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Monaghan Town Centre First Plan: DRAFT - 30.10.2024









An Chomhairle Oidhreachta The Heritage Council





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Project:Monaghan Town Centre FirstClient:Monaghan County Council

Project Team

John McLaughlin Architects

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Section 1 Introduction

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The methodology for community-led heritage regeneration contained in the document "Town Centre First - A Policy Approach for Irish Towns" was instrumental in the production of this document. Through collaboration and continuous communication with the community, a systematic analysis and appraisal of Monaghan town, underpinned by a health check process, agreed objectives have been established and a series of timed, specific actions for implementation were set out.

This project is one of our three concurrent regeneration projects for Monaghan town. In parallel to the Town Centre First strategy for Monaghan town, we developed a strategic vision for the its centre as part of the Heritage Council-funded Historic Towns Initiative. Our third task was a masterplan and options paper for the St Louis Convent lands on the edge of the town, which have been recently acquired by Monaghan County Council. These two documents are included as appendices to this report. All three studies were complementary to one another, offering a unique chance to look at the future of Monaghan from three directions, and establish a co-ordinated and ambitious vision for its future.

Through the latter half of the 20th century, many town centres have undergone significant changes, closely following economic and social changes in our society. The towns have expanded, with new homes and businesses growing outwards from their historic boundaries into the countryside. Smaller shops gradually began disappearing giving way to shopping centres and larger stores, roads and parking expanded into open spaces and streets, and

Monaghan town was shaped its patterns of streets and buildings and gave it a distinct character. In addition to its two lakes, landmarks, squares and monuments, Monaghan's less prominent features such as laneways, street railings, and its trees give it a unique identity. Our work was informed by an understanding of the historic character of Monaghan town, its relationship to the wider context, and its significance as the county town of Monaghan.

The strong community spirit of the town has emerged through our extensive consultation process, and in the active participation of the Town Team. Jointly, we have developed a long term vision for the town focussing on four areas: Heritage, Living Town, Climate Resilience and Community and St Louis Lands. Actions relating to each of these topics considered national and local policies, and followed the principles of the New European Bauhaus: sustainability, beauty and inclusion.

In preparing this plan, as well as holding open public consultations, we reached out to those who may not typically attend such events. We listened to young people, community groups, representatives of local schools adjacent to St Louis site, the local heritage groups and many others.

The vision, summarised at the end of this document, relies on continued community support and action, Monaghan County Council's leadership and several funding streams. The actions range from small to long-term undertakings and we hope to see the plan implemented steadily, incrementally and gaining momentum through the years.





Introduction **Executive Summary**

modern buildings of increasing scale made way into the town centres. The patterns of streets and laneway and the older buildings have frequently adapted to these changes, remaining as recognisable features and linking the streets back to their history. The Town Centre First approach encourages the reversal of this decline through re-vitalisation of our historic town centres, adaptive re-use of existing buildings, considered densification of under-used urban sites for housing, as well as the regeneration of public spaces.

Section 2 Baseline Research

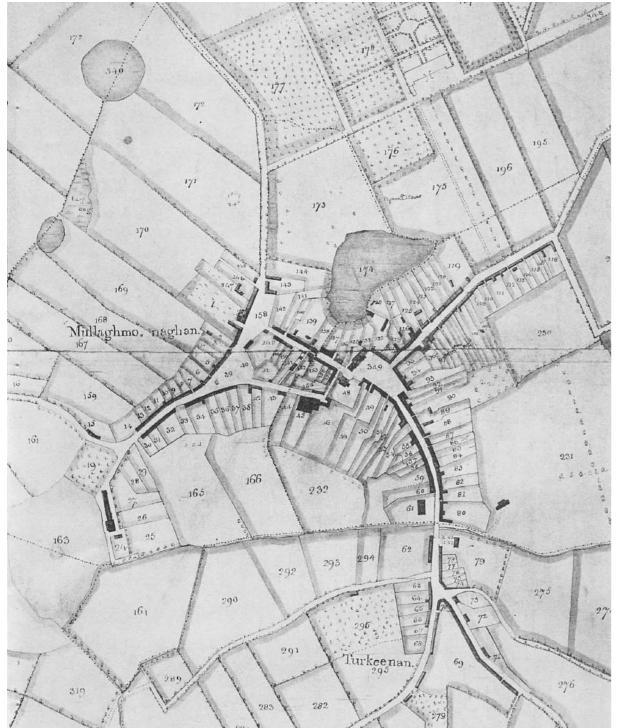
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Map of Monaghan Town, 1787 (Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan, Ulster Architectural Heritage Society and Taisce)



