



**Report on the Proposed Deletion of No. 10 Dublin Street, Monaghan Town from the Record of Protected Structures for County Monaghan
RPS registration number 41001071**

**Sections 54 & 55 of the Planning and Development Act 2000
(as amended)**

January 2021

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1.0 Introduction

1.1: The principle mechanism for the statutory protection of architectural heritage is via inclusion of buildings within the Record of Protected Structures (RPS). The RPS identifies and provides positive recognition of buildings of special architectural, historical, artistic, cultural, scientific, social or technical interest, gives a very high level of protection as well as giving potential access to the *Conservation Grants Scheme* on foot of the provisions of Part IV of the Planning and Development Act 2000.

1.2: Part IV of the Planning and Development Act 2000 (as amended) allows a Planning Authority to review its RPS on a continual basis. The RPS may be amended by the addition or deletion of entries independently of the development plan review process in accordance with Section 55 of the Planning and Development Act 2000 (as amended).

2.0: Legislative Context

2.1: Section 54(1) of the Planning and Development Act 2000 states that *“A planning authority may add to or delete from its record of protected structures a structure, a specified part of a structure or a specified feature of the attendant grounds of a structure, where—*

(a) the authority considers that—

(i) in the case of an addition, the addition is necessary or desirable in order to protect a structure, or part of a structure, of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, whether or not a recommendation has been made under section 53, or

(ii) in the case of a deletion, the protection of the structure or part is no longer warranted, and

(b) the addition or deletion is made when making a development plan under Part II or in accordance with section 55.

2.2: The making of an addition to, or a deletion from, a record of protected structures is a reserved function and section 55(1) of the Planning and Development Act 2000 states that *“A planning authority which proposes, at any time other than in the course of making its development plan under Part II, to make an addition to or a deletion from its record of protected structures shall—*

(a) serve on each person who is the owner or occupier of the proposed protected structure or the protected structure, as the case may be, a notice of the proposed addition or deletion, including the particulars,

(b) send particulars of the proposed addition or deletion to the Minister for Arts, Heritage, Gaeltacht and the Islands and to any other prescribed bodies, and

(c) cause notice of the proposed addition or deletion to be published in at least one newspaper circulating in its functional area.

2.3: Section 55(1) of the Planning and Development Act 2000 states that before making the proposed addition or deletion, the planning authority shall—

(a) consider any written submissions or observations received within the 6 weeks inspection period, and

(b) have regard to any observations received from the Minister for Arts, Heritage, Gaeltacht and the Islands, concerning those submissions or observations, within 4 weeks after the receipt by that Minister of a copy of the submissions or observations.

2.4: Within 12 weeks after the end of the period allowed for inspection, the planning authority shall decide whether or not the proposed addition or deletion should be made.

3.0: Description of Subject Building

3.1: The subject site is located at No. 10 Dublin Street, Monaghan Town. The building is currently on the Record of Protected Structures (Reference: 41001071) and is rated as 'Regionally Important'. The structure was also surveyed as part of the National Inventory of Architectural Heritage in 2012 and was rated as 'Regionally Significant'.



Figure 1: Site location plan outlining location of subject site.

3.2: The subject site comprises a terraced three-bay storey building which was built around 1810. The building has been used as a shop at ground floor level and residential apartments to upper floors since approximately 1978. A shopfront and integral carriageway are located at ground level. The building has square headed window openings within which uPVC windows have been installed and the sills have been painted. The shopfront comprises a timber fascia board with console brackets, timber-framed display window and a glazed door. The carriage arch has a depressed arch opening and a recently installed metal gate. The building is finished in smooth render ruled and lined walls with block and start quoins to upper floors.

3.3: The plaque on the front wall identifies the building as the birthplace of Charles Gavan Duffy, an Irish nationalist, barrister, journalist, poet, politician and a Young Irelander who founded 'The Nation' with Thomas Davis and John Blake Dillon in 1842. Following emigration to Australia in 1856, Gavan Duffy became the 8th Premier of Victoria and one of the commanding figures in Victorian political history.

