief Building Condition report for this building is available in MAD-R016 Summary Condition of Buildings. The level of intervention and modification to this building including replacement rainwater goods and windows reduces its heritage significance.

A two-storey return (56a for the purposes of this report, see Figure 7) is located to the rear of the main building within the historic curtilage of no. 56, and falls under its statutory protection. The ground floor is of painted rubble stone and the first floor has been modified or added to with a floor of exposed concrete blockwork walling. The building lies outside the Dublin Street Architectural Conservation Area.



Figure 6 56 Dublin Street (right)



Figure 7 56A Two-storey return to rear of no.56

3 CARTOGRAPHIC ANALYSIS

The maps consulted for cartographic analysis included:

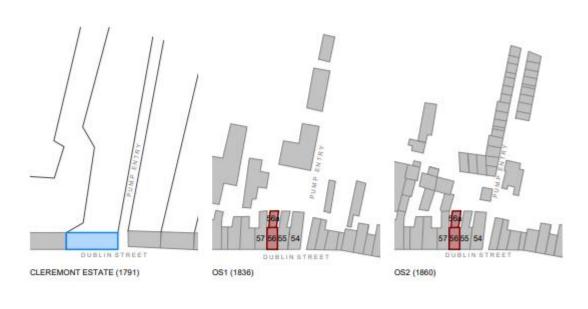
- Cleremont Estate Map c.1791
- Ordnance Survey First Edition c.1836 (OS1)
- Ordnance Survey Towns Map c.1865 (OS2)
- Ordnance Survey 25-inch c.1908 (OS3)

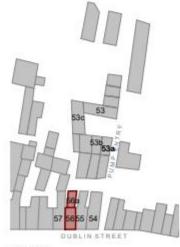
Ordnance Survey Last Edition c. 1925 (OS4) is of insufficient resolution to offer a clear view of the site.

The site is shown with the Protected Structure highlighted on each of the maps in Figure 8. The earliest visible structure on the site c.1791 appears to take in all four buildings in the current group. By 1836 the footprint of each of the four buildings matches that visible on the current map, indicating a construction date for these in the early 1800s. It can also be seen that Pump Entry has existed as a circulation route since the earliest map, and by the time of OS1 c.1836 the curtilage behind the 1791 building appears to have been split into smaller plots fronting onto Pump Entry.

By OS2 c.1860 these plots have been further subdivided into terraces, and the structure to the rear of no.58 in OS1 has been replaced by a number of buildings occupying approximately the same footprint by OS2 c.1860. OS3 c.1908 shows the terraces flanking Pump Entry have largely gone and have been replaced by the first instance of a courtyard arrangement at no. 53 Dublin Street. No. 56 and 56a occupy the same footprint as shown in OS1 and are currently extant on the site.







OS3 (1908)



CURRENT (SURVEYED IN 2022)



Figure 8 Cartographic Analysis

4 RATIONALE

Table 2 Rationale

Building/ Structure ID number	Constraints/ considerations	Proposal	Positive Impacts on Historic Fabric	Negative Impacts on Historic Fabric	Neutral Impacts on Historic Fabric
56	RPS 41001179 Within Dublin Street ACA Outwith extents of indicative masterplan redevelopment zones.	Retain	None	None	Making good as necessary for resurfacing adjacent footway on Dublin Street.
56a	RPS 41001179 Outwith Dublin Street ACA Outwith extents of indicative masterplan redevelopment zones.	Retain	None	None	None

5 IMPACTS

5.1 Methodology

Rating of impacts in this analysis follows a standard evaluation methodology, based on the following:

- Guidelines on the information to be contained in Environmental Impact Statements prepared by the Environmental Protection Agency (EPA).
- A number of site visits were undertaken to build an understanding of the immediate and winder context of the Recorded protected Structure.

5.2 Sensitivity

• **Very High**: World Heritage Sites (including Tentative List properties) and associated individual attributes that contribute to the Outstanding Universal Value of the property.

Sites, buildings or landscapes of acknowledged international importance.

Intangible associations with individuals or innovations of global significance.

Assets that can contribute significantly to acknowledged international research objectives.

• **High**: Nationally designated sites, buildings and landscapes (urban and rural) of significant quality, rarity, preservation and importance.

Assets that can contribute significantly to acknowledged national research objectives.

Archaeological Landscapes and Conservation Areas with significant group value.

Intangible associations with individuals or innovations of national significance.

• **Medium**: Designated or undesignated assets that can contribute significantly to regional research objectives, including buildings that can be shown to have exceptional qualities in their fabric or historical associations.

Conservation Areas and historic townscapes containing buildings and/or street settings that contribute significantly to its historic character.

