

SIDS/LAPs Section
An Bord Pleanála
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17th April 2025

Dear Sir/Madam

Re. Application to An Bord Pleanála for approval under Sections 175 and 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)

Location: Dublin Street and back lands to the north, Old Cross Square and Diamond Centre Car Park, Monaghan Town Centre, in the townlands of Roosky and Tirkeenan, Co. Monaghan.

Proposal: Dublin Street North Regeneration Project

1. Introduction:

On behalf of Monaghan County Council, we are pleased to submit an application for approval under Sections 175 and 177AE of the Planning and Development Act (as amended) and the Planning and Development Regulations 2001 (as amended). The proposed development of the Dublin Street North Regeneration Project includes Dublin Street and back lands to the north, Old Cross Square and Diamond Centre Car Park located within Monaghan Town Centre and in the townlands of Roosky and Tirkeenan, Co. Monaghan.

2. The Proposed Development

The proposed development seeks to deliver key elements of the Dublin Street North Regeneration Plan (2022) (Variation 3 of the Monaghan County Council Development Plan, 2019). The proposed development subject to this application, includes the following:

- 1. Creation of new central street to the rear of properties fronting Dublin Street (connecting Diamond Centre Car Park with Old Cross Square), provision of car park/temporary event space and regrading of land to accommodate future development.**
- 2. Creation of new public park with associated pedestrian paths, landscaping and lighting.**
- 3. Public realm improvements along Dublin Street (within Dublin Street Architectural Conservation Area) to include resurfacing, new pedestrian pavements (including widening) and relocation of on-street car parking spaces.**
- 4. Public realm improvements to Old Cross Square to include the creation of urban civic spaces, pedestrian pavements, cycle routes, street furniture. Relocation of Old Cross Monument (Scheduled Monument Record and Protected Structure)**
- 5. Public realm enhancements at Diamond Centre Car Park to include reconfiguration of car parking, resurfacing, cycle infrastructure and associate street furniture.**
- 6. Reinforcement of existing vegetation and new soft landscaping throughout, new boundary treatments, street lighting, sustainable urban drainage systems (raingardens and permeable surfacing).**
- 7. Upgrading and installation of new utility services and CCTV.**
- 8. Demolition of buildings and structures located at Unit 1 & Unit 2 Old Cross Square and to the rear (north-east) of No. 32-62 Dublin Street including a structure within the curtilage of No. 57 Dublin Street (Protected Structure) and No. 4 The Diamond Centre. Reconstruction of building elevations where required.**
- 9. All other associated site and developments works.**

The application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

3. Project Background

The project covers a significant area within Monaghan Town, strategically situated at the crossroads of key national routes, including the N2 (Dublin-Derry/Letterkenny) and N54 (Belfast-Galway), making it an essential link between Dublin, the North-West, and the Midlands. Monaghan Town, a key town in the North-western Regional Assembly Sub Region, serves an important economic role, supporting its rural surroundings with employment, retail, and administrative services.

Led by Monaghan County Council, this development aligns with the Monaghan County Development Plan (2019-2025) and the Dublin Street North Regeneration Plan (adopted in 2022), which aim to revitalise Dublin Street and back lands to the north, the Diamond Centre Car Park and Old Cross Square. The project includes infrastructure, improved public realm /



open spaces and enabling works designed to accommodate future mixed-use development and attract investment to the town.

The project also complements wider town centre initiatives such as Dublin Street South Regeneration and MCC's Civic Offices, which will greatly enhance the vitality and viability of Monaghan town centre.

4. The Planning Submission

The following plans and particulars have been enclosed with the planning submission:

- Copy of the Newspaper Advert contained within the Northern Standard edition dated 17th April 2025.
- Copy of the Site Notice and photographs confirming that the Notice was erected on the 17th of April 2025. Locations of which are illustrated on the Site Location Plan (Ref. DSN-MCA-ZZ-XX-DR-CE-1006).
- Copy of the letters issued to the following prescribed bodies:
 - The Minister for Housing, Local Government and Heritage.
 - The Minister for Environment, Climate and Communications.
 - Environmental Protection Agency.
 - Waterways Ireland.
 - Inland Fisheries Ireland (IFI).
 - The Heritage Council.
 - An Chomhairle Ealaíon – The Arts Council
 - Fáilte Ireland.
 - An Taisce – The National Trust for Ireland.
 - Transport Infrastructure Ireland (TII).
 - Uisce Éireann.
 - Department of the Environment, Climate and Communications (DECC)
- Copy of EIAR Portal notification.
- Full package of planning drawings.
- Schedule of Information.
- Planning Statement.
- Environmental Impact Assessment Report (EIAR).
- Natura Impact Statement (NIS)
- Transport Assessment
- Road Safety Audit / TII Report
- Outline Construction Environmental Management Plan (oCEMP)



5. Planning Application Fee

The prescribed fee of €30,000 has been transferred to the bank account details provided by An Bord Pleanála.

6. Copies of the application information

As agreed with An Bord Pleanála, the following copies of the submission have been provided:

- 2 hard copies of the complete submission sent to SIDS/LAPS Section, An Bord Pleanála, 64 Marlborough Street, Dublin 1.
- 1 x soft copy (USB).
- 1 x soft copy emailed to laps@pleanala.ie.

7. Viewing / Submissions

As set out within the site notices erected on the 17th April 2025 and the Newspaper Notice published in the Northern Standard on the 17th April 2025, the particulars of the development, together with the EIAR and the NIS will be available for inspection free of charge, or may be purchased on payment of a specified fee (which shall not exceed the reasonable cost of making a copy) **during the period 1st May to 12th June 2025 at:**

- Monaghan County Council Planning Offices, 1 Dublin Street, Monaghan, H18 X982 between 09:15-13:00hrs and 13:30 – 17:00hrs.
- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, DO1 V902, between 09:15hrs and 17:30hrs.

The information may also be inspected online at the following website: <https://monaghan.ie/>

We trust that all required information has been submitted, however should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely,



John Scally

Principal Planner