A view of the Diamond by Eason & Son, ca. 1900- 1939 from Eason Photographic Collection



IcMahon (Old County Monaghan, Hugh Oram and Martir MacKenna)

Earlier monastic origins of the town are also suggested on the historic maps.

Today, Monaghan town retains the layout and character of an 18th century market town, with its main streets extending outwards from its three historic open spaces: the Diamond, Church Square and Market Street, and skirting Peter's Lake.

The town prospered in the 19th century, its markets and industries expanding southwards and St Louis order establishing their Mother Convent in the old brewery buildings along the Convent Lake in the mid-1800's.

Monaghan's buildings display fine stone craftsmanship, with several displaying softly rounded corners suggesting a local typology. The stone was quarried locally- hard grey limestone from quarries that have since flooded or closed.

A more detailed account on the historic development of Monaghan is contained in the Historic Towns Initiative Report at Appendix B.

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Baseline Research Historic Context

Historic Context

Between the 12th and 16th centuries, the Mac Mahon clan became the dominant family in the Monaghan region. The fortified crannogs of the MacMahons were the earliest structures on the land that was to become Monaghan town. The historic remains of one of the crannogs is still standing on the small island on the Convent Lake to the south of the town centre. Other early military structures, including a castle and a star-shaped fort, feature on 17th century maps but have left no remains visible to the eye.

Baseline Research Historic Character Areas



Historic Character Areas

Historic Character Area Appraisal is a tool used to inform heritage-led regeneration projects. It was part of the Historic Towns Initiative (HTI) methodology and served as the basis for heritage actions forming part of Town Centre First action plan. The HTI description of the character areas is as follows:

Monaghan Town centre can be divided into six areas, which while overlapping along their edges, display subtly different characteristics relating to the development of the town, its predominant uses, architectural or industrial character.

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Monaghan town has a unique identity with its urban form and buildings reflect different periods of its development and expansion. There have been several phases in the prevailing use and building form within the town centre area, each making a unique contribution to the character of the town. The Historic Character Area appraisal below was developed to describe meaningful character areas of the modern town of Monaghan.

We have included the Ulster Canal as the seventh character area, owing to its significance to the history and development of Monaghan up to the present day.

Historic Character Area Legend

1. Education and Community 2. Broad Road Commercial 3. Historic Core 4. Peters Lake Gardens 5. Glaslough Street 6. The Northern Gateway 7. Greenway

Places for People: New European Bauhaus and National Policy on Architecture, Department of Housing 2022

Objective 1 is to prioritise and support sustainable practices with respect to reuse, refurbishment and conservation of buildings as well as well-considered interventions and infill, and new buildings and places, where necessary. Carbon neutrality and built longevity, flexibility and adaptability are essential to environmental sustainability;

Objective 2 is to deliver quality architecture and places, planned and designed with wider engagement and accessible to all, in rural areas and villages, towns, cities and suburbia as an essential element of social sustainability:

Objective 3 is to encourage leadership within the public sector and to show the importance of leadership at all governance levels and across the community of architects, architectural technologists and architectural conservation professionals in practice, education, engagement and policy/advisory/regulatory roles to support the delivery of high-quality built environment;

Objective 4 is to promote the architecture as a continuum, inextricably linked to society's past, present and future as both an art form and a science. This objective recognises the contribution that architecture makes to the form, character and health of places, communities and livelihoods.

Climate Action Plan: Securing Our Future, 2021 (Updated 2022)

Chapter 5: "The Climate Action Delivery Board will ensure that each department and public body is held to account for the delivery of actions set out in the Climate Action Plan."