Intangible associations with individuals or innovations of regional significance.

• Low: Assets compromised by poor preservation and/or poor survival of contextual associations.

Assets of limited value, but with potential to contribute to local research objectives.

Historic Townscape or built-up areas of limited historic integrity in their buildings and settings.

Intangible associations with individuals or innovations of local significance.

• **Negligible**: Assets with very little or no surviving archaeological interest.

Landscapes little or no significant historical interest.

Buildings or urban areas of no architectural or historical note; buildings of an intrusive character.

5.3 Quality

The quality of impacts is assessed according to EPA guidelines as follows:

- Positive: A change which improves the quality of the environment.
- Neutral: A change which does not affect the quality of the environment.
- Negative: A change which reduces the quality of the environment.

5.4 Duration

Potential impacts arising from a proposed redevelopment may also be considered in terms of duration as described in the EPA Guidelines:

- Momentary: Impact lasting from seconds to minutes.
- Brief: Impact lasting less than a day.
- Temporary: Impact lasting one year or less.
- Short-term: Impact lasting one to seven years.
- Medium-term: Impact lasting seven to fifteen years.
- Long-term: Impact lasting fifteen to sixty years.
- Permanent: Impact lasting over sixty years.

5.5 Magnitude

Magnitude of Impact on Cultural Heritage Assets

• **High**: Most or all key archaeological or architectural materials affected such that the resource is totally altered.

Comprehensive changes to setting.

Changes to most or all key historic landscape elements, parcels or components; extreme visual effects; fundamental changes to use or access; resulting in total change to historic landscape character unit.

Major changes to area that affect Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• **Medium:** Changes to many key archaeological or historic building materials/elements such that the resource is clearly/significantly modified.

Considerable changes to setting that affect the character of the archaeological asset.

Changes to the setting of a historic building, such that it is significantly modified.

Change to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, considerable changes to use or access, resulting in moderate changes to historic landscape character.

Considerable changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• Low: Changes to key archaeological materials/historic building elements, such that the resource is slightly altered/slightly different.

Slight changes to setting of an archaeological monument.

Change to setting of a historic building, such that it is noticeably changed.

Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; slight changes to use or access; resulting in limited change to historic landscape character.

Changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• **Negligible**: Very minor changes to key archaeological materials or setting.

Slight changes to historic building elements or setting that hardly affect it.

Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes to use or access resulting in very small change to historic landscape character.

Very minor changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

5.6 Significance (per EPA EIAR Guidelines 2022)

- Imperceptible: Capable of measurement but without noticeable consequences.
- Not significant: Noticeable changes in the character of the environment without affecting its sensitivities.
- Slight: Noticeable changes in the character of the environment without affecting its sensitivities.
- Moderate: Alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
- Significant: By its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
- Very Significant: By its character, magnitude, duration or intensity significantly alters a sensitive aspect of the environment.
- Profound Impact: An impact which obliterates sensitive characteristics.

5.7 Table of Proposed Impacts

The proposed impacts of the proposals on the Protected Structure are as follows:

Table 3 Impacts

ID number	Sensitivity (5.2)	Quality of effect (5.3)	Duration (5.4)	Magnitude (5.5)	Significance (5.6)	Notes	Mitigation
56	Medium	Neutral	Permanent	Negligible	Not significant		Protection in-situ
56a	Medium	Neutral	Permanent	Negligible	Not significant		Protection in-situ

6 **MITIGATION**

As noted in Table 3, the proposed mitigations are protection in-situ. Ahead of any construction works method statements and risk assessments should be prepared by a competent contractor and reviewed by an appropriately accredited Conservation Architect.

7 CONCLUSION

It is our assessment that no. 56 will suffer no ongoing negative impacts as a result of the proposed works. Any risks to the property will be during the construction works, and it can be protected by taking reasonable measures by the contractor during this period. By taking the opportunity offered by the Dublin Street Regeneration to highlight the significance of this Protected Structure, an improved setting for its future will be ensured.

8 **BIBLIOGRAPHY**

Dermot Nolan. (2011). Report on the Restoration of the Sundial Monument at Market Square, Monaghan. Bray.

Environmental Protection Agency. (2022). Guidelines on the Information to be contained in *Environmental Impact Assessment Reports.*

Department of Arts, Heritage and the Gaeltacht. (2011). Architectural Heritage Protection Guidelines for Planning Authorities.

