

**Our ref: NI2162 – Monaghan DSS Regeneration**

**Your ref: ABP-314501-22**

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Date: 05 December 2023

Ms Sarah Caulfield  
Executive Officer  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Dear Ms Caulfield,

**South Dublin Street and Backlands Regeneration Project. The proposed development covers an area of approximately 2.72 hectares and comprises urban regeneration and public realm proposals. Properties at 7- 13 Dublin Street, lands to the rear of 1-9 The Diamond and 1-26 Dublin Street, the Courthouse car park, Lower Courthouse car park, Castle Road, and N54 Macartan (Broad) Road, townlands of Roosky and Tirkeenan, Co. Monaghan.**

I refer to the above mentioned proposed development and to the Further Information (FI) request issued by An Bord Pleanála (ABP) on 13<sup>th</sup> February 2023 under the terms of section 175 of the Planning & Development Act 2000 (as amended).

I address the specific points raised in the FI request in the order in which they appear in your letter.

## **1. Built Heritage**

The applicant has undertaken a comprehensive review of the development proposals in order to address the issues raised in the FI request. This review has incorporated further consultations with the Department of Housing, Local Government and Heritage, the appointment of new architectural and public realm consultants and direct engagement with property owners in respect of buildings that directly adjoin the new public plaza (Charles Gavan Duffy Place) and 3 other alleyways that provide important connections between the existing historic town centre and the new backlands quarter.

As directed by ABP in the FI request, Monaghan County Council (MCC) have carried out further engagement with the Department of Housing, Local Government and Heritage in relation to the issues and concerns raised in their submission. MCC held a meeting with the Department to provide further clarity on the approach to delivery of the regeneration objectives of the Dublin Street Regeneration Plan 2017, as incorporated into the Monaghan County Development Plan and to discuss intended amendments to the proposed development to address relevant concerns. As a result, the Department has now confirmed in writing (see copy of correspondence received from the Development Application Unit within the Department in EIAR, Volume II Appendix 3B), that they are now inclined to set aside observations detailed in their previous submission to An Bord Pleanála. In summary the Department has stated that:

*‘Having engaged with Monaghan County Council the Department now has a clearer understanding of the nature, purpose and extent of the development and of the nature of the existing vernacular built environment.*

*Regarding the impacted built heritage and taking account of the clarifications provided by Monaghan County Council officials as to the vernacular nature of the impacted buildings, the extensive and intrusive interventions*

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*made over the decades, and irreversible loss of original fabric, detail and aspect, the Department are now inclined to set aside earlier observations.'*

MCC, in conjunction with a newly appointed architectural and public realm consultants team, have developed amended design proposals and high-quality architectural images for a new pedestrian civic plaza (Charles Gavan Duffy Place) that is centred on a pedestrian first priority that complies with prevailing planning and urban regeneration policies and will create an enlivened vibrant space that will encourage frontage development, outdoor seating and an attractive space that people want to spend time in.

The emphasis is on the new fully pedestrianised civic plaza is to connect Dublin Street through to its backland areas, opening up new sites for development and enhancing pedestrian linkages throughout this area. The proposals focus on fully pedestrianised high quality public realm, to encourage activity, social interaction and provide connections to a new reimagined urban place. New gable elevation treatments along No's 7 and 12/13 Dublin Street provide a strong urban form, animated edges to the new space, and an element of surveillance at this gateway location. The new fully pedestrianised civic plaza will benefit from a southerly orientation and will increase light onto Dublin Street. This area is intended as a multi-use space that can host events, open-air markets, pop-up commercial/retail uses, or occasional festival events. The design proposals for adjacent plots also enable the potential for new development and active elevations for all sides of the new plaza.

Vehicular access will be restricted to deliveries to commercial premises and waste collection for residential and commercial units and so the emphasis is on active mobility rather than the car.

The proposed pedestrian plaza creates a new setting and enables new opportunities for future infill development and reuse / adaptation of existing underutilised buildings on either side of the new space, creating opportunities for new commercial and residential activity.

This area is formed by the demolition of existing structures fronting Dublin Street and their associated backland areas and that is consistent with the DSRP and the County Development Plan. Policy MPO 2 reinforces that position stating that: *'all development proposals within the Dublin Street Regeneration Plan area must have regard to the regeneration strategy and development objectives of the Dublin Street Regeneration Plan'*.