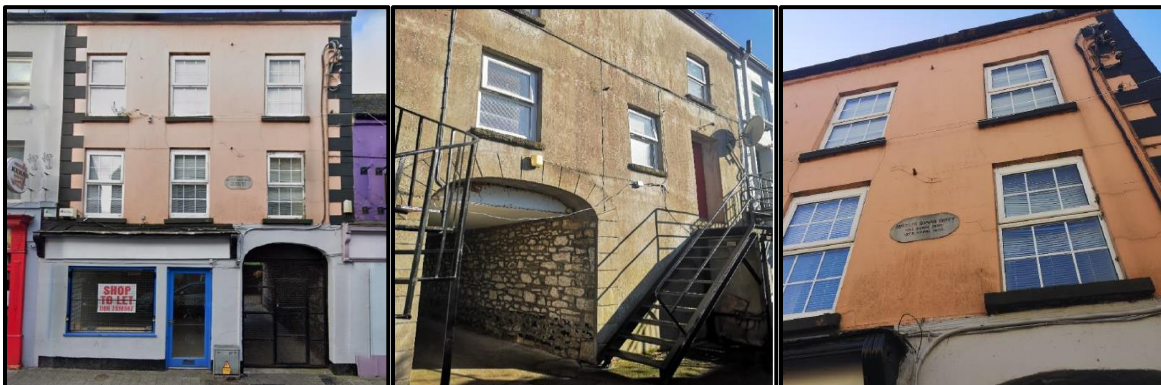




Figure 2: Images of subject building

4.0: Background to the Removal of Structure from the RPS

4.1: The South Dublin Street and Backlands Regeneration Scheme is a significant town centre redevelopment project comprising 6 hectares and is located to the south east of the town core, extending from The Diamond to the northwest, south eastwards along Dublin Street and is defined to the south east by the Presbyterian Church to the south at Old Cross Square. The aim of the scheme is to consolidate the urban structure of the plan area, creating new streets and new public spaces which integrate with the existing historic town centre and introduce a new backland area.

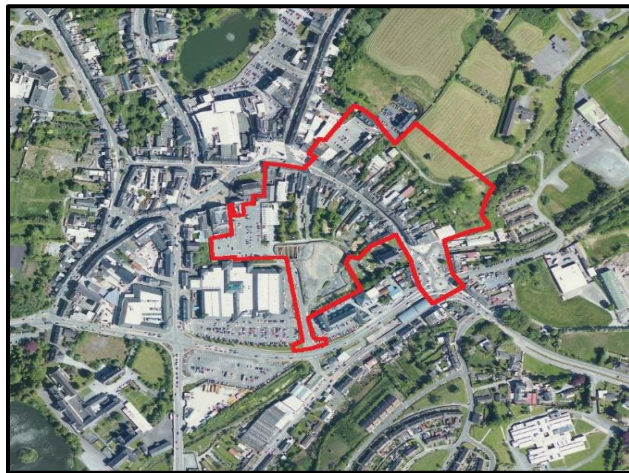


Figure 3: Map illustrating location of Dublin Street and Backlands Regeneration Area

4.2: A hierarchy of spaces and streets are proposed within the plan area and as a result, modifications to the street layout of the adjoining area are proposed in order to complete the overall vision for the plan area and its environs with a number of new streets and spaces proposed.



Figure 4: Dublin Street and Backlands Regeneration Scheme Proposal

4.3: Following in the tradition of Monaghan’s historic squares, connected by narrow streets, a new civic square and street is proposed, ‘Gavan Duffy Place’, which will be located midway along Dublin Street. The civic square and street will facilitate an increase in pedestrian footfall and vehicular activity and act as a gateway to the south west development area. Gavan Duffy Place will be dedicated to Charles Gavan Duffy and has the potential to provide an appropriate location to accommodate a piece of artwork in the form of a potential statue or plaque and information stand to commemorate him.