C.E.B. Brett for Ulster Architectural Heritage Society and An Taisce, County Monaghan Branch. (1970) *List of Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan.*

9 APPENDIX A

MAD-R016 Summary Condition of Buildings prepared October 2024 by Alastair Coey Architects

57 DUBLIN STREET

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT



Prepared for McAdam Design

By the Project Conservation Architects: Alastair Coey Architects

January 2025 Last updated 21st February 2025

1 INTRODUCTION

1.1 Introduction

This document has been prepared by Alastair Coey Architects as part of the review of proposed works to 57 Dublin Street Monaghan, a Recorded Protected Structure (RPS 41001178) and its associated curtilage structures. Interventions and alterations have been measured against the magnitude of change and impact on value. Where necessary, alternatives have been sought to minimise the impact, and justifications have been presented to substantiate the reasoning behind the proposals.

Alastair Coey Architects has been appointed by McAdam Design to provide conservation architectural support to the Integrated Design Team responsible for developing the Monaghan Dublin Street North Masterplan. The Scheme aims to develop the Roosky Masterplan (by Sheridan Woods) to deliver new access and development potential to the backlands behind Dublin Street North, and to improve the safety and quality of circulation on Dublin Street.

1.2 Executive Summary

57 Dublin Street, Monaghan Town is a Recorded Protected Structure (RPS 41001178).

Overall, the design process has sought to meet the requirements of the Dublin Street North Regeneration Plan to deliver new access and development potential to the backlands behind Dublin Street North in a manner that is sympathetic and respectful to the overall character and special interest of the Protected Structures on Dublin Street and their overall setting.

1.3 Competency of Author

Alastair Coey Architects are a Grade 1 Conservation Practice, working exclusively in the conservation and heritage field. This report was prepared by Maeve Gorman who is an RIAI Chartered Architect Accredited in Conservation at Grade 3 and a RIBA Conservation Architect, with experience working on heritage projects in Ireland and in the UK.

1.4 Scope & Purpose

This document summarises the history of the building, the nature of the proposed interventions, and the potential impacts of the Dublin Street North Regeneration Plan and mitigation of these.

1.5 Location

The building is located on the north side of Dublin Street, indicated by the dot on Figure 1. The red line boundary relates to the area included in the baseline architectural heritage assessment (See Alastair Coey Architects report R003 Desktop Conservation Assessment). No. 57 is part of a group of four similar buildings together with nos. 54, 55 and 56. The Protected Structures within the project area on Dublin Street are listed in Table 1 and each is the subject of an individual Architectural Heritage Impact Assessment by Alastair Coey Architects. It is important to note that where buildings or structures are referred to by a number only (such as no.57), this is their address on Dublin Street. Any buildings or structures identified by a number and a letter (such as no.57a) have been recorded relative to the position of the closest building fronting the street. The access, ownership and occupancy arrangements of the backlands area is complex and this numbering system is for the purposes of this project only and does not imply formal addresses or indicate ownership.



Figure 1 Location Plan

Table 1 Protected Struc	tures
-------------------------	-------

No	Name	Image	Reference	AHIA Reference
54	Ernie's Alterations		MCC_RPS_41001181	MAD-R019
55	Les Caduaex		MCC_RPS_41001180	MAD-R020
56	Macho Man		MCC_RPS_41001179	MAD-R021

No	Name	Image	Reference	AHIA Reference
57	Mr J		MCC_RPS_41001178	MAD-R022
	The Monument (Market Cross, Old Cross, Sundial Monument)		MO009-060006 MCC_RPS_41000283	MAD-013
62	S McKenna		NIAH 41303117 On the National Inventory of Architectural Heritage, not on the Record of Protected Structures.	

There are several Architectural Conservation Areas (ACAs) in the town, and Dublin Street is a dedicated ACA. The boundary of the area takes in the main buildings fronting the street only, without including returns and outbuildings.

The Dublin Street Architectural Conservation Area is shown in Figure 2:

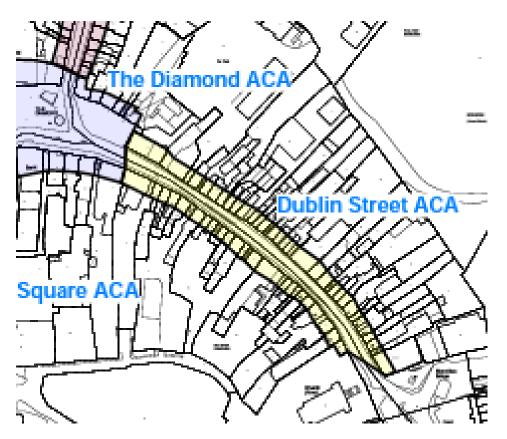


Figure 2 Dublin Street Architectural Conservation Area

2 HISTORY

2.1 Monaghan Town

Historically, Monaghan County was ruled by Gaelic clans including the McMahons until the conquest of Ireland in the sixteenth century. Monaghan town may originally have developed as a village around first a monastery, which then expanded around a fortified English garrison which was built c.1602 (see Figure 3).