The proposal to form a new pedestrianised civic plaza connecting Dublin Street to the backlands area reflects Figure 3.2 of the Dublin Street Regeneration Plan 2017 which has also been carried through into the Dublin Street and Backlands Regeneration Plan 2018. Both plans show delivery of this public space and linkage, that is critical to the overall regeneration objectives, through demolition of properties fronting onto Dublin Street. The demolition proposals are therefore necessary to deliver the new civic plaza and connections and to deliver on the objectives of the DSRP and the County Development Plan.

Monaghan County Council engaged new architectural consultants (McAdam Design) and public realm specialists (OPEN) to re-consider the design approach. The consultants have prepared design and public realm statements (copies in EIAR Volume II Technical Appendices Appendix 2). The Design Statement confirms that the approach adopts the key principles of the DSRP, including:

- Development is to complement and integrate with the existing context and integrate with the historic streetscape in a manner that is both contemporary and forward looking while complimenting the built heritage.
- Complimentary Contemporary Expression - High Quality Development – appropriate contemporary expression to compliment and act as an appropriate backdrop to existing historic structures.
- Living over the shop - with careful planning the upper floor levels have the potential to create attractive accommodation that would activate the street and provide passive surveillance. In this regard uses such as office, and smaller apartment dwellings may be appropriate.
- Active ground floor uses, fronting onto CGDP.
- Provide positive interaction between spaces and the built form, e.g building frontages, windows and entrances should face onto and overlook the street and public spaces.
- The urban form is to contribute to the consolidation of the fine grain urban structures and the pattern of street blocks and buildings in the area. New developments are to promote legibility in terms of the articulation of street level and roof top, the distinction of public and private areas, and primary circulation and entrances. Designs are to ensure that the height and massing of proposed new development does not impact negatively on the sustainable conservation of protected structures and the social and historic

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heritage of the town.

- Promote a design led approach to the redevelopment of infill and new development sites.
- Ensure that development delivers quality, attractive urban environments and a high level of amenity for commercial and residential developments. Promote building designs that are sympathetic to and enhance the established built heritage and street patterns. Provide a new interpretation of the development of Monaghan town centre, while reinforcing its unique qualities and providing it with a new distinct identity.
- Provide for the use of high-quality materials which are durable and require a low level of maintenance, use of local or indigenous materials. Promote new design which is clearly modern and embrace recent construction methods.

### Addressing the lack of active elevations for all sides of the new connection / Gavan Duffy Place

To address concerns regarding active elevations for the existing properties adjacent to the proposed new pedestrian square (Gavan Duffy Place), Monaghan County Council and their architectural consultants, in consultation with the relevant property owners, have prepared proposals for the redevelopment of the plots adjacent to the proposed new pedestrian plaza (Charles Gavan Duffy Place). These redevelopment proposals illustrate how the plots can be developed for residential and commercial use, which would support an active and vibrant square. The relevant floor plans, elevations, and visuals of the redevelopment proposals for the relevant properties can be viewed at EIAR, Volume II Appendix 2G. These proposals are located outside the defined red line boundary of the site submitted to ABP, and for procedural reasons it is consequently not proposed that they be formally considered as part of the scheme at this stage, although it is hoped that they can be progressed in due course.



Figure 1: Extract from GA drawing of proposed redevelopment plots

### Addressing alleyway connections, including east of Nos. 12 & 13 Dublin St & elevations for the ear return of Peaky Blinders public house

Further, MCC has sought to bring forward positive design proposals for regeneration of other alleyways that provide important connections between the historic town centre and the backlands quarter. The existing pedestrian entry adjacent to No. 14 Dublin Street is retained within the proposal and identified as an important and well-used pedestrian link. This area will connect into Dublin Street and proposed CGDP, and it is proposed to create a seamless connection for pedestrians throughout the area. There are a number of residential apartments to the rear of No. 12 and 13 Dublin Street. No. 15 is a former public house (Bellevue Tavern) which is currently derelict and enclosed with a blue hoarding. This site has been identified as a potential housing opportunity site. Monaghan County Council's Housing Department, in consultation with architectural consultants, have prepared proposals for the development of social housing units (6 no. apartments) on the plot of No. 15 Dublin Street which is adjacent to Monaghan Spice Restaurant (formally Peaky Blinders public house). The housing units have been designed in accordance with "Sustainable Urban Housing Design Standards for New Apartments", providing adequate living floor area, storage, amenity space and refuse storage. The relevant floor plans, elevations, and visuals for the proposed housing units can be viewed at EIAR Volume II Appendix 2H Social Housing Units Development.