Chapter 9: "Local Authorities, in particular, have a pivotal role to play in the decarbonisation transition, including through spatial planning, the provision of public housing and transport infrastructure, and the maintenance of biodiversity".

Chapter 13: "National Policy on Architecture has, as one of its objectives, the design of places for climate neutrality, climate resilience, circularity and sustainability. The policy will prioritise and support the integration of sustainable practices in architecture with respect to new construction, and the reuse, refurbishment and conservation of existing structures, as flexibility and adaptability are essential to environmental sustainability."

National Biodiversity Action Plan 2023-2030

The 4th NBAP strives for a "whole of government, whole of society" approach to the governance and conservation of biodiversity. The aim is to ensure that every citizen, community, business, local authority, semi-state and state agency has an awareness of biodiversity and its importance, and of the implications of its loss, while also understanding how they can act to address the biodiversity emergency as part of a renewed national effort to "act for nature".

The Climate Action and Low Carbon Development (Amendment) Act 2021

This Act sets out a road map for Ireland's transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. This shift to a climate neutral future means that the conservation and repurposing of existing historic

building stock has become increasingly more important. Existing buildings contain embodied energy which is lost if they are demolished; while the greenhouse-gas emissions involved in the demolition and replacement of a building have been calculated to take decades to recover.

National Disability and Inclusion Strategy 2019 - 2022

The National Disability Inclusion Strategy (2017-2022) aims to improve the lives of people with disabilities in various aspects of society, including employment, education, and accessibility. It focused on promoting equality and ensuring that individuals with disabilities could participate fully in their communities. The strategy emphasized collaboration between government, organizations, and individuals to address barriers faced by people with disabilities. Key priorities included enhancing support services, fostering inclusive environments, and raising awareness about disability issues. Overall, the strategy sought to create a more inclusive society where everyone has equal opportunities and rights.



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Baseline Research National Policy Context

Town Centre First Policy

Launched on 4 February 2022, Town Centre First is a major cross-government policy that aims to tackle vacancy, combat dereliction and breathe new life into our town centres. It advocates for a holistic, place-based approach to sustainable rural development. Irish towns are facing significant challenges and opportunities that require a coordinated and comprehensive response.

Town Centre First (TCF) recognises that every town is unique and the policy will facilitate the response by towns of all sizes across the country so that their centres can function as the sustainable and vibrant heart of the communities they serve, in ways that are adaptable and appropriate to 21st century needs.

Architectural; Heritage Protection Guidelines 2011

The Architectural Heritage Protection Guidelines 2011 aim to safeguard Ireland's architectural heritage. They provide a framework for assessing and managing historically significant buildings and sites. The guidelines promote sustainable practices in conservation and restoration efforts. Stakeholders, including local authorities and property owners, have defined roles in heritage protection. Overall, the guidelines encourage awareness and appreciation of Ireland's architectural history.

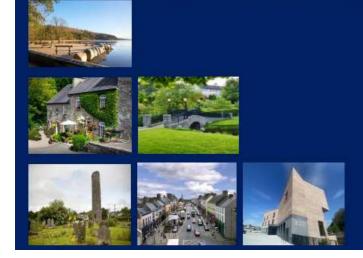
CFSO 1: To protect and enhance existing community and recreation facilities throughout the County and to secure the provision of additional facilities subject to demand and availability of resources in cooperation with the relevant stakeholders, the Local Community Development Committee and their associated Local Economic and Community Plan.

CFO 15: To promote and facilitate the sustainable development of walkways, cycleways and recreational routes in appropriate locations throughout the County, in accordance with the objectives of the County Walking and Cycling Strategy 2021-2026 and any new or updated/subsequent version(s), having due regard to relevant environmental considerations, including the need to protect and enhance biodiversity, prevent habitat fragmentation, and maintain and enhance ecological connectivity.



Draft Monaghan County Development Plan 2025-2031

(Volume 1 – Written Statement and Maps



HOUSING STRATEGY

HSSO 1: To plan for future housing in the County within defined settlements, making efficient use of infrastructure and services in towns and villages, and enabling their plan led growth, whilst facilitating sustainable rural housing where it supports rural communities.

