

Your Ref: Variation No. 3 to the Monaghan County Development Plan

28th January 2022

Monaghan County Council
Planning Offices
1 Dublin Street
Monaghan
H18 X982

Dear Sir/Madam,

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

This submission has been prepared by Avison Young on behalf of Tesco Ireland Limited, Gresham House, Marine Road, Dún Laoghaire, Co. Dublin in response to the publication of Variation No. 3 to the Monaghan County Development Plan 2019-2025 which is to incorporate the Dublin Street North Regeneration Plan (hereafter “the Regeneration Plan”) in Monaghan Town Centre. Tesco Ireland operates a store at Monaghan Shopping Centre and welcomes the opportunity to make a submission on the Regeneration Plan.

The retail sector makes a major contribution to Monaghan Town by increasing the vitality and viability of the Town Centre, acting as an economic anchor, creating significant employment and generating indirect economic and social activity. In this regard, we welcome this engagement by Monaghan County Council, and encourage the Local Authority to continue to engage with stakeholders to ensure the success of the overall scheme.

We take this opportunity to highlight Tesco’s overall support for the proposed Regeneration Plan, the delivery requirements needed to operate the Tesco store at Monaghan Shopping Centre, and the potential impacts on same. On this basis, we would therefore request that following this submission Monaghan County Council continues to engage with the relevant stakeholders and to have regard for Tesco’s requirements when implementing the proposed scheme.

Tesco Delivery Route

The Tesco service yard is currently accessed off Castle Road via Broad Road with deliveries entering the service yard at the southern end and exiting the service yard at the northern end. Vehicles exit by turning right onto Castle Road and left onto Broad Road and through the roundabout at Old Cross Square, which has been identified as future public realm scheme within the Regeneration Plan, onto the N2 (see Figure 1).



Figure 1: Tesco Deliveries Route

Tesco operates a central distribution system, which not only ensures consistent product quality and availability, but also reduces the number of delivery trucks on the road network at peak times, when traffic congestion is at its highest. In order to accrue all the benefits of the central distribution system, from product availability to a reduction in the number of delivery vehicles on the roads, these deliveries should be protected, and access maintained, especially regarding the Old Cross Square roundabout.

Additionally, adequate loading bay facilities and access routes should be maintained, to ensure the commercial viability of retail premises. A failure to accommodate deliveries could have a detrimental impact on such premises.

Tesco is in favour of and supports the proposed works and public realm improvements proposed in the Regeneration Plan of Monaghan Town Centre, which will contribute to the renewal, regeneration and increased vibrancy in the Town Centre. However, our Client would request that the Local Authority be aware of the established delivery routes when carrying out public realm improvements. The objectives, as set out in the Regeneration Plan, propose a variety of public realm, pedestrian and traffic management measures for the Town Centre and the Old Cross Square. It is important such public realm works do not impact on the accessibility through the Town for vehicles serving commercial premises.

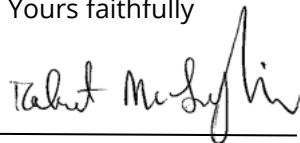
Conclusion

Tesco welcomes the publication of the Proposed Variation No. 3 to the Monaghan County Development incorporating the Regeneration Plan for Monaghan Town Centre. As one of the primary convenience retailers in the Town, Tesco Ireland is committed to meeting the needs of its customers and contributing to the physical and social environment of the Town.

Tesco supports such public realm improvement works within the town, however, would ask the Local Authority to be cognisant of existing retail operators, and ensure the operation of retail premises is not unduly impacted as a result of the proposed works.

We trust that the matters outlined within this representation will be taken into consideration as part of the Proposed Variation No. 3 to the Monaghan County Development Plan and the preparation of the proposed Regeneration Scheme. We are available for discussion on any of the matters referred to above and would also appreciate if you could confirm receipt of this submission by return.

Yours faithfully



Robert McLoughlin

Principal

(01) 661 8500

robert.mcloughlin@avisonyoung.com

For and on behalf of Avison Young Planning and Regeneration Limited