Figure 2: Extract from GA drawing of proposed housing units

MCC have secured Stage 1 Approval from the Social Housing Capital Investment Unit in the Department of Housing, Local Government and Heritage (EIAR Volume II Appendix 3C DHLGH Stage 1 Approval). The Local Authority believe this housing proposal supports the ambitions of the Housing for All and Town Centre First policies, and subject to the property acquisition, it is intended that this development proposal will be progressed through a separate planning process in the near future.

### Addressing Proposed Development Plots

The proposed development also includes the creation of two new serviced plots to facilitate future mixed use development, in the backland areas in accordance with stated objectives of the Dublin Street Regeneration Plan (DSRP). These plots are created through some site clearance works and by the proposed enhanced connections from Macartan Road through and within the backlands area.

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The MCC regeneration objective reflects that of DSRP seeing these development plots as the focus of new urban development in the future, creating new building forms, strong blocks of modern design along the new movement routes, and with active frontages. DSRP envisaged that the scale of the sites are such that frontage development could occur facing Church Walk to the north and The Mall to the south. MCC anticipate that the development of these plots will take place incrementally as new investors/development partners are attracted to the area.

In respect of the reduction in the proposed block size or a mid-pedestrian link of the block between Church Walk and The Mall, this can be considered in the context of future planning applications for relevant developments on this plot. In that context it is envisaged that future development proposals will progress through separate planning processes, sub-dividing the overall plots into smaller development parcels with connections within the site, and with the surrounding backlands quarter and wider town centre. Appropriate uses would include retail at ground, and residential or office use at upper floor levels. This may be as a large footprint building or incremental block development, which would accommodate new mixed town centre uses and activities, so a degree of flexibility is required to attract suitable investment. This future development will would form a core part of the new façade of the Dublin Street Quarter and would be designed to integrate seamlessly into the existing urban fabric/streetscape and new network of movement routes.



**Figure 3: Extract from GA drawing of proposed development plots**

The scheme proposes a strong network of enhanced vehicle and pedestrian/cycle connections from Macartan Road to the backland area, including improved connections between the Lower Courthouse area and the new Charles Gavan Duffy Place and the alleyways, and around the backland quarter to create new serviced development plots for future mixed use development, that are well connected to the both the historic town centre and the wider road network.

The new footpath widths vary from a minimum width of 2m to widths greater than 5m. A pedestrian plaza area has been provided to the west of Farney Road, adjacent to the Shopping Centre to support greater pedestrian activity in this area. There are clear and legible linkages to the backland areas to the northeast of the scheme, through to Dublin Street. The plaza area and footpaths (where width is sufficient) will feature street furniture to encourage people to stay within these pedestrian areas. The new pedestrian civic plaza utilises bespoke high quality public realm materials (paving, street furniture, landscaping, lighting), with collaborative and joined up design proposals that have been developed in the context of marketing the area to attract additional footfall, attract inward investment and sell the regeneration ambitions and objectives for the area.

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The proposed development comprises an enhancement and rationalisation of existing car parking provision to deliver high quality public realm rather than increasing car parking or dependence on the car.

This proposal includes a reconfiguration of the existing Lower Courthouse and Courthouse car parks to accommodate environmental improvements through realignment of The Mall and Farney Road, and to maximise the area available for walking, cycling and shopping activities. New Parent & Baby Spaces have been identified on the northern boundary of the Lower Courthouse car park. The reconfiguration of spaces has also facilitated a consolidation of the existing disabled bay parking spaces.

As part of their wider car parking strategy, MCC have opened a new Council-operated car park on the former Eircom site, between the Margaret Skinner Roundabout N54 Macartan Road / Glen Road / Dawson Street signalised junction. The new carpark has 88 spaces (66 long stay, 18 short stay and 4 disabled spaces, it also has infrastructure for electric vehicle charging, although this is not operational as yet). The new MCC operated car park at this location provides a suitable replacement for the reduction of parking provision resulting from the development proposals that are the subject of this planning application. The proposals also include provision of electric vehicle charging points in the Lower Courthouse car park which will complement the 2 fast charging points already in situ in the Upper Courthouse carpark beside the courthouse building.