HSO 2: To guide urban residential development in a sequential manner outward from the centre of the settlements to maximise the use of existing and future infrastructure provision, to promote sustainability, to make more efficient use of underutilised lands, and to avoid the extension of services and utilities to more remote areas

HSO 3: To encourage and promote the re-use of vacant units for residential use subject to compatibility with existing and proposed surrounding uses, whilst also having due regard to the need to not adversely affect: surrounding residential amenity, protected

bat species, European sites, and areas of biodiversity value; and the need to appropriately conserve built heritage.

HSO 11: To encourage the acquisition of land and the activation of council owned land for sustainable housing and to promote and facilitate the provision of serviced sites within towns and villages.

ECONOMIC DEVELOPMENT

Goal 4: Prioritise the targeted regeneration of the County's town and villages to address economic and community decline in rural areas.

Goal 5: Grow and diversify the economy and attract and create high value sustainable employment.

Goal 6: Foster, develop and invest in arts, culture, and the creative sector and unlock Monaghan's tourism potential to support economic growth and sustainable development.

TOURISM OBJECTIVES

TMO 1: To promote and strengthen the development of tourist and cultural offerings in Monaghan Town to help support its growth as a destination town within Ireland's Ancient East destination brand.

TMO 2: To promote the development of destination hubs in towns and villages across County Monaghan.

TMO 3: To support potential tourist and amenity attractions of appropriate scale in partnership with Fáilte Ireland and other relevant authorities, whilst having regard to the existing character, sense of place, distinctive features and environmental constraints and sensitivities of the Plan Area.

TMO 4: To promote and facilitate the sustainable use of the County's existing historical, cultural and landscape assets for tourism purposes, in an environmentally sensitive manner.

TMO 6: To support the reopening of the Ulster Canal given its tourism and economic potential for County Monaghan and the wider region.

TMO 7: To support ongoing tourism product development within the County, including the continued development of the Ulster Canal project and the expansion of the Greenway along the route of the Canal through County Monaghan.

TMO 10: To promote events, festivals and the development of linked tourist trails that showcase the wealth of natural, historical and cultural heritage of the County and contribute towards its unique identity and quality of life.

TMO 16: To support and promote tourism and recreational activity including angling and country sports, to facilitate and encourage public access to water bodies, to promote County Monaghan as a catch and release on all public waters and to facilitate the provision of supporting infrastructure such as Blueways where appropriate and sustainable.

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Baseline Research Local Policy Context

Monaghan County Council **Draft Development Plan**

2025-2031

TMO 17: To work in conjunction with adjoining local authorities to extend and design new walking and cycling routes that will promote sustainable tourism development and enhance access and links to the great outdoors of County Monaghan.

COMMUNITY:

CYCLING AND WALKING OBJECTIVES

CFO 16: To promote and encourage the sustainable development of walks and cycle ways in accordance with the National Sustainable Mobility Policy (SMP), Department ofTransport, 2022 and to protect established routes from development which would adversely impact upon them.

CFO 17: To develop, in co-operation and consultation with adjoining local authorities and cross border bodies, sections of the Ulster Canal Greenway Network to connect the main urban centres throughout central Ulster.

CF0 19: To support the provision of safe routes between schools and surrounding residential areas to facilitate safe routes to schools, park and stride and other active travel initiatives.

ISO 1: To promote and facilitate the sustainable and efficient delivery of public infrastructure.

RECREATION, PARKS AND PUBLIC OPEN SPACES OBJECTIVES

CFO 20: To protect established/historic railway corridors and other disused transport infrastructure routes throughout the *County, primarily for strategic infrastructure provision and* recreational development. Where these corridors have already been compromised by development, adjacent lands which could provide opportunities to bypass such an impediment and reconnect these routes for amenity purposes shall be protected for this purpose.

CFO 21: To protect and enhance public open spaces and established recreational green areas.