4.4: The space will benefit from a southerly orientation, will increase light onto Dublin Street, improve vehicular and pedestrian connections to the backlands and add to the sense of place and cultural identity of the Town.

4.5: The new street will be formed by the demolition of existing structures, including the subject building, to form a new junction onto Dublin Street which will accommodate two way vehicular traffic and a pedestrian space.



1. 15-16 Dublin Street (Retained)
2. 14 Dublin Street (Retained)
3. 12-13 Dublin Street (Retained)
4. 11 Dublin Street (Proposed Demolition)
5. **10 Dublin Street (Proposed Demolition)**
6. 9 Dublin Street (Proposed Demolition)
7. 8 Dublin Street (Proposed Demolition)
8. 7 Dublin Street (Retained)
9. 6 Dublin Street (Retained)

Figure 5: Photomontage and list of buildings to be retained/demolished along Dublin Street
(Subject Site highlighted in red)

5.0: Statement of Significance

5.1: CONSARC Conservation were retained by Monaghan County Council to undertake an Architectural Heritage Impact Assessment (AHIA) of Number 10 Dublin Street. A copy of their final report is contained in Appendix 1 of this report.

5.2: The AHIA notes that Number 10 Dublin Street is of some limited architectural significance. The building retains the overall form, massing and scale to the street frontage and whilst the gable chimney remains (without any pots) and is a part of the overall street roofscape, the report notes that the loss of its original fabric and ill-considered alterations have reduced that significance.

5.3: In summary the report finds that the façade of the building has been altered over time, with replacement windows, amended shopfront and fascia's having been installed. Whilst noting that the carriage arch remains, the report notes that the architectural significance has been eroded by the subsequent loss of the shopfront and the windows and any original materials.

5.4: Internally the building has been extensively altered and converted into two apartments over the ground floor shop unit. Access to these properties is via the rear of the property only. The submitted report notes that any original interior finishes or joinery items have been removed and a modest modern interior has been created. Notably there is no evidence of any remaining fireplaces or chimneys or any original doors. The submitted report clearly notes that the interior of the building is classed as having neutral significance.