Both existing car parks will be resurfaced with asphalt alongside natural stone and block paving to parking bays, bounded by newly paved pedestrian footpaths / kerbing in natural stone finish. These pedestrian areas will become part of the wider enhanced pedestrian network, with the natural stone finish providing continuity and legibility throughout the pedestrian network. A wide pedestrian plaza area is retained and enhanced at the front of the Shopping Centre, with the same natural stone finish. These areas are complemented by a mix of corduroy and tactile paving areas to denote key crossing points.

## 2. Protected Structure

The proposed development includes for improvements to the existing alleyway connection route from Dublin Street to the rear of No 24 Dublin Street (Sherry's Pub). MCC and the Design Consultants have revised the design proposals for the area to ensure the outbuilding to the rear of No. 24 is now retained to allow the property owner to refurbish the building for alternative use in the proposed new public realm area. The property owner has secured planning permission to refurbish the outbuilding and it is hoped that they will proceed with the refurbishment once the relevant public realm upgrades proposed as part of the regeneration scheme are implemented.

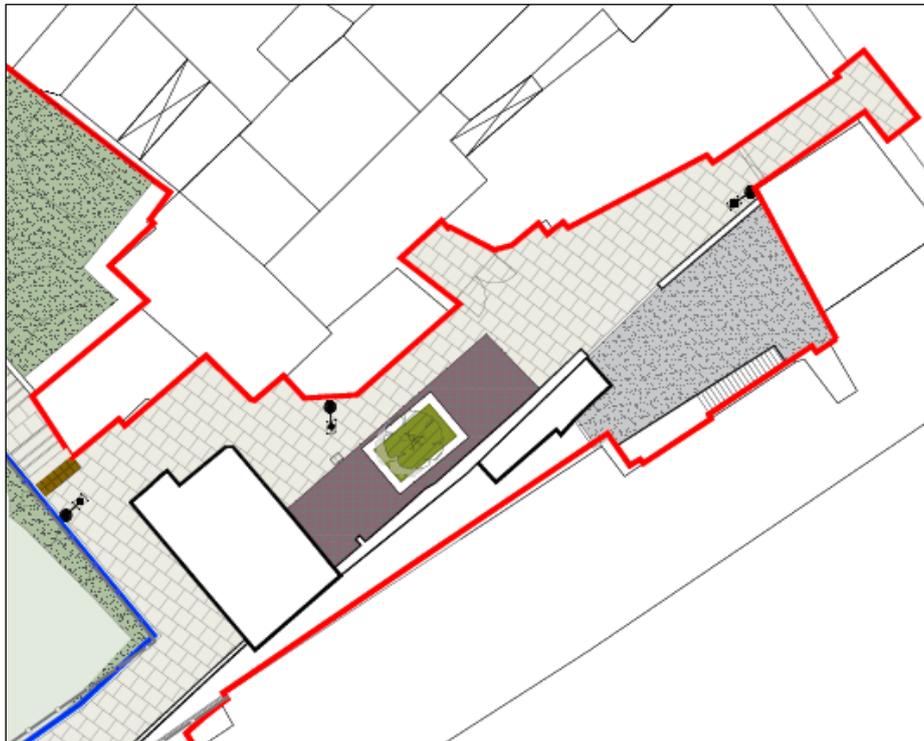


Figure 4: Extract from GA drawing showing retention of outbuilding to the rear of No.24

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Sherry's Pub is a protected structure and the revised regeneration proposals incorporating the retention of the stone outbuilding to the rear of the Pub is in line with the County Development Plan policy requirements to preserve and enhance such structures and in recognition of a current planning permission for an alternative use as retail premises.

The public realm upgrades proposed for this alleyway connection include resurfacing with silver grey natural stone paving and warm toned natural stone setts surrounding a raised planter with integrated seating, providing continuity and legibility throughout the pedestrian network. Proposed lighting columns will also attract additional footfall.

### 3. Visual Impact Assessment

The methodology and approach to the assessment contained within this chapter has been carried out in accordance with best practice guidance described in the following documents:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (The Landscape Institute and Institute of Environmental Management & Assessment, 2013) (GLVIA3)
- Technical Guidance Note 06/19 Visual Representation of Development Proposals (The Landscape Institute, 2019).

In response to the FI request it can be confirmed that the methodology set out below has been derived from the GLVIA3 and is robust having been used for a large number of LVIA and TVIA for a wide range of planning applications across Ireland. The methodology has also been used for Planning Appeals and Oral Hearings with successful outcomes. RPS can confirm that we stand over the methodology used for this TVIA.