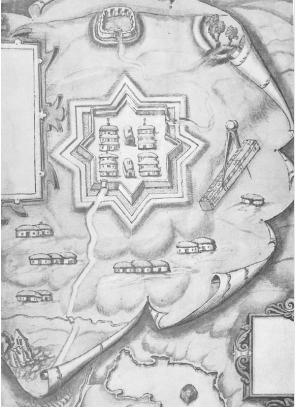


Figure 3 Irish Manuscripts Commission Map, c. 1602

There is a suggestion that the garrison was walled as evidenced by a map of 1602, and that some of this stone was used to build the older buildings in the town.¹ The local stone used in many buildings is generally grey limestone. Later buildings use stone from the quarry visible to the east of Old Cross Square in the OS First Edition of 1836. Monaghan town eventually became part of the Cleremont Estate (later the Rossmore Estate). From 1801 until the early twentieth century the principal landlords were the Westernra family, based at the now demolished Rossmore Castle. The town has the characteristics of a nineteenth century market town. The town suffered large population loss during the Famine years in the 1840s.

Dublin Street runs north-south from the central Diamond in Monaghan and as the name suggests was once the main road towards Dublin from the town. It is characterised by three-storey nineteenth century shop units which form a sweeping curve from the Diamond to Old Cross Square. Notable residents include Charles Gavan Duffy (1816-1903) who was born at no.10 Dublin Street. He was a poet, journalist, Young Irelander and politician, eventually becoming Premier of Victoria in Australia.

¹ Historic buildings, groups of buildings and areas of architectural importance in the town of Monaghan. Ulster Architectural Heritage Society, 1970. Page 6

Dublin Street is unusual in retaining its historic long plot layout to the north side, likely due to the challenging topography which has hindered the town expanding in this direction. The backlands behind the Dublin Street shopfronts are a complex mix of outbuildings, entries and detached gardens. Much of the historic built fabric in this area is in poor condition.

The Ulster Canal flows through the town and passes under the south side of Old Cross Square in a culvert. It has not been in commercial use since 1931.

2.2 57 Dublin Street

Number 57 is the north-western most of a group of four similar buildings, all on the Monaghan Record of Protected Structures (see Table 1). It is a three-storey single-bay shop with accommodation above, built c. 1815, with coursed dressed stone facing to the front façade and shop front to the ground floor (see Figure 6). This image demonstrates that the Wyatt-style timber sliding sash windows with large glazed panes are a modification from the original smaller window panes visible to nos. 54 and 56. This style of window was particularly popular in Ireland during the period 1799-1822, coinciding with the window tax of that time which counted quantity, not size, of windows.

A report carried out by C.E.B. Brett for Ulster Architectural Heritage Society and An Taisce, County Monaghan Branch (1970) List of Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan, describes the group as "An exceptionally fine group of three-storey houses of dressed stone, painted grey, with shallow triple windows under the eaves, triple windows in cambered arches at first floor level, broad segmental arches with finely-cut slating voussoirs, in Nos. 54 and 56, and most glazing bars complete".

A brief Building Condition report for this building is available in MAD-R016 Summary Condition of Buildings. The level of intervention and modification to this building including replacement rainwater goods, roof covering and windows reduces its heritage significance.



Figure 4 54,55, 56 and 57 (far left) Dublin Street c.1970 (C.E.B. Brett)



Figure 5 54,55 and 56 Dublin Street 2023

The building has undergone significant alterations since this photograph was taken 55 years ago (see Figure 5 and Figure 6), with replacement uPVC windows to the upper floors and the building has been re-roofed with artificial slate. Although changes have been made to the shopfront, it is in reasonable condition.



Figure 6 57 Dublin Street (left)

A two-storey render extension of modern construction (57a for the purposes of this report, see Figure 7) is located to the rear of the main building, likely following planning approval M.U. 29/97 in 1997.



Figure 7 57A Two-storey extension to rear of no. 57

To the rear of the site is a two-storey brick and stone outbuilding heavily overgrown with vegetation (57c, see Figure 8 and Figure 9). This historic structure appears to fall within the current ownership of no.57. It is therefore assumed that the Record of Protected Structures designation of no.57 should be taken into consideration when assessing the significance and sensitivity of structure 57c. The building is in very poor condition, and is proposed for demolition in order to facilitate the proposed new road Russell Row under the approved Dublin Street North Regeneration Plan. Cartographic analysis indicates that it is of later construction than no.57, and is ambiguous regarding their connection (see Section 3). This structure is not visually connected to the key views of the Protected Structure from Dublin Street and in our opinion does not contribute to the heritage significance of no.57. No. 57 derives its significance largely from the architectural style, material and relationship with nos. 54-56 Dublin Street. This structure is therefore considered to be of low architectural sensitivity (see 5.2).



