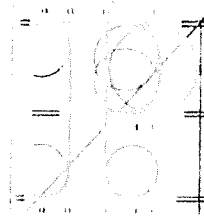


Our Case Number: ABP-322359-25



An
Coimisiún
Pleanála

Cllr Sean Conlon
21 Dublin Street
Monaghan
Co. Monaghan

Date: 19 June 2025

Re: Dublin Street North and Backlands Regeneration Project
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.

Dear Sir / Madam,

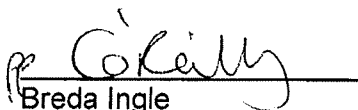
An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Breda Ingle
Executive Officer
Direct Line: 01-8737291

JA02

Tel	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

CLLR. SEÁN CONLON SINN FÉIN

21 Dublin Street · Monaghan · Co. Monaghan
Telephone 047 82917 · Mobile 087 2936792
Email: sean.conlon@cllr.monaghancoco.ie

AN BORD PLEANÁLA
IDF FÉIN 080687-25
ABP-
06 JUN 2025
Fee: € 50 - Type: Postal Order
Time: 9.46 By: Reg Post



comhairle chontae mhúineacháin
monaghan county council

June 5, 2025

I write for the purpose of making a submission in support of the owners of McKenna's Pub, 62 Dublin St. Monaghan, regarding the Dublin St. North Regeneration Project.

Established in 1934, and the oldest family run pub in Monaghan town, the proposals set out by the Planning Section of Monaghan County Council to demolish a section of their property, will have a considerable detrimental impact on their business and livelihood.

Having consulted with the Planning Section, it is my firm and unequivocal view that the inclusion of this section of the McKenna property to be included for demolition is the result of an administrative error. Contained within this 7m wide X 11m long area, at ground level, are the stock/inventory storage facilities, and plant and utility equipment. At upper level, an element which is not part of the proposed demolition, is the upstairs bar and lounge, a popular venue supplementary to the downstairs pub where family, community, business, and charity events are held.

Aligned to this use, is the historic and current attachment to the annual Harvest Time Blues Festival, which was founded at this pub over thirty years ago, and continues to this day in providing an iconic location for this successful Town wide event featuring local and international artists. Also in the past, it has hosted such bands as chart-toppers Fontaines D.C., and Kneecap.

This business, with its large building footprint, provides the Council with a valued annual rates payment, for a Town that has considerable vacancy rates, and especially in the pub sector where only ten exist, relatively small for a provincial town. As an employer, it is a valuable economic generator of typically 8 staff, mostly to young people at college seeking part-time work.

To give further articulation of the points raised, I enclose photos that highlight, particularly the north facing image, of the continuum of building in their ownership, and through economies of scale, provides for an economically viable business.

I make the appeal on behalf of the McKenna family that no demolition occurs within the confines of their property which to do so, would result in a calamitous outcome and imminent closure.

Is mise,

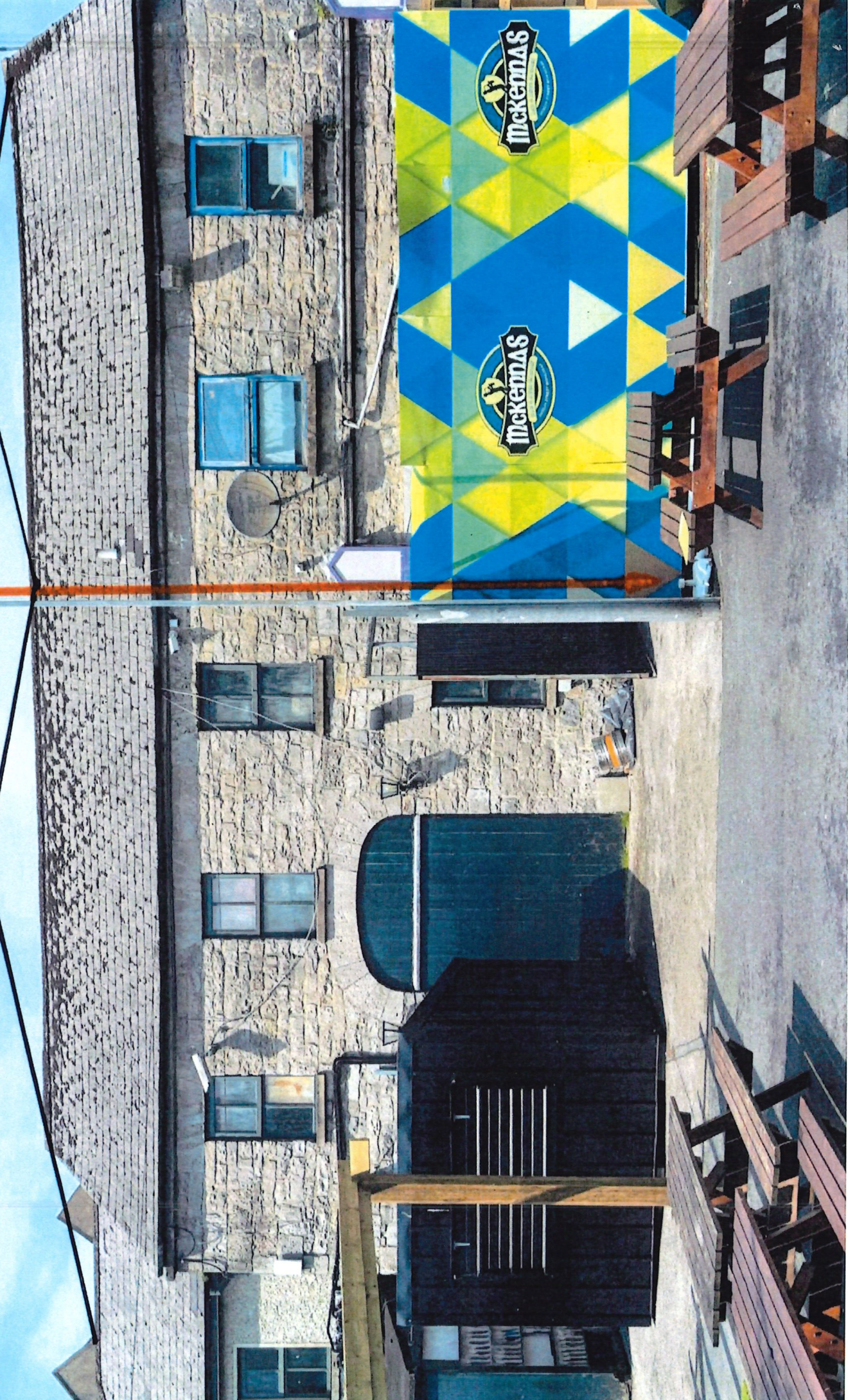
A handwritten signature in black ink, appearing to read 'Seán Conlon', written in a cursive style.