In addition, the FI request raised concerns that the TVIA failed to consider the direct view off Dublin Street into the back lands/car park area at Farney Road. This has been addressed by the addition of Viewpoint 06. The remaining pack of photomontages have also been updated to represent the plans for proposed development.

GLVIA3 recommends that an LVIA 'concentrates on principles and process' and 'does not provide a detailed or formulaic 'recipe' to assess effects, it being the 'responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand' (preface to the third edition).

The effects on the landscape resources and visual receptors (people) have been assessed by considering the proposed change in the baseline conditions (the impact of the development) against the type of landscape resource or visual receptor (including the importance and sensitivity of that resource or receptor). These factors are determined through a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement.

Photomontages of the proposed development have been provided from 6 viewpoints and are included in the EIA Volume III Technical Drawings & Figures.

Photomontages and renders were created by Eoin Heatley, McAdam Design Project Architect, BA (Hons) Arch, M Arch, MSc BIM Prj Mgmt, ARB. The site was surveyed on 10-11-2023 and relevant views which show the proposed development within sufficient context were chosen. Photographs were taken using a high-resolution digital camera with a 26mm focal length. Photographs and photomontages are intended to be printed at A3 size, so that the angle of vision covered by the print, when held at reading distance, is approximately the same as would be covered by the same extent of the real scene, when viewed from the camera position.

The camera positions of the views were established using survey standard digital GPS equipment. The surveyed reference points on existing buildings were attached to the three dimensional model created in 'Sketchup'. The model used for photomontages included appropriate detail of the proposed buildings as shown on design drawings. Renderings were made with 'Lumion' from each camera position using the field of view of each photograph, and, in the case of photomontages, with the sun position correct for the date and time that each photograph was taken. In the case of photomontages, the renders were inserted into the relevant view using 'Photoshop'. Renders were scaled and positioned using the field of vision of each photograph and the surveyed reference points in each view.

## 4. Flood Risk & Drainage

While Monaghan County Council were in the process of developing flood risk management options in relation to the flooding which has occurred a number of times in this area in recent years, MCC instructed their drainage consultants to prepare the flood risk and drainage assessment in the absence of these proposals as the timeline for their completion is unknown. In that context the assessment has assessed the worst case scenario.

In addition, the new surface water networks proposed are as illustrated in EIAR, Volume III Drawing no. DR0001 – Drainage, which will include for future development within the area. The design proposals have included a 20% additional flow in the simulations for the surface water networks to account for Climate Change.

Information on the existing attenuation and associated discharge rates is not readily available due to lack of information on the existing regime in the area.

The main drainage network which includes catchment in the South Dublin Street, Courthouse and Car Park areas, is attenuated in a new proprietary attenuation crate system beneath the car park before discharging to the Shambles River. Discharge into the river from this network will be limited to a maximum discharge rate of 5l/sec during the 1 in 100 year critical duration storm event using a hydro brake (or similar approved) flow-control system prior to the outfall. 5l/s is taken as the standard industry minimum control rate any less than that and the actual control device open is too small and would lead to an increased risk of blockage. A cross section of the attenuation system is included in the planning drawing pack (Drawing Reference MGT0528-RPS-00-XX-DR-C-DR1003 – Attenuation Section).

A smaller surface water network will be provided to collect runoff from sections of the Farney Road and the car park where lower surface elevations prevent this runoff from being connected into the proprietary attenuation crate system. Therefore, a section of the Farney Road and car park will continue to drain unattenuated into the Shambles River. The area to the south of the car park that does not enter the attenuation system, discharges to groundwater through a filter drain behind the kerb with a high-level overflow into the discharge pipe from the attenuation system to the Shambles River to be used in exceedance events or in the case of blockage.

The catchment to the south of Castle Street is not attenuated as there is no increase to hardstanding compared to the current scenario; this catchment discharges directly to the Shambles River as is currently the case.

SuDS drainage systems are provided throughout the project site. Porous paving shall be provided over a substantial area of the car park with runoff infiltrating into the attenuation system and a filter drain has been provided on the grass verge on the south side of the car park to provide additional storage in the network.

Due to the risk of flooding in the area, non-return flow valves shall be fitted to all network outfall pipes to prevent river flood flows from inundating the networks.

The proposed development will therefore have no increase in surface water flood risk, and in fact it may be possible to decrease the current runoff rate to the river using the proposed attenuation.