Figure 8 57c Two-storey brick and stone outbuilding to rear of no.56



Figure 9 57c Two-storey brick and stone outbuilding to rear of no.56

3 CARTOGRAPHIC ANALYSIS

The maps consulted for cartographic analysis included:

- Cleremont Estate Map c.1791
- Ordnance Survey First Edition c.1836 (OS1)
- Ordnance Survey Towns Map c.1865 (OS2)
- Ordnance Survey 25-inch c.1908 (OS3)

Ordnance Survey Last Edition c. 1925 (OS4) is of insufficient resolution to offer a clear view of the site.

The site is shown with the Protected Structure and Curtilage Structure highlighted on each of the maps in Figure 10. The earliest visible structure on the site c.1791 appears to take in all four buildings in the current group. By 1836 the footprint of each of the four buildings matches that visible on the current map, indicating a construction date for these in the early 1800s. It can also be seen that Pump Entry has existed as a circulation route since the earliest map, and by the time of OS1 c.1836 the curtilage behind the 1791 building appears to have been split into smaller plots fronting onto Pump Entry.

By OS2 c.1860 these plots have been further subdivided into terraces, and the structure to the rear of no.58 in OS1 has been replaced by a number of buildings occupying approximately the same footprint by OS2 c.1860. It can be seen in this map that No. 58c is linked to no.57 and its return no. 57a by an additional structure 58d. OS3 c.1908 shows the terraces flanking Pump Entry have largely gone and have been replaced by the first instance of a courtyard arrangement at no. 53 Dublin Street.

It is important to note that 57c, first present on OS2, appears to be the same building visible on OS3, and is likely the same building currently extant on the site. 57a occupies the same footprint as shown on OS1, but is of modern construction following planning approval in 1997.

Building 57c (see Figure 8 and Figure 9) appear to be within the historic curtilage no. 57, so as per *Architectural Heritage Protection Guidelines for Planning Authorities* it is noted that this building will require consideration by association with that record.





Figure 10 Cartographic Analysis

4 RATIONALE

Table 2 Rationale

Building/ Structure ID number	Constraints/ considerations	Proposal	Positive Impacts on Historic Fabric	Negative Impacts on Historic Fabric	Neutral Impacts on Historic Fabric
57	RPS 41001178 Within Dublin Street ACA Outwith extents of indicative masterplan redevelopment zones.	Retain	None	None	Making good as necessary for resurfacing adjacent footway on Dublin Street.
57a	RPS 41001178 Outwith Dublin Street ACA Outwith extents of indicative masterplan redevelopment zones. Modern replacement c.1997	Retain	None	None	None
57c	Within curtilage of RPS 41001178 Outwith Dublin Street ACA	Demolition	None	Complete removal of historic fabric.	None
	Within extents of indicative masterplan redevelopment zones.				

5 IMPACTS

5.1 Methodology

Rating of impacts in this analysis follows a standard evaluation methodology, based on the following:

- Guidelines on the information to be contained in Environmental Impact Statements prepared by the Environmental Protection Agency (EPA).
- A number of site visits were undertaken to build an understanding of the immediate and wider context of the Recorded protected Structure.

5.2 Sensitivity

• **Very High**: World Heritage Sites (including Tentative List properties) and associated individual attributes that contribute to the Outstanding Universal Value of the property.

Sites, buildings or landscapes of acknowledged international importance.

Intangible associations with individuals or innovations of global significance.

Assets that can contribute significantly to acknowledged international research objectives.

• **High**: Nationally designated sites, buildings and landscapes (urban and rural) of significant quality, rarity, preservation and importance.

Assets that can contribute significantly to acknowledged national research objectives.

Archaeological Landscapes and Conservation Areas with significant group value.

Intangible associations with individuals or innovations of national significance.

• **Medium**: Designated or undesignated assets that can contribute significantly to regional research objectives, including buildings that can be shown to have exceptional qualities in their fabric or historical associations.

Conservation Areas and historic townscapes containing buildings and/or street settings that contribute significantly to its historic character.

Intangible associations with individuals or innovations of regional significance.

• Low: Assets compromised by poor preservation and/or poor survival of contextual associations.

Assets of limited value, but with potential to contribute to local research objectives.

Historic Townscape or built-up areas of limited historic integrity in their buildings and settings.

Intangible associations with individuals or innovations of local significance.

