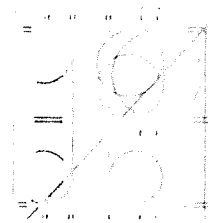


Our Case Number: ABP-322359-25



An
Coimisiún
Pleanála

Seamus McKenna
62 Dublin Street (PUB)
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,

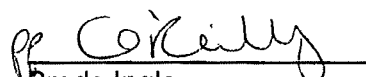
An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

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.

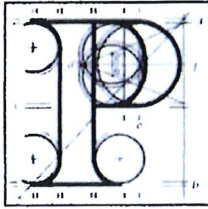
Yours faithfully,


Breda Ingle
Executive Officer
Direct Line: 01-8737291

JA02

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

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Bord
Pleanála

Planning Appeal Form

AN BORD PLEANÁLA
LDG- 080686-25
ABP-
06 JUN 2025
Fee: € 50- Type: Cheque
Time: 9.44 By: Reg Post

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Click or tap here to enter text.
SEAMUS MCKENNA.

(b) Address

Click or tap here to enter text.
62 DUBLIN STREET. (Pub)
MONAGHAN.

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

☒

The agent at the address in Part 2

☐

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) Planning authority

(for example: Ballytown City Council)

Click or tap here to enter text.

MOWAGHAN County Council.

(b) Planning authority register reference number

(for example: 18/0123)

Click or tap here to enter text.

E2442

(c) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Click or tap here to enter text.

BACK OF 62 DUBLIN ST. MOWAGHAN

Part of Dublin St North Regeneration Project

Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

MY COLD ROOM (OF PUB), SPIRIT LOCKER, ICE MACHINE.
MY PUMPS FOR BEER, MY FUNCTION ROOM FOR
PARTIES, GIGS ETC, WOULD GO, AND MY PUB WOULD
NO LONGER BE CAPABLE TO OPERATE.

Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

☐

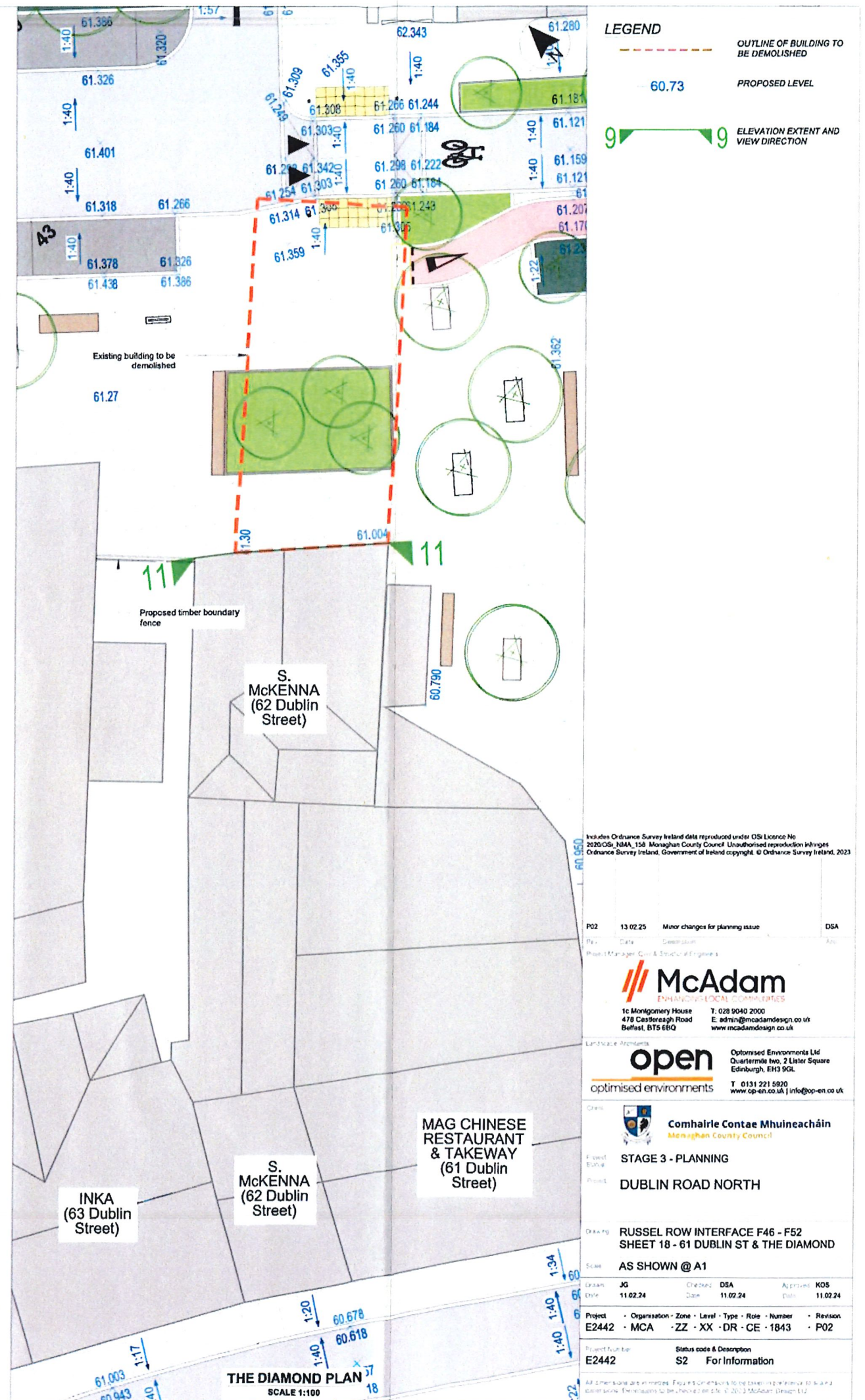
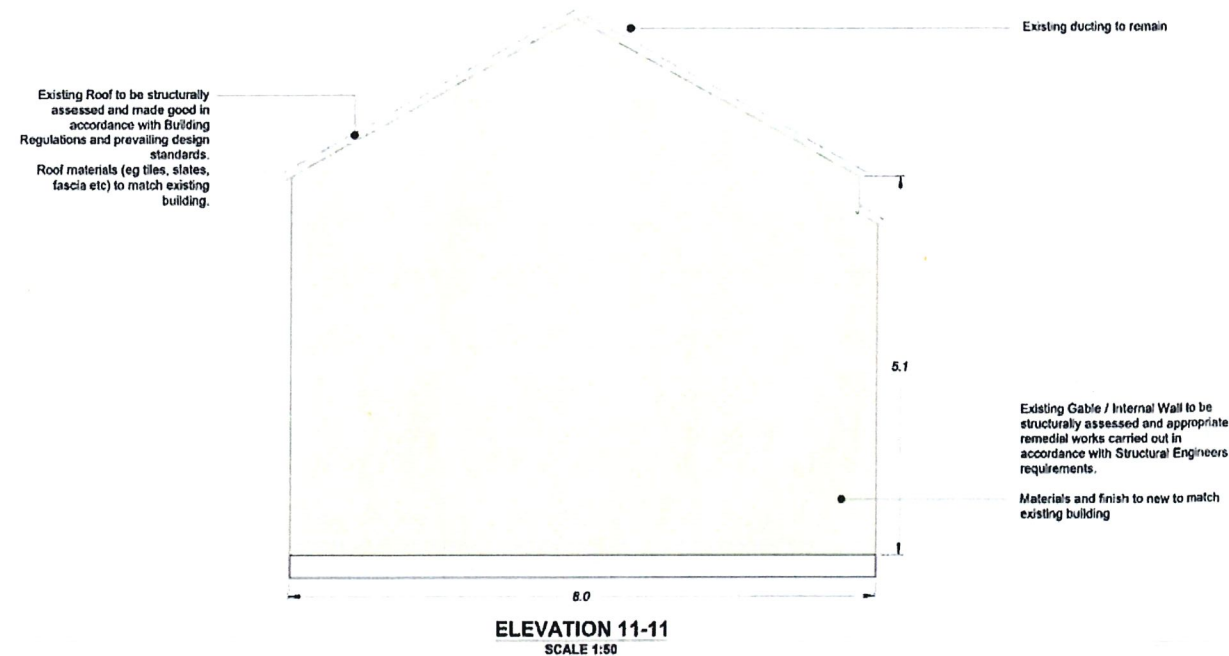
No, I do not wish to request an oral hearing

