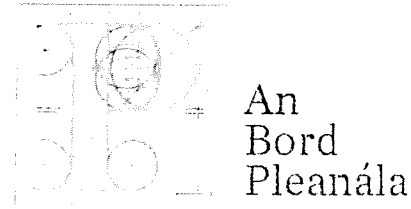


Our Case Number: ABP-322359-25



~Transport Infrastructure Ireland (TII)
Parkgate Business Centre
Parkgate Street
Dublin 8

Date: 11 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 Bord 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 note that the proposed development shall not be carried out unless the Board 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 Board at laps@pleanala.ie

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

Yours faithfully,

Breda Ingle
Executive Officer
Direct Line: 01-8737291

JA03

Teil
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Facs
Láithreán Gréasáin
Ríomhphost

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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

From: Sarah Caulfield
Sent: Wednesday 11 June 2025 14:42
To: LandUsePlanning@tii.ie
Cc: Callum O'Reilly; Breda Ingle
Subject: RE: ABP Case ref. JA18.322359 (Dublin Street North Regeneration Project)

Dear Michael,

The Board acknowledges receipt of your submission in relation to the above-mentioned application.

Kind Regards,
Sarah

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Wednesday, June 11, 2025 1:05 PM
To: LAPS <laps@pleanala.ie>
Subject: ABP Case ref. JA18.322359 (Dublin Street North Regeneration Project)

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TII ref. TII20-108569

Dear Sir/Madam,

Please find attached a copy of TII observations on the above Local Authority Development application.

Yours sincerely,
Michael McCormack
Senior Land Use Planner

In accordance with TII's Right to Disconnect policy, if you are receiving this email outside of normal working hours, I do not expect a response or action outside of your own working hours unless it is clearly noted as requiring urgent attention.

De réir pholasaí BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílím ag súil le freagra ná le gníomh uait lasmuigh de do ghnáthuaireanta oibre féin mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

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úsáid ag an duine aonair nó ag an eintiteas a bhfuil siad dírithe chuige/chuici amháin. Más rud é go bhfuair tú an ríomhphost seo trí bhotún, cuir sin in iúil do postmaster@tii.ie, le do thoil, agus scríos an ríomhphost bunaidh agus aon cheangaltáin.

The Secretary
An Bord Pleanála
64 Marlborough St.
Dublin 1
D01 V902

by e.mail; laps@pleanala.ie

Dáta | Date
11 June, 2025

Ár dTag | Our Ref.
TII20-108569

Re. Dublin Street North Regeneration Project, Monaghan Town

ABP Case ref. JA18.322359

Dear Secretary,

The Authority acknowledges receipt of referral of the above proposed L.A. Development application. TII has reviewed the documentation made available in relation to the subject application and notes that the subject site extents includes Dublin Street on the existing urban N54, national road, within Monaghan Town. Modifications are proposed to the N54, national road, as part of the subject application.

In accordance with the requirements of TII Publications DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes) a Design Report is required to be submitted to TII for modifications to a national road.

While TII notes that a Design Report forms part of the application documentation, Section 8 'Statutory Procedures' of TII Publications DN-GEO-03030 outlines that statutory planning procedures (Phase 4) should not commence prior to the review and satisfactory responses to any comments from TII of the Design Report. TII can confirm that no Design Report was received by the Authority in advance of the submission of the subject application. Any review of a Design Report may require modifications to the scheme to ensure compliance with TII Publications.

While TII has reviewed the Design Report submitted with the application with respect to the proposed modifications to the N54, national road, subject to the Dublin Street North Regeneration Project, the Design Report has not yet been accepted. In that regard, TII respectfully requests that the Board consider including the following condition in any decision to grant permission;

Proposed Condition;

The subject development shall be undertaken and completed in accordance with an accepted Design Report completed in accordance with TII Publications DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes). Any modifications to the proposed scheme resulting from the Design Report acceptance shall be included on revised scheme drawings.

Reason: In the interests of maintaining the strategic capacity and safety of the national roads network in accordance with the provisions of official policy, including National Planning Framework National Strategic Outcome no. 2.

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag www.tii.ie.
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Modifications to the N54, national road, included in the subject application also provide for the introduction of raised table crossings on Dublin Street, the urban N54, national road. The N54, national road, is a strategic national road and will continue to facilitate strategic traffic including heavy commercial vehicles, therefore, the national road pavement must continue to support this function.

In that regard, the construction of the raised table on the N54, national road, and the materials used should accord with TII Publications design specifications as well as TII Publications (Standard Construction Detail) CC-SCD-05145 (Raised Table Detail) for construction of raised tables on reduced speed limit urban national roads.

Having regard to the foregoing, TII recommends, in the event of permission being granted for the proposed development that the following provisions should apply for the development impact on the N54, national road;

Proposed Condition;

- a) The subject development shall be undertaken in accordance with the accepted Design Report and Road Safety Audit and any recommendations arising shall be incorporated into the subject development for construction,
- b) In association with DMURS principles applying to urban roads, works to the N54, national road, shall apply TII Publications design specifications, including the Standard Construction Detail CC-SCD-05145 (Raised Table Detail) for the raised tables proposed on the urban N54, national road.

Reason: In the interests of maintaining the strategic capacity and safety of the national roads network in accordance with the provisions of official policy, including National Planning Framework National Strategic Outcome no. 2.

The Authority trusts that the foregoing comments prove of assistance to the Board in dealing with this matter.

Yours sincerely,



Michael McCormack
Senior Land Use Planner