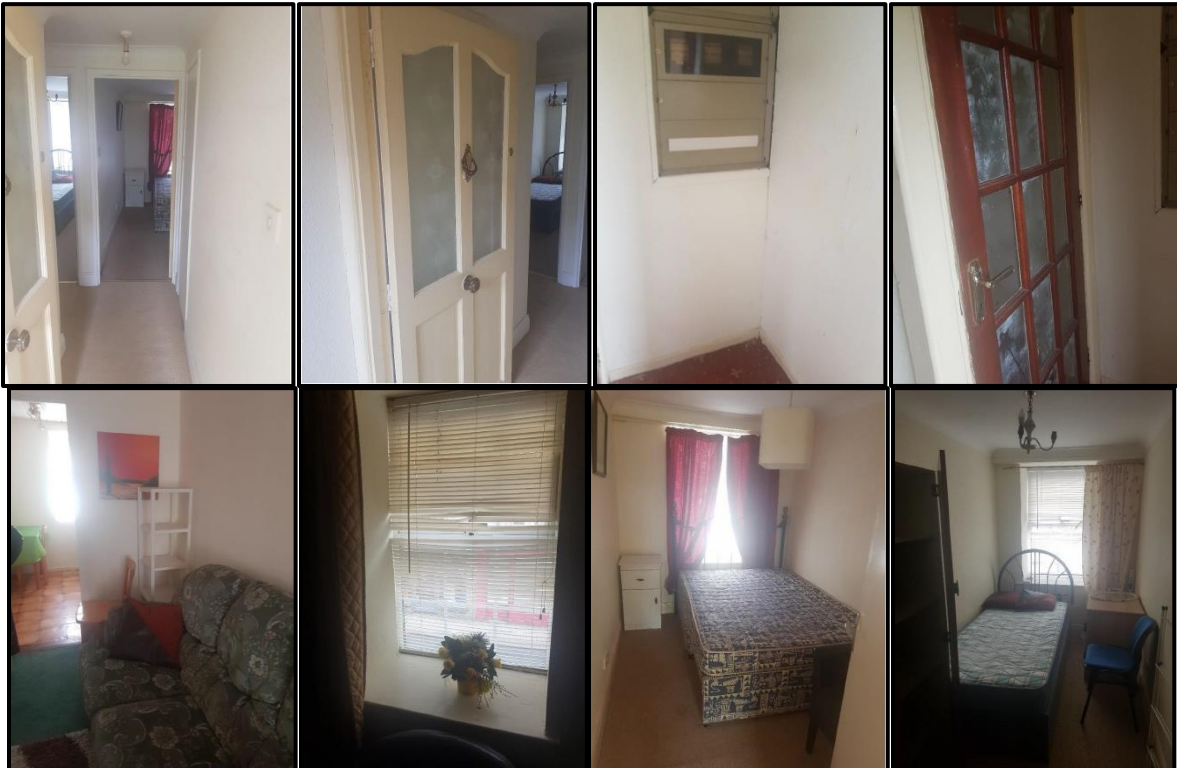




Figure 6: Internal images of subject building

5.5: As a result of the substantial alterations which have been carried out on the building over the years, the submitted report notes that the building fabric has been substantially altered over time which has eroded its architectural significance. Consequently, the report concludes that the building cannot be regarded as having artistic merit due to the loss of most of the historic detail. CONSARC Conservation has classed the building to have 'neutral' significance and that it no longer meets the test for special characteristics in terms of its architecture or artistic merit.

5.6: CONSARC Conservation has also assessed the historical/social significance of the building within the AHIA. Noting that the building was the birthplace of Charles Gavan Duffy, the report states that this element of social history has limited regional significance only and therefore does not meet the test for special characteristics in terms of historic and social significance.

5.7: The report also determined that the decision to remove the structure rather than reuse it within the scheme was based on a detailed analysis of the existing structures and how these could be integrated into the proposed scheme. The analysis concluded as follows:

- the proposal is part of a wider public benefit to the whole of the town centre
- the combination of the erosion of character of the existing building through modern interventions and alterations, coupled with the predicted public benefit of the proposal can be seen to outweigh the loss of the existing building.

5.8 Notably the submitted report contains a number of mitigation measures to ensure the demolition of the structure is carried out to a satisfactory standard. The mitigation measures include the following:

- the recording and drafting of a full inventory of the structure to be demolished and monitoring of same by a conservation architect
- the salvage of any original fabric for future use elsewhere in the town
- a full archival standard photographic record of the site will be submitted to the Irish Architectural Archive
- the history of the site and its relationship to Gavan Duffy could be included within the Town Museum.

6.0: Dublin Street Architectural Conservation Area (ACA)

6.1: Eleven Architectural Conservation Areas (ACAs) have been designated within Monaghan Town. ACAs are areas of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or areas that are important to the setting of a Protected Structure. An ACA can consist of a town centre, a group of buildings, a terrace or street or the setting of a country house. The main purpose of an ACA designation is to control inappropriate development for the purpose of preserving and enhancing the character of the area.

6.2: Although Dublin Street is a designated ACA, notably number 10 Dublin Street, the subject site, is not located within same.

6.3: CONSARC Conservation has however assessed the impact of the demolition of the subject building as well as the impact of the 'Gavan Duffy Place' proposal on the ACA and has noted that together, the development is predicted to enhance the special character of the ACA more than the retention of the existing building through the quality of the design and the positive introduction of public artwork and social history information to tell the story of Gavan Duffy.

7.0: Recommendation

7.1: Having regard to the report and recommendations by CONSARC Conservation dated May 2020, it is recommended that this structure be deleted from the Record of Protected Structures for County Monaghan.

Appendix 1

CONSARC Conservation Report