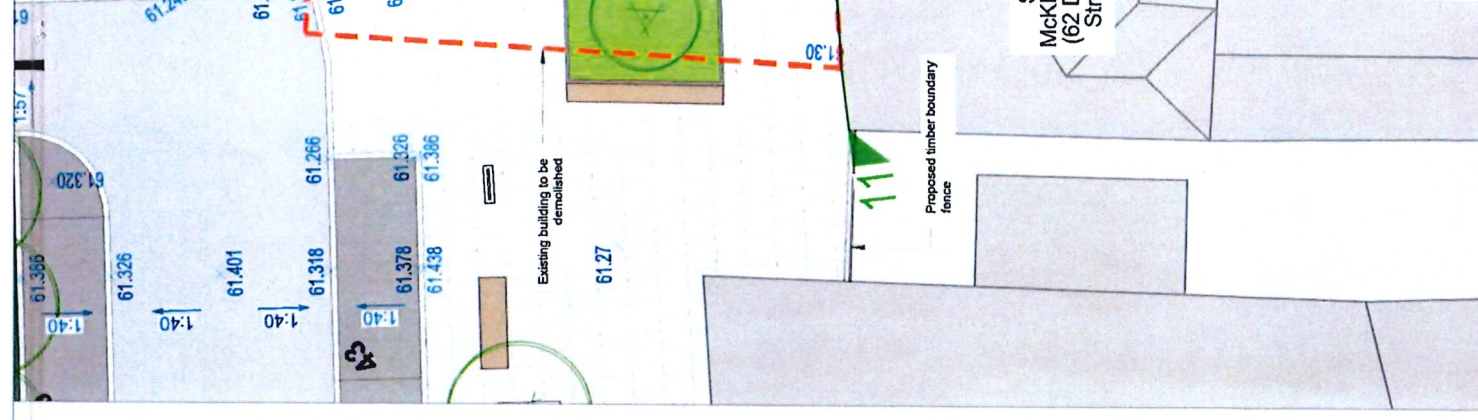
☒

NALA has awarded this document its Plain English Mark

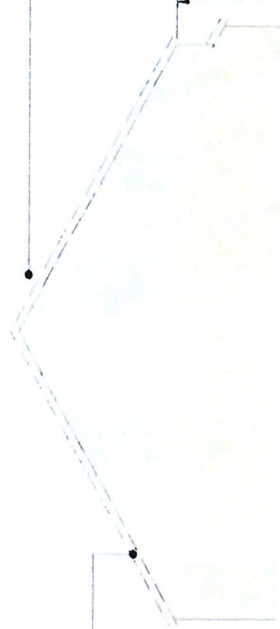
Last updated: April 2019.







Existing ducting to remain



Existing Roof to be structurally assessed and made good in accordance with Building Regulations and prevailing design standards. Roof materials (eg tiles, slates, fascia etc) to match existing building.

COMHAIRLE CHONTAE MHUINEACHAIN MONAGHAN COUNTY COUNCIL SITE 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 Tirkeenán, 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, D01 V902, between 09:15hrs and 17:30hrs