CFO 22: To support the protection of lands zoned as amenity/ open space to resist the loss of existing designated areas of public open space except where a higher quality of designated open space is being provided in lieu of its loss.

CFO 23: To promote and support the development of cycling facilities, including a potential pump track, at appropriate locations in the County.

PROTECTED STRUCTURES POLICIES

BHP 1: To contribute towards the protection of architectural heritage by requiring that proposals for works shall be carried out in accordance with best practice, the legislative provisions of the Act 2000 (as amended) in relation to architectural heritage, and the policy guidance contained in the Architectural Heritage Protection Guidelines 2011 (and any new or updated/ superseding versions).

BHP 2: To review, maintain and update the Record of Protected Structures in consultation with the National Inventory of Architectural Heritage and to encourage the sympathetic conservation, renewal and repair of these structures.

BHP 3: Planning permission for the demolition or inappropriate alteration of any protected structure shall not be granted except in exceptional circumstances and in accordance with Section 57(10)(b) of the Planning and Development Act 2000 (as amended).

BHP 4: To ensure that any new development proposed to or in the vicinity of a Protected Structure will complement and be sympathetic to the structure and its setting in terms of its design, scale, height, massing and use of materials and to resist any development which is likely to impact on the building's special interest and/or any views of such buildings and their setting.

BHP 5: To facilitate the retention and sympathetic re-use of protected structures and their settings in circumstances where the proposal is compatible with their character and special interest. In certain instances, land use zoning restrictions and site development standards may be relaxed to secure the conservation and reuse of a protected structure and to provide a viable use for any building which is at risk by virtue of being derelict or vacant.

BHP 6: To use the provisions of the Planning and Development Act 2000 (as amended) and the Derelict Sites Act 1990 to prevent the loss or deterioration of the County's Architectural Heritage.

ARCHITECTURAL CONSERVATION AREAS POLICY

ACP 1: To resist development that would adversely affect the character and appearance of the Architectural Conservation Areas. New development or alterations to existing building(s) in an Architectural Conservation Areas shall reflect the historic architecture in terms of scale, design and materials used. Regard shall be had to any objectives contained in the character appraisals (where applicable).

ACP 2: To implement and comply with the relevant guidance for Architectural Conservation Areas in relation to proposals for development.

PROTECTED MONUMENTS AND PLACES POLICIES

PMP 1: Development adjacent to an archaeological monument or site will only be acceptable where it is sited in a manner which minimises the impact on the monument and its setting. Development which is likely to have an adverse impact upon an archaeological monument or site or its setting shall be resisted.

PMP 2: To protect archaeological sites and monuments which are listed in the in Appendix 4,

Recorded Monuments, (and any subsequent additions by the National Monuments Service) and to require their preservation in situ (or at a minimum preservation by record) through the planning process.

PMP 3: To protect the setting of archaeological sites and monuments which are listed in the Record of Monuments and Places in Appendix 4 (and any subsequent additions by the National Monuments Service) from being adversely impacted upon, co-operating with all of the recommendations of statutory bodies in the achievement of this objective.

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Section 2 **Policy Context**

Monaghan County Council **Draft Development Plan**

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DESIGNED LANDSCAPE POLICIES

DLP 1: To ensure that any new development will not adversely affect the site, setting or views to and from historic houses, gardens and designed landscapes.

DLP 2: To require that any proposals for new development in the vicinity of historic houses or demesnes landscapes are accompanied by an evaluation of the impact of the development on the landscape, designed views and vistas to /from such a site.

INFRASTRUCTURE STRATEGIC OBJECTIVE

CROSS BORDER STRATEGIC OBJECTIVE

BRO 1: To support and encourage infrastructure that ensures strong cross border transport links.

GREEN INFRASTRUCTURE OBJECTIVES:

GIO 5: To encourage and facilitate, in consultation with relevant stakeholders, the development of Green Infrastructure that recognises the synergies that can be achieved with regard to the following:

- Provision of open space amenities

- Sustainable management of water

- Protection and management of biodiversity

- Protection of cultural heritage

- Protection of protected landscape sensitivities.

MPO 20: To provide sufficient open space and amenity areas within and adjacent to the town.

