

Dublin Street North Regeneration Plan

Monaghan

Proposed Variation No. 3 to Monaghan County Development Plan 2019 - 2025

under section 13 of the Planning and Development Acts 2000 – 2021



November 2021

The Draft Dublin Street North Regeneration Plan, Monaghan has been prepared by Sheridan Woods Architects & Urban Planners Ltd. on behalf of Monaghan County Council.

The purpose of the Plan is to provide guidance on the regeneration options for the future development of the Dublin Street North Regeneration Plan area. A variation to the Development Plan is required to give statutory basis to the Regeneration Plan.

The proposed variation includes a new objective within the Settlement Plan for Monaghan Town within the Monaghan County Development Plan 2019-2025,

Objective MPO 15 to, *'Ensure that all development proposals within the Dublin Street North Regeneration Plan area have regard to the regeneration strategy and development objectives of the Dublin Street North Regeneration Plan.'*

Reason: To provide a strategic framework to promote development in a coordinated and sustainable manner in this town centre area that has considerable development potential.

Strategic Environmental Appraisal

Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programmes before the decision is made to adopt the plan or programme. The purpose is to *"provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development."* (EU Directive 2001/42/EC)

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2013, the DEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed Draft Variation to the Monaghan County Development Plan 2019-2025.

Appropriate Assessment Screening

Article 6(3) of the European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Monaghan County Council, to undertake Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans and projects. The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives.

An Appropriate Assessment Screening was undertaken of the proposed Draft variation to the Monaghan County Development Plan 2019-2025, in accordance with requirements of Article 6(3) of

the EU Habitats Directive (92/43/EEC). It was determined that a Stage II Appropriate Assessment was not required.

Conclusion

Overall, the Dublin Street North Regeneration Plan will allow for a consolidated development form to create an identifiable urban quarter with a strong sense of place and identity, to include the reuse, adaption and infill of existing structures and new perimeter urban blocks, new streets and spaces that integrate and connect with the existing street network.

The Plan provides a strategic framework to promote development in a coordinated and sustainable manner in this town centre area that has considerable development potential.