## 5. Water Quality

- (a) Tables 6.8 and 6.9 have been checked and the error in 6.8 has been corrected in the revised Chapter 6.
- (b) Additional drawings MGT0528-RPS-00-XX-DR-C-UT1005 – Foul Sewer, and MGT0528-RPS-00-XX-DR-C-UT1002 – Watermain works have been added to the drawing pack for the planning application and to EIAR Volume III –Technical Drawings & Figures.
- (c) Additional drawings 01 Rev A Existing Sewers Sheet 1 and 02 Rev A Existing Sewers Sheet 2 have been added to the drawing pack for the planning application and to EIAR Volume III –Technical Drawings & Figures.

## 6. EIAR

The amended proposals have been subjected to consideration by all consultants involved in the preparation of the EIAR. As set out in Chapter 1 of the EIAR, where any revisions have resulted to any chapter these are reflected in red text for convenience and ease of reference of ABP and other parties.

The following chapters and appendices have been amended to take account of the re-assessment of the revised proposals:

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- Chapter 1: Introduction
- Chapter 2: Project Description
- Chapter 3: Scoping & Consultation
- Chapter 4: Noise
- Chapter 5: Flood Risk & Drainage
- Chapter 6: Water Quality
- Chapter 9: Traffic & Transportation
- Chapter 14: Townscape & Visual
- Chapter 15: Cultural Heritage and Architectural Heritage
- Non-Technical Summary

The revised proposals have not resulted in any amendments to Chapters 7, 8, and 10 – 13 of the EIAR, and therefore they are not included within this submission.

The Technical Appendices have been revised to include:

- Appendix 2G: CGDP Frontage Development Proposals
- Appendix 2H: Housing Proposals
- Appendix 2I: Design Statements
- Appendix 3B: Department of Housing Local Government & Heritage Correspondence.
- Appendix 3C: Stage 1 Approval Confirmation

In addition, the following appendices are omitted as they are no longer relevant in the context of the revised design proposals for a fully pedestrianised civic plaza in CGDP:

- Appendix 9E: Generated & proposed Traffic Flows
- Appendix 9F: Threshold Analysis Percentage Impact.

The list of drawings accompanying the application and EIAR has also been amended to reflect the amended design and additional information provided to address specific points in the FI request. A full of list of drawings is provide as an appendix to this letter.

## 7. Appropriate Assessment & NIS

The revised proposals have been reviewed by the author of the Appropriate Assessment Screening and the ecology chapter. He has confirmed that These design changes will not result in material changes to the ecological impacts arising as a result of the proposed development within the site, or more widely, including potential impacts arising to downstream Natura 2000 sites, as discussed within the submitted AA Screening and NIS reports.

Having reviewed the previously submitted information in light of the further information request from ABP, the RPS ecology team are of the view that the submitted EIA chapter on biodiversity and the submitted AA Screening and NIS reports remain entirely relevant to the project following the suggested amendments.

## 8. Other

- Submit Appendix B - Traffic Flow Diagrams - Appendix 9a, Volume II of the EIAR or clarify if this is Appendix 9c Existing Traffic Flows (PCUs).** Response: The Traffic Flow Diagrams are provided at Appendix 9c of the EIAR.
- Please confirm that the Audit Feedback Form is accurate, for example, RSA problem 4.14 is indicated as recommendation accepted, however, this is not the case.** Response: The recommendation has been accepted and crossing points with tactile paving are provided as per amended general arrangement drawings.

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- c) **Submit a site layout plan, with additional detail indicating those areas where steps are proposed.** Response: As per the image extract below taken from the site layout plans, there are steps proposed to the northern boundary of the eastern development plot, as identified from McAdams GA drawings 231932\_DSS\_OP\_G\_100 Rev P04 and 231932\_DSS\_OP\_G\_102 Rev P04. Sections of the proposed steps have also been provided as detailed AF and AG on Construction Details drawing Sheet 4 of 4 KP1003 Rev P01.03.

