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Monaghan County Council
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Dáta | Date
26 January, 2022

Ár dTag | Our Ref.
TII22-116774

Re: Proposed Variation No. 3 to the Monaghan County Development Plan, 2019-2025

Dear Sir/Madam,

Transport Infrastructure Ireland (TII) welcomes referral of Proposed Variation no. 3 to the Monaghan County Development Plan, 2019 – 2025, incorporating a new Objective relating to the Dublin Street North Regeneration Plan. The following observations are provided for the Councils consideration.

TII acknowledges that the Regeneration Plan subject to Variation no. 3 is in an inner-urban location. Government policy related to planning and national roads would seek to facilitate such development in urban areas subject to normal road safety, traffic management and urban design criteria for built up areas.

The Regeneration Plan lands adjoin the N54, national road, and the Council will be aware that National Strategic Outcome 2 of the National Planning Framework includes the objective to maintain the strategic capacity and safety of the national roads network. In addition, Chapter 7 'Enhanced Regional Accessibility' of the National Development Plan, 2021 – 2030, sets out the key sectoral priority of maintaining Ireland's existing national road network to a robust and safe standard for users. This requirement is further reflected in the publication of the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities.

Transport Analysis

It is noted that no information relating to transport assessment or traffic analysis undertaken to support the Regeneration Plan proposals accompanied the documents on display included in Proposed Variation no. 3. In accordance with the provisions of official policy, development proposals should be progressed complementary to safeguarding the strategic function of the adjoining national road network.

Design Standards

The proposed Regeneration Plan indicates interventions to the N54, national road, within the Monaghan Town urban area including potential new road access connectivity. The Regeneration Plan also indicates that Design Manual for Urban Roads and Street (DMURS) principles will be applied to the design of streets in the Masterplan areas.

In relation to works to the N54, national road, TII would also refer the Council to TII Publications DN-GEO-03084 (The Treatment of Transition Zones to Towns and Villages on National Roads). The design standard supplements the information provided in DMURS and provides that within the Centres of towns and villages that lie on National

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag www.tii.ie.

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Roads, the treatments described in DMURS shall apply. However, it should be noted that throughout the entire length of national roads through towns and villages the designer is also required to comply with the requirements within TII Publications (Standards) for National Roads.

In that regard, and as previously advised, works impacting a national road require a Preliminary Design Report (PDR) in accordance with TII Publication DN-GEO-03030 (Minor Improvements on National Roads). Road Safety Audit (RSA) in accordance with TII Publications GE-STY-01024 (Road Safety Audit) may also be required.

Prior to adoption, TII would welcome the proposed Variation/Dublin Street Regeneration Plan updated to reflect the following requirements;

- Subject to appropriate transportation analysis, such as the NTA/TII Area Based Transport Assessment (ABTA) Guidance, confirmation within the text of the proposed Variation/Regeneration Plan that development proposals will be progressed complementary to safeguarding the strategic function of the adjoining national road network, and
- Works to the national road network in the urban area will be undertaken in accordance with DMURS and TII Publications including TII Publications DN-GEO-03084 (The Treatment of Transition Zones to Towns and Villages on National Roads), and PDR and RSA requirements, in the interests of safeguarding road user safety.

It is requested that the foregoing comments are taken into consideration by the Council and incorporated into Proposed Variation no. 3 prior to adoption in the Monaghan County Development Plan, 2019 – 2025.

Yours sincerely,



Michael McCormack
Senior Land Use Planner