• Negligible: Assets with very little or no surviving archaeological interest.

Landscapes little or no significant historical interest.

Buildings or urban areas of no architectural or historical note; buildings of an intrusive character.

5.3 Quality

The quality of impacts is assessed according to EPA guidelines as follows:

- Positive: A change which improves the quality of the environment.
- Neutral: A change which does not affect the quality of the environment.
- Negative: A change which reduces the quality of the environment.

5.4 Duration

Potential impacts arising from a proposed redevelopment may also be considered in terms of duration as described in the EPA Guidelines:

- Momentary: Impact lasting from seconds to minutes.
- Brief: Impact lasting less than a day.
- Temporary: Impact lasting one year or less.
- Short-term: Impact lasting one to seven years.
- Medium-term: Impact lasting seven to fifteen years.
- Long-term: Impact lasting fifteen to sixty years.
- Permanent: Impact lasting over sixty years.

5.5 Magnitude

Magnitude of Impact on Cultural Heritage Assets

• **High**: Most or all key archaeological or architectural materials affected such that the resource is totally altered.

Comprehensive changes to setting.

Changes to most or all key historic landscape elements, parcels or components; extreme visual effects; fundamental changes to use or access; resulting in total change to historic landscape character unit.

Major changes to area that affect Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• **Medium:** Changes to many key archaeological or historic building materials/elements such that the resource is clearly/significantly modified.

Considerable changes to setting that affect the character of the archaeological asset.

Changes to the setting of a historic building, such that it is significantly modified.

Change to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, considerable changes to use or access, resulting in moderate changes to historic landscape character.

Considerable changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• Low: Changes to key archaeological materials/historic building elements, such that the resource is slightly altered/slightly different.

Slight changes to setting of an archaeological monument.

Change to setting of a historic building, such that it is noticeably changed.

Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; slight changes to use or access; resulting in limited change to historic landscape character.

Changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

• **Negligible**: Very minor changes to key archaeological materials or setting.

Slight changes to historic building elements or setting that hardly affect it.

Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes to use or access resulting in very small change to historic landscape character.

Very minor changes to area that affect the Intangible Cultural Heritage activities or associations or visual links and cultural appreciation.

5.6 Significance (per EPA EIAR Guidelines 2022)

- Imperceptible: Capable of measurement but without noticeable consequences.
- Not significant: Noticeable changes in the character of the environment without affecting its sensitivities.
- Slight: Noticeable changes in the character of the environment without affecting its sensitivities.
- Moderate: Alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
- Significant: By its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
- Very Significant: By its character, magnitude, duration or intensity significantly alters a sensitive aspect of the environment.
- Profound Impact: An impact which obliterates sensitive characteristics.

5.7 Table of Proposed Impacts

The proposed impacts of the proposals on the Protected Structure and its Curtilage Structure are as follows:

ID number	Sensitivity (5.2)	Quality of effect (5.3)	Duration (5.4)	Magnitude (5.5)	Significance (5.6)	Notes	Mitigation
57	Medium	Neutral	Permanent	Negligible	Not significant		Protection in-situ
57a	Negligible	Neutral	Permanent	Negligible	Not significant		Protection in-situ
57c	Low	Negative	Permanent	Low	Moderate		Record structure and plan for salvage

Table 3 Impacts

6 **MITIGATION**

As noted in Table 3, the proposed mitigations are generally protection in-situ. Ahead of any construction works to nos. 57, and 57a method statements and risk assessments should be prepared by a competent contractor and reviewed by an appropriately accredited Conservation Architect.

The proposed demolition of the Curtilage Structure 57c will have a slight to moderate impact on the immediate environment, with noticeable changes to the character of the environment. The magnitude of the effect is noted as low, as this structure is secondary to the Recorded Protected Structure, is in poor condition and of low architectural significance, and does not contribute to the key visual identity of the Protected Structure.

Currently this structure is in very poor condition and heavily obscured by vegetation. As shown in Table 3, the proposed mitigations for no. 57c involve recording the structure pre-demolition and planning for salvage post-demolition.

7 CONCLUSION

It is our assessment that no. 57 will suffer no ongoing negative impacts as a result of the proposed works. Any risks to the property will be during the construction works, and it can be protected by taking reasonable measures by the contractor during this period. The proposed demolition of the historic structure no. 57c poses a negative effect on 57c only. Although as it falls within the historic curtilage of no. 57 it does not contribute to the significance of the protected structure. The buildings were not constructed at the same time, and cannot easily be visually read together. The significance of no.57 derives largely from its architectural appearance to Dublin Street and its contribution to the group significance of numbers 54-57.