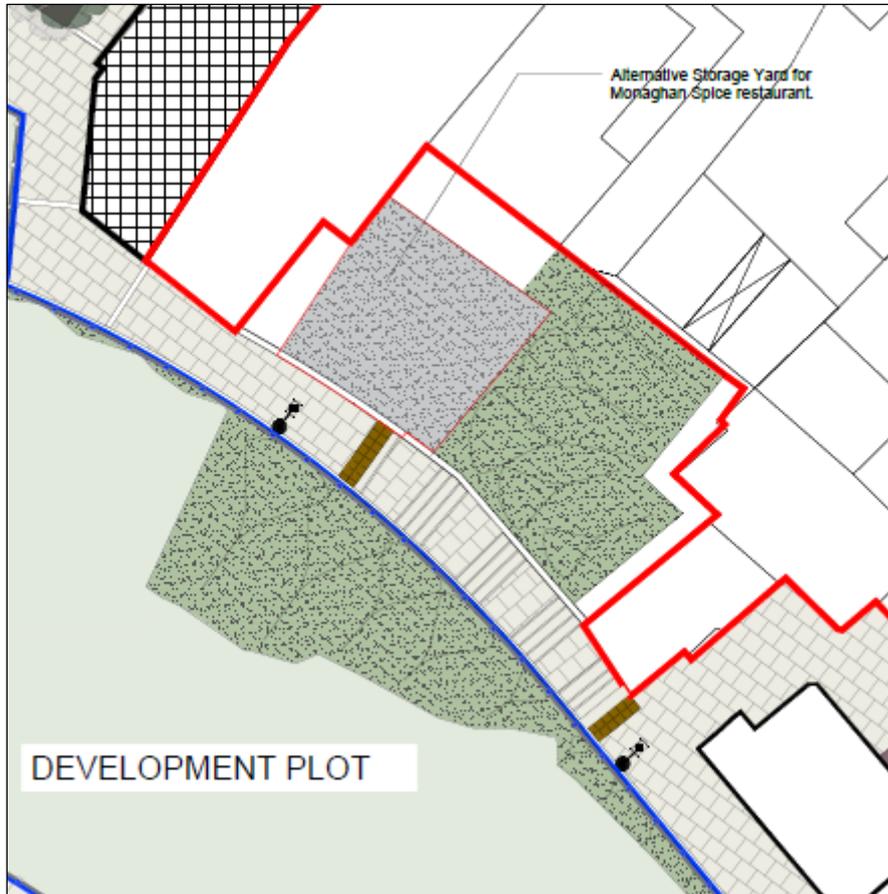


Figure 5: Extract from GA drawing showing location of proposed steps

Yours sincerely,

for RPS Ireland Limited (NI)

A handwritten signature in black ink that reads 'Seamus Fay'. The signature is written in a cursive style and is enclosed in a thin black rectangular border.

Seamus Fay  
Director - Planning  
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028 9694 9921

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## Appendix 1: List of Maps, Plans & Images

## Technical Drawings & Figures

Drawings, graphics and figures

CDG-DR-A-20-001 - Existing and Proposed Dublin Street Elevations (A2)
<a href="#">A2156-Proposed Elevations to No.7 and No.12 Dublin Street -200-104</a>
Figure 5.1 CFRAM Flood Extents
Figure 5.2 Flood Zone Map
Figure 6.1 Site location in the Context of the WFD Sub Basins
Figure 6.2 Water Framework Directive Water Body Status
Figure 6.3 Natura 2000 Designated Sites
Figure 8.1 Study Area
Figure 8.2 Designated Sites
Figure 8.3 Extended Phase 1 Survey
Figure 14.2 Townscape Character Area
<a href="#">Figure 14.3 Viewpoint Locations</a>
Figure 14.4a: Viewpoint 01 Dublin Street Looking East Existing View
Figure 14.4b: Viewpoint 01 Dublin Street Looking East Proposed View
Figure 14.5a: Viewpoint 02 Dublin Street Looking West Existing View
Figure 14.5b: Viewpoint 02 Dublin Street Looking West Proposed View
Figure 14.6a: Viewpoint 03 Farney Road Towards Gavan Duffy Place Existing View
Figure 14.6b: Viewpoint 03 Farney Road Towards Gavan Duffy Place Proposed View
Figure 14.7a: Viewpoint 04 Towards Courthouse Car Park Existing View
Figure 14.7b: Viewpoint 04 Towards Courthouse Car Park Proposed View;
Figure 14.8a: Viewpoint 05 Castle Road Existing View;
Figure 14.8b: Viewpoint 05 Castle Road Proposed View
<a href="#">Figure 14.9: Viewpoint 06 Dublin Street towards Gavan Duffy Place to backlands Proposed View</a>
MGT0528-RPS-00-XX-DR-C-BU1001_Demolitions and Removals_P02.01 (Planning Issue)
MGT0528-RPS-00-XX-DR-C-CS1014 - Long Sections (Planning Issue)
MGT0528-RPS-00-XX-DR-C-DR1001 - Drainage (Planning Issue)
<a href="#">MGT0528-RPS-00-XX-DR-C-UT1005 – Foul Sewer</a>
<a href="#">MGT0528-RPS-00-XX-DR-C-UT1002 – Watermain Works</a>
<a href="#">MGT0528-RPS-00-XX-DR-C-DR1003 – Attenuation Section</a>
<a href="#">01 Rev A – Existing Sewers Sheet 1</a>
<a href="#">02 Rev A – Existing Sewers Sheet 2</a>
MGT0528-RPS-00-XX-DR-C-LA0001-01_Site Location_P02.02 (Planning Issue)
MGT0528-RPS-00-XX-DR-C-LA0002-01_Topographical Survey_(Planning Issue)
MGT0528-RPS-00-XX-DR-C-RM1001 - Road Markings (Planning Issue)
MGT0528-RPS-00-XX-DR-C-SC1001 - Site Clearance (Planning Issue)
MGT0528-RPS-00-XX-DR-C-SK0013 - ESB SUBSTATION (Planning Issue)
MGT0528-RPS-00-XX-EW-C-EW0001 - Earthworks (Planning Issue)
<a href="#">231932_DSS_OP_G_100-1__General Arrangement (Planning Issue)</a>
<a href="#">231932_DSS_OP_G_101-1_General Arrangement Key Plan 1</a>
<a href="#">231932_DSS_OP_G_102-1_General Arrangement Key Plan 2</a>
<a href="#">231932_DSS_OP_G_103-1_General Arrangement Key Plan 3</a>