MPO 22: To support appropriate recreation and amenity developments within the Convent Lands site.

CLIMATE ACTION OBJECTIVES

CAO 1: To support and encourage the implementation of the National Climate Action Plan 2024, the National Adaptation Framework, Preparing for a Climate Resilient Ireland 2024 and the National Energy and Climate Plan for Ireland 2021–2030 and any new or updated/subsequent versions during the lifetime of this Development Plan.

CAO 2: To promote a settlement strategy which provides for the re-use of brownfield lands,

the consolidation of existing settlements and integration of land use and transportation.

CAO 3: To support and assist a shift to a low carbon society and a reduction in the dependence on fossil fuels in County Monaghan by implementing measures to deliver reduced energy use, energy efficiency, compact urban forms and sustainable transport patterns.

MONAGHAN TOWN CENTRE OBJECTIVES

MTO 1: To ensure that all development proposals within the Dublin Street North Regeneration Plan area have regard to the regeneration strategy and development objectives of the Dublin Street North Regeneration Plan.

MTO 2: To ensure that all development proposals within the Roosky Lands Master Plan area have regard to the master plan strategy and development objectives of the Roosky Lands Master Plan.

MTO 3: To ensure that all development proposals within the Dublin Street Regeneration Plan (South) area, have regard to the regeneration strategy and development objectives of the Dublin Street Regeneration Plan.

MTO 4: To encourage developments proposals which seek to refurbish existing buildings and backland areas in order to eliminate dereliction and reinforce the town centre.

MTO 5: To encourage and promote a diverse range of retail services within the town centre.

SAINT LOUIS CONVENT OBJECTIVE

MTO 6: To prepare and implement a Masterplan and Development Framework for the Saint Louis Convent site which will act as a blueprint for its evolution and ensure that the development of the site takes place in a sustainable manner.

MONAGHAN RETAILING OBJECTIVE

MTO 7: To extend the retail base of Monaghan Town as the Principal/Key Town in the County and maintain its Tier 1 designation as identified in the County Retail Strategy 2016-2022 and any new or updated/subsequent versions.

MONAGHAN INDUSTRY, ENTERPRISE AND EMPLOYMENT OBJECTIVE

MTO 8: To promote Monaghan Town as the key industrial and employment centre of the County in line with its 'Key Town' status as designated in the Northern and Western Regional Assembly Regional Spatial and Economic Strategy (NWRA RSES).

MONAGHAN ROADS AND TRAFFIC MANAGEMENT **OBJECTIVES**

MTO 9: To prepare a Local Transport Plan for Monaghan Town, during the lifetime of this plan, subject to available resources.

MTO 10: To implement a programme of measures to support and promote active travel in Monaghan Town, subject to funding and available resources.

MTO 11: To undertake feasibility and viability studies regarding the options for potential relief roads around Monaghan Town during the lifetime of this plan, subject to resources.

MTO 12: To protect, design and develop new road and road upgrade projects identified during the lifetime of this plan, subject to resources.

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MONAGHAN PUBLIC AND SHARED TRANSPORT **OBJECTIVES**

MTO 13: To investigate the feasibility of creating a Monaghan Town Centre 'hub' that caters for public bus, park and ride facilities and taxi connections.

MTO 14: To plan for and develop infrastructure which will facilitate access to and encourage the increased use of public and shared transport.

MONAGHAN TOURISM OBJECTIVES

MTO 15: To support sustainable and well-planned festivals and events and to encourage the delivery of increased bed nights in suitable locations in Monaghan Town.

MTO 16: To support the re-opening of the Ulster Canal in Monaghan Town and any complementary developments along its route, including the Ulster Canal Greenway network.

MTO 17: To develop an Events Strategy for Monaghan Town within the lifetime of the plan, subject to available resources.

MTO 18: To support and encourage the development of appropriately scaled alternative forms of tourism accommodation on suitable sites within the town subject to Chapter 15 Development Management Standards.

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Section 2 **Policy Context**

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MONAGHAN RECREATION, AMENITY AND OPEN SPACE **OBJECTIVE S**

MPO 19: To protect Peter's Lake and its environs as a key amenity area within the town.

