The Heritage Council

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17th April 2025

Dear Sir/Madam

Planning 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)

Monaghan County Council - Dublin Street North and Backlands Regeneration Project

Notice is hereby given that Monaghan County Council proposes to seek approval from An Bord Pleanála for the proposed development of works at Dublin Street, lands north of Dublin Street and its backlands, Old Cross Square, 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 includes the following componants:

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.**

Please find enclosed an electronic copy of the planning application including the Environmental Impact Assessment Report (EIAR) and the Natura Impact Statement (NIS). A hard copy is available to inspect 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/

Submissions or observations may be made in writing, no later than 5:30pm, within the period of 6 weeks from 1st May to 12th June 2025 (Inclusive of both dates), to An Bord Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 or online at www.pleanala.ie in respect of:

1. The implications of the proposed development for proper planning and sustainable development in the area concerned;
2. The likely effects on the environment of the proposed development; and
3. The likely significant effects of the proposed development on European Site.

Any submissions or observations must be received by An Bord Pleanála not later than **5:30pm on the 12th June 2025.**

Yours sincerely,

J Scally

John Scally

Principal Planner