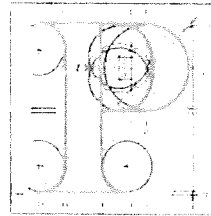


Case Number: ABP-322359-25



An
Bord
Pleanála

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork
Co. Cork

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

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

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

From: Sarah Caulfield
Sent: Wednesday 11 June 2025 15:05
To: emmett.hegarty@water.ie
Cc: Callum O'Reilly; Breda Ingle
Subject: RE: UE observations on Dublin Street Regeneration project Monaghan
UE:PN25000022757/ ABP: JA18.322359

Dear Emmett,

The Board acknowledges receipt of your submission on the above-mentioned application.

Kind Regards,
Sarah

From: Emmett Hegarty(C) <emmett.hegarty@water.ie>
Sent: Wednesday 11 June 2025 11:26
To: Bord <bord@pleanala.ie>
Subject: UE observations on Dublin Street Regeneration project Monaghan UE:PN25000022757/ ABP: JA18.322359

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good afternoon

Please find attached UEs observations on the proposed SID relating to the Dublin Street Regeneration project Monaghan ABP ref : JA18.322359.

If there are any issues or questions, please let me know

Emmett Hegarty
Development Management Planning
Uisce Éireann
Teach na hAbhann Duibhe, Mala, Co. Chorcaí, P51 K3CX
M +353 86 066 5250
emmett.hegarty@water.ie
www.water.ie

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eitis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdairithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann

dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraith. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Uisce Éireann's Ref: PN25000022757

Planning Ref: JA18.322359

Planning Authority: An Bord Pleanála

Issue Date: 11 June 2025

Uisce Éireann

Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann

PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Development Location:

Dublin Street and back lands to the north, Old Cross Square and Diamond Centre Car Park, Monaghan Town

Development Description:

Regeneration project includes:

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.

A Chara,

As the National Water Utility Uisce Éireann delivers water services pursuant to the Water Services Act (and other legislation) and in accordance with our statutory functions and ancillary responsibilities and in a manner which is consistent with public policy.

Uisce Éireann is responsible for the delivery of all public water and wastewater services in Ireland. We are committed to continuously upgrading and developing critical infrastructure to

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Gerard Britchfield, Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

support growth in our economy, while protecting the environment and safeguarding water supplies.

Our primary function is to provide clean drinking water to customers and to treat and return wastewater safely to the environment. In providing these services we play a central role in enabling economic growth, protecting both the environment and the health and safety of our customers and the wider public.

Uisce Éireann (UE) has reviewed the plans and particulars submitted with the application and have the following observation(s).

Connection(s) to Public Water and Wastewater

The proposal indicates a new connection will be required for the proposed water feature, The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement

The existing in situ water infrastructure network will be extended to the accommodate the new development plots created by the proposal, while enabling infrastructure such as meters and fire hydrants shall also be provided.

While no wastewater will be generated by the proposed development, wastewater infrastructure will be similarly extended to accommodate the future development on the newly created plots. This proposed network infrastructure will connect to the existing network and all infrastructure works and will be constructed in strict accordance with Uisce Éireann standards.

All future network connections arising from the created development plots will be subject to the appropriate planning process and will require separate, individual Uisce Eireann approval in the form of a Confirmation of Feasibility, prior to a connection agreement.

Water Source Protection

Due to the location of the proposed development within Monaghan town, and the distance to the Uisce Éireann's nearest abstraction infrastructure, no impact to water sources resulting from this development is anticipated.

Protection of Existing Uisce Éireann Assets

Uisce Éireann is satisfied with the EIAR assessment that that minimal alteration is required to the existing network to facilitate development, however requests that the applicant liaise with Uisce Éireann during the final design stage of the proposed development works to ascertain the

potential impacts on the existing UÉ network infrastructure so that protection works, or replacement works can be agreed and carried out as appropriate.

Uisce Éireann's assessment

Uisce Éireann respectfully requests any grant of permission be conditioned as follows:

1. The applicant shall liaise with Uisce Éireann regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Uisce Éireann's infrastructure shall be protected both during and after the completion of the works relating to this proposal.
2. Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Uisce Éireann for written approval prior to works commencing.
3. Separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. to be in accordance with the Uisce Éireann Codes of Practice and Standard Details.
4. All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.
5. All Uisce Éireann infrastructure affected by the works shall be reinstated in accordance with Uisce Éireann Standards.
6. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement

Queries relating to the terms and observations above should be directed to planning@water.ie

Signed on behalf of Dermot Phelan
Connections Delivery Manager

Advisory Note(s):

*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

**Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality.