MPO 21: To encourage and facilitate the provision of appropriate and sensitive recreational development within Rossmore Park.

MONAGHAN NATURAL AND BUILT HERITAGE OBJECTIVE

MTO 23: To protect natural amenities such as Peter's Lake, Rossmore Park, Tom Young's Wood, and Wright's Wood from intrusive development that would detrimentally impact upon them or their designation.





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A full day public consultation event was held at the Monaghan Shopping Centre on Saturday 18 August, as a pop-up in one of the vacant shop units. The event took part of the Heritage Week and was hosted by the full team from John Mc Laughlin Architects and MCC representatives. Members of the Town Team were present to give a 'local' aspect to the day. We estimated that approximately 120 persons attended.

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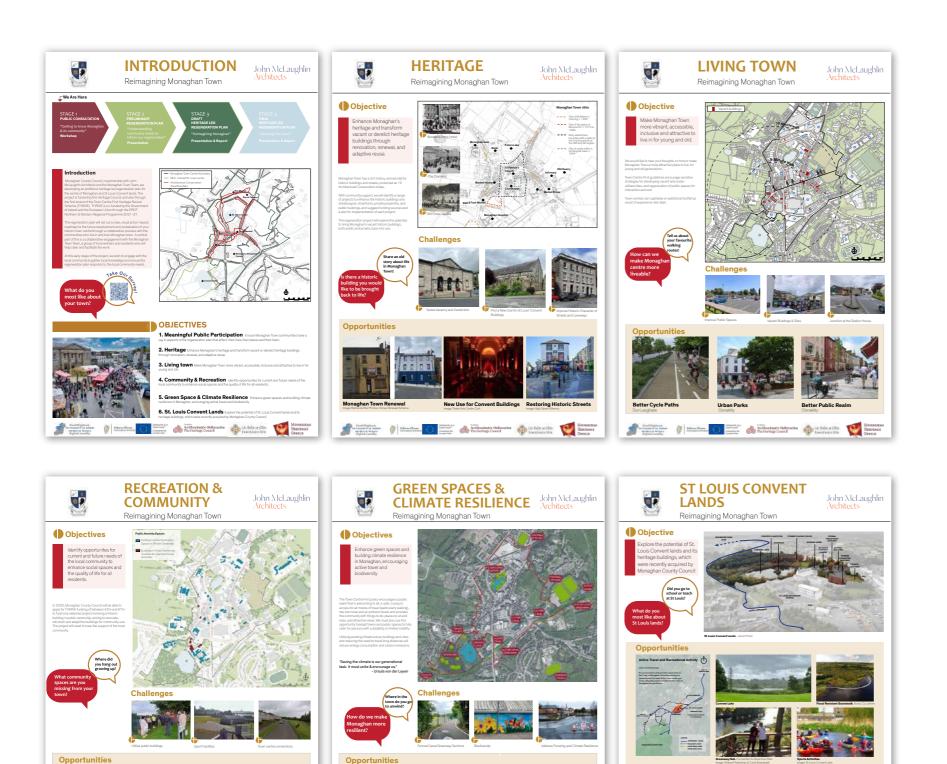
Consultation Summary General Public Consultation

Main objectives were:

- To inform the public of the project-funding,
 - timescales, team, scope to participate
- To emphasise a community-led approach with the help of MCC and Town Team
- To gather targeted feedback on the community's wishes for the town regeneration, centered about themes
 - To gather ideas and feedback specifically on St Louis Site
- Give the public an opportunity to continue to be involved in the project as stakeholders. Possible community-led projects/initiatives.