Councillor Seán Conlon
Cathaoirleach
Monaghan Municipal District

South Facing

owned by McKenna family

owned by P. Connolly



Building facade to be retained and made good as per Elevation 11-11

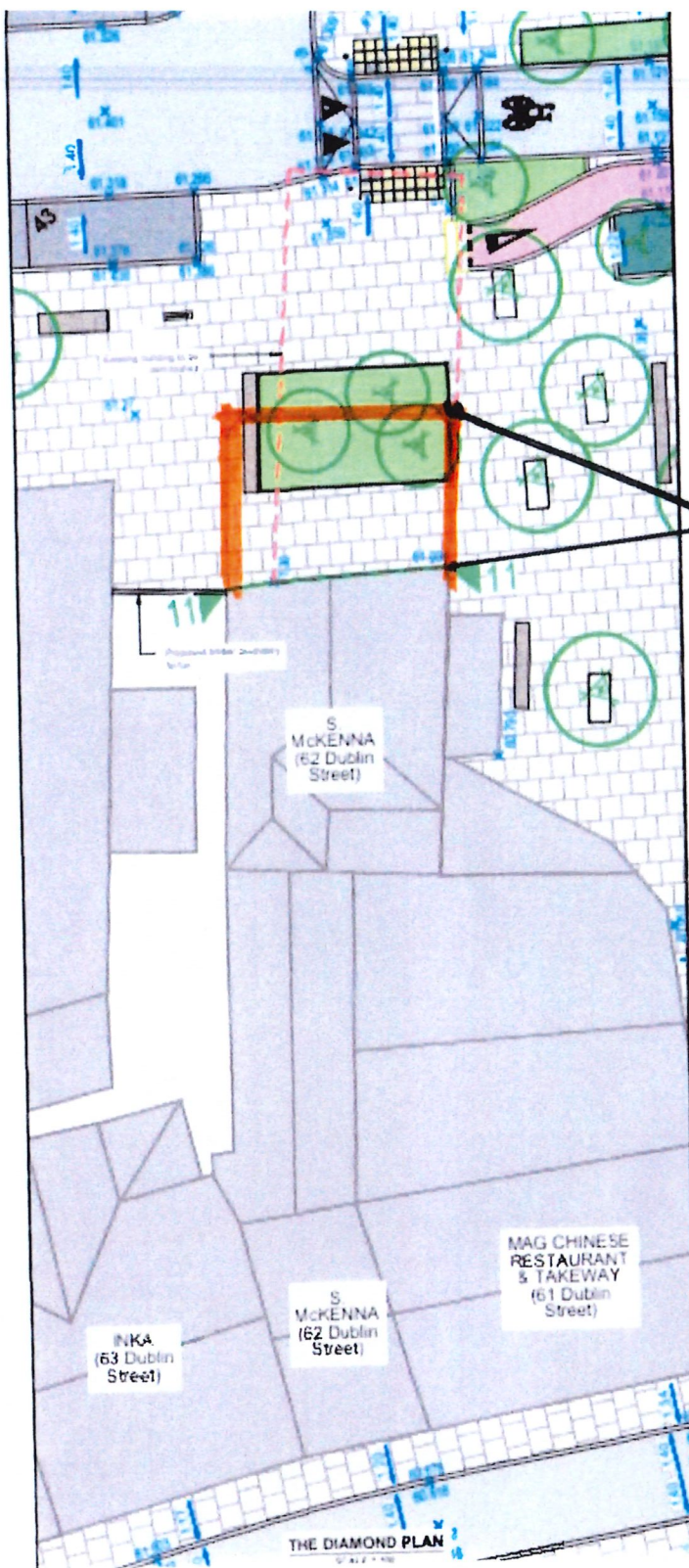
McKenna Property

Building to be demolished

North Facing

Connolly

Seaside McKenna's
The Brewery
Live music
Pub food
047 817 800



*proposed
demolition of
McKenna's property*

McAdam

open

Consultants: Conlan & McNamee

STAGE 3 - PLANNING

DUBLIN ROAD NORTH

RUSSEL ROW INTERFACE FAB - P02
SHEET 18 - ST DUBLIN ST & THE DIAMOND
AS SHOWN @ A1

Project	Client	Date	Scale	Author	Reviewer
12442	MCA	22	33	JH	LB
12442					