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	MGT0528-RPS-00-XX-M2-C-KP1003_Construction Details (Planning Issue)
	MGT0528-RPS-00-XX-M2-C-KP1004_Northern Standard Elevation (Planning Issue)
<b>Additional Plans &amp; Images for lands outside application site (subject to separate planning process)</b>	
	A2156-CGDP East Edge Development - Proposed Plans & Elevations -200-102
	A2156-CGDP West Edge Development - Proposed Plans & Elevations -200-101
	A2156-Housing Development Site- Proposed Plans & Elevations -200-103
	DSS - Revised Housing Elevation & Visuals
	CGDP - Images
	Alleyways - Images

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## Appendix 2: Ecology

Our Ref: NI2162



Date: 05 December 2023

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**Monaghan County Council**

**Noel Finnegan**

A/Senior Executive Engineer

Corporate Assets Department

Monaghan County Council

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Dear Noel,

**NI2162: Monaghan Town Public Realm FI: Biodiversity and Natura Impact Statement**

The RPS ecology team, including the surveyor and author of both the submitted EIA chapter on Biodiversity and the Natura Impact Statement for the originally submitted project has reviewed the amendments to the project which have arisen at the request of An Bord Pleanála (ABP).

These design changes and further information included the following requested by ABP:

- *“A detailed design statement, including details of design palette;*
- *Addressing the lack of active elevations for all sides of the new connection / Gavan Duffy Place, should it remain in some form;*
- *Complete elevations of blocks (to be amended/retained) along the new connection / Gavan Duffy Place,*
- *As a new square is also proposed to the east of Nos. 12 and 13 Dublin Street. Elevations, which includes the rear return of Peaky Blinders public house, addressing /enlivening this square are considered necessary,*
- *A reduction in the proposed block size or a mid-pedestrian link of the block between Church Walk and The Mall, Section 3.3.2 'Block sizes' of DMURS refers.”*

In order that these proposed amendments are adequately addressed ABP also request associated addendum to the EIA and AA Screening/NIS as relevant.

These design changes will not result in material changes to the ecological impacts arising as a result of the proposed development within the site, or more widely, including potential impacts arising to downstream Natura 2000 sites, as discussed within the submitted AA Screening and NIS reports.

Having reviewed the previously submitted information in light of the further information request from ABP, the RPS ecology team are of the view that the submitted EIA chapter on biodiversity and the submitted AA Screening and NIS reports remain entirely relevant to the project following the suggested amendments.

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No changes to the submitted AA Screening or NIS reports or the Biodiversity chapter of the EIA are considered to be required, or are proposed to address the stated requirements of ABP.

Yours sincerely,

Samuel O'Hara

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