Format

Drop in event, full day, with themed presentation boards. The team were present to engage with the public as much as people wanted to engage. The room was arranged with spaces where the public could feel comfortable to tell stories and engage with our team over a longer period, if needed. The boards were also self-explanatory, in plain-English with several accessible interactive elements, including QR codes for a an online survey, stickers/ post-its, allowing the public to contribute without engaging with the team members. A large printed aerial map of the town was positioned as a topic for discussion and as a recogniseable and accessible representation of the



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Six display boards, represented key project themes, defined at the Baseline stage of the project and in discussions with the Town Team:

- 1. Introduction
- 2. Heritage
- **3.** Living Town
- 4. Recreation and Community
- 5. Green Spaces & Climate Resilience
- 6. St Louis Convent Lands

Inclusivity and Accessibility

All graphic material was prepared with accessibility in mind, with legible font sizes and plain-English text. Graphics were designed to make the content accessible to non-English speakers and the team also had a member who was able to translate and engage with representatives from the Lithuanian community attending on the day and who have a strong presence in the town. Chairs and resting spaces were provided, as well as a separate child zone with colouring activities focused around St Louis site and heritage buildings. For those that could not attend on the day, a printed copy and a digital copy of a survey were made available, and contact details of the project lead were provided.

Sustainability

The graphic material was printed on fully recyclable boards and paper, and were re-used at subsequent targeted consultations with two Monaghan youth groups. All consultation material- colouring pencils, post-its, etc. were collected at the end of the day for re-use.

Advertisement/ Publicity

Advertisements on social media, MCC website and PPN network, Community Alerts and Facebook page which includes 670 individual community groups in the county. An advertisement in the Northern Standard newspaper, 30 second ad on the Northern Sound radio, posters in local shops distributed by the Town Team, local Whatsapp groups by Town Team. Direct reach-out to stakeholders by email and through Town Team contacts.

Gathering Feedback

Our team took notes on the day and offered feedback forms that people could complete on the day or take home and drop them off later in the town centre MCC offices. An email address was also provided for additional feedback.

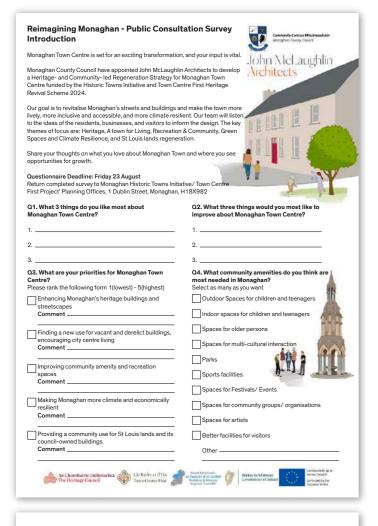
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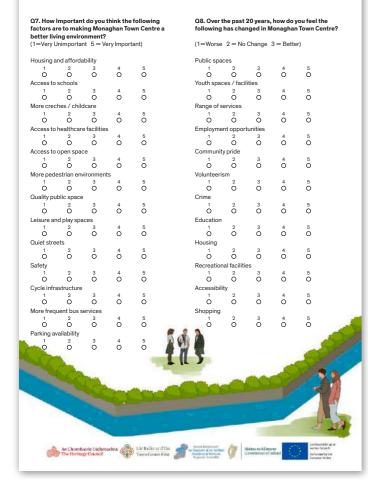
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Canal Displayers

Consultation Summary General Public Consultation





Q5. How good is the following infrastructure in Monaghan Town Centre for movement and				Q6. How do you rate Monaghan Town Centre fo following facilities / amenities?					
accessibility? (1=Very Poor 5 = Very Good)					(1=Very Poor 5=Very Good)				
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Other

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19-29

30-39

40-49

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Dublin Street Monachan H18X982

50-59

60-69

70-79

80+

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New European Bauhaus From concept to action

https://europa.eu/new-european-bauhaus/about/about-initiative_en

Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024

Several times a year

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Non-Binary

Prefer not to say

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Female

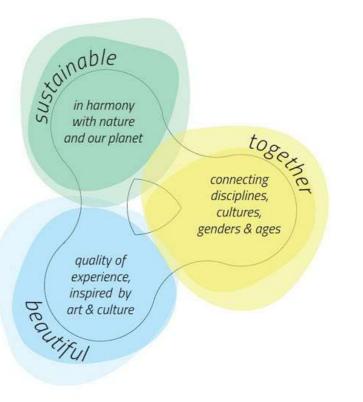
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