The change to the wider environment will be a positive one by enabling the approved Dublin Street North Regeneration Plan and providing for the new road Russell Row. The lasting change and regeneration offered by the Dublin Street Regeneration will highlight the significance of the Protected Structure no.57, ensuring an improved setting for its future.

8 **BIBLIOGRAPHY**

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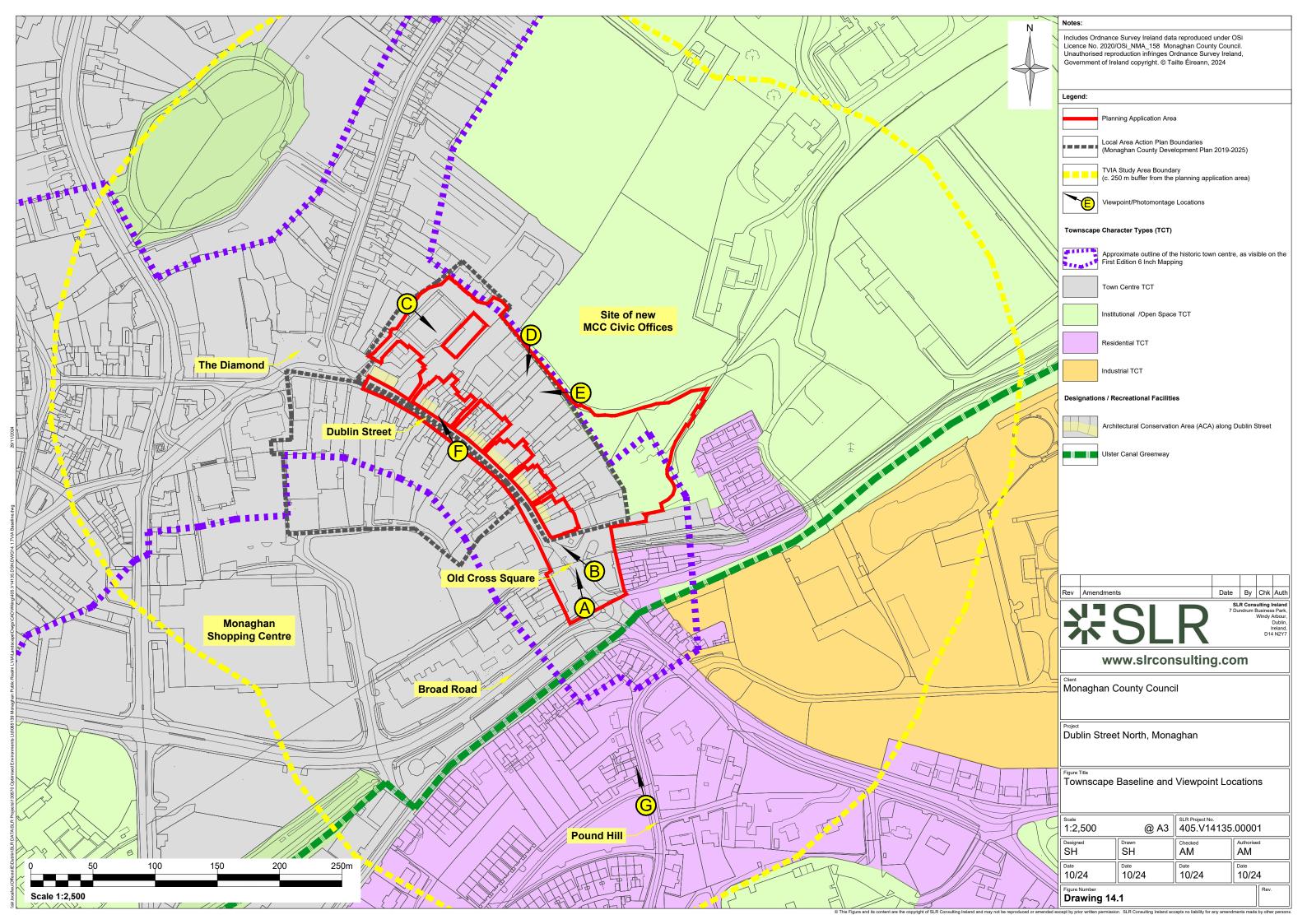
9 APPENDIX A

MAD-R016 Summary Condition of Buildings prepared October 2024 by Alastair Coey Architects

14 Townscape & Visual Impact

14.1 Viewpoint Locations

14.2 Viewpoints/Photomontages















Grid Coordinates (ITM): 667283:833828 Direction of View: Distance from Site: South-East 0m Horizontal field of view: 100°

Camera: Lens: Camera height: Date and time:

Nikon D610 50mm f/1.8 1.5 m 10/10/2023 @ 14:00

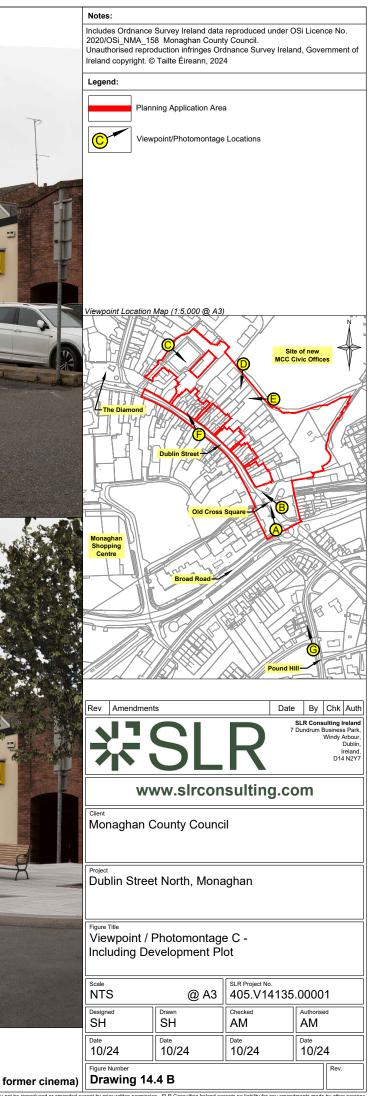






Grid Coordinates (ITM):667283:833828Direction of View:South-EastDistance from Site:OmHorizontal field of view:100°

228 Camera: Lens: Camera height: Date and time: Nikon D610 50mm f/1.8 1.5 m 10/10/2023 @ 14:00



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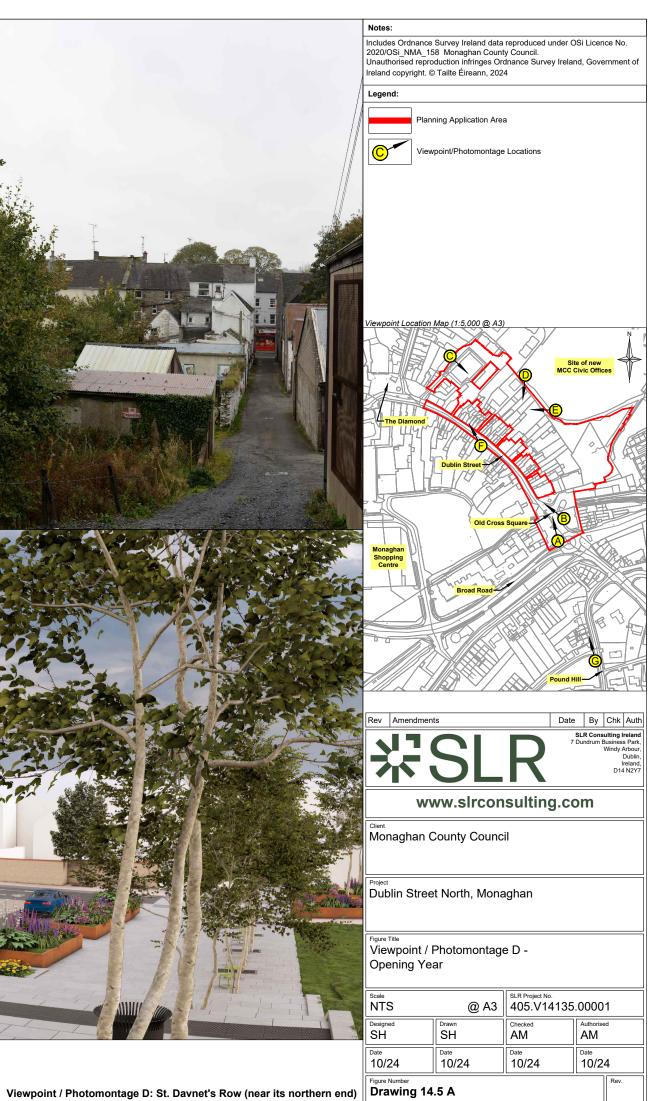
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Grid Coordinates (ITM): 667376:833801 Direction of View: South Distance from Site: 5m Horizontal field of view: 97°

Camera: Lens: Camera height: Date and time:

Nikon D610 50mm f/1.8 1.5 m 10/10/2023 @ 14:20



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Grid Coordinates (ITM):667376:833801Direction of View:SouthDistance from Site:5m Horizontal field of view: 97°

Lens: Camera height: Date and time:

1.5 m

10/10/2023 @ 14:20

