

NEWSPAPER NOTICE

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)

Dublin Street North and Backlands Regeneration Project

Notice is hereby given that Monaghan County Council proposes to seek planning permission from An Bord Pleanála for proposed development of works at Dublin Street, land north of Dublin Street, and its backlands, Old Cross Square, Diamond Centre Car Park, Monaghan Town Centre, in the townlands of Roosky and Tirkeenan, Co. Monaghan. The proposed development comprises urban regeneration and public realm proposals as part of the Dublin Street North Regeneration Project. The proposed development comprises the following components:

- 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.**

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared and included as part of the application for approval in respect of the proposed development.

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 plans and particulars of the development together with the EIAR and the NIS may also be inspected online at the following website: <https://monaghan.ie/>

Any person may, within the period of 6 weeks from **1st May to 12th June 2025** (inclusive of both dates), **make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 DO1 V902 or online at www.pleanala.ie** in respect of:

- a) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and
- b) the likely effects on the environment of the proposed development
- c) or the likely significant effects of the proposed development on a European Site, if carried out

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Any submission or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 5:30pm on the **12th June 2025** and must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations, and arguments on which the submission or observations is or are based.

Submissions or observations can be submitted via the Boards online portal at <https://online.pleanala.ie/en-ie/sid/observation>. Any submissions or observations which do not comply with these requirements cannot be considered by the Board. The Board may at its absolute discretion hold an oral hearing on the application.

The Board may decide to: a) (i) approve the proposed development (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified, (iii) approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind); and may attach conditions as it considers appropriate to an approval or b) Refuse to approve the proposed development.

A person may question the validity of a decision of the Board by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S.I. No.15 of 1986) in accordance with section 50 of the Planning and Development Act 2000 (as amended). Information in respect of the judicial review process can be accessed on the Board's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Signed: Cathal Flynn, Director of Services, Monaghan County Council

Date: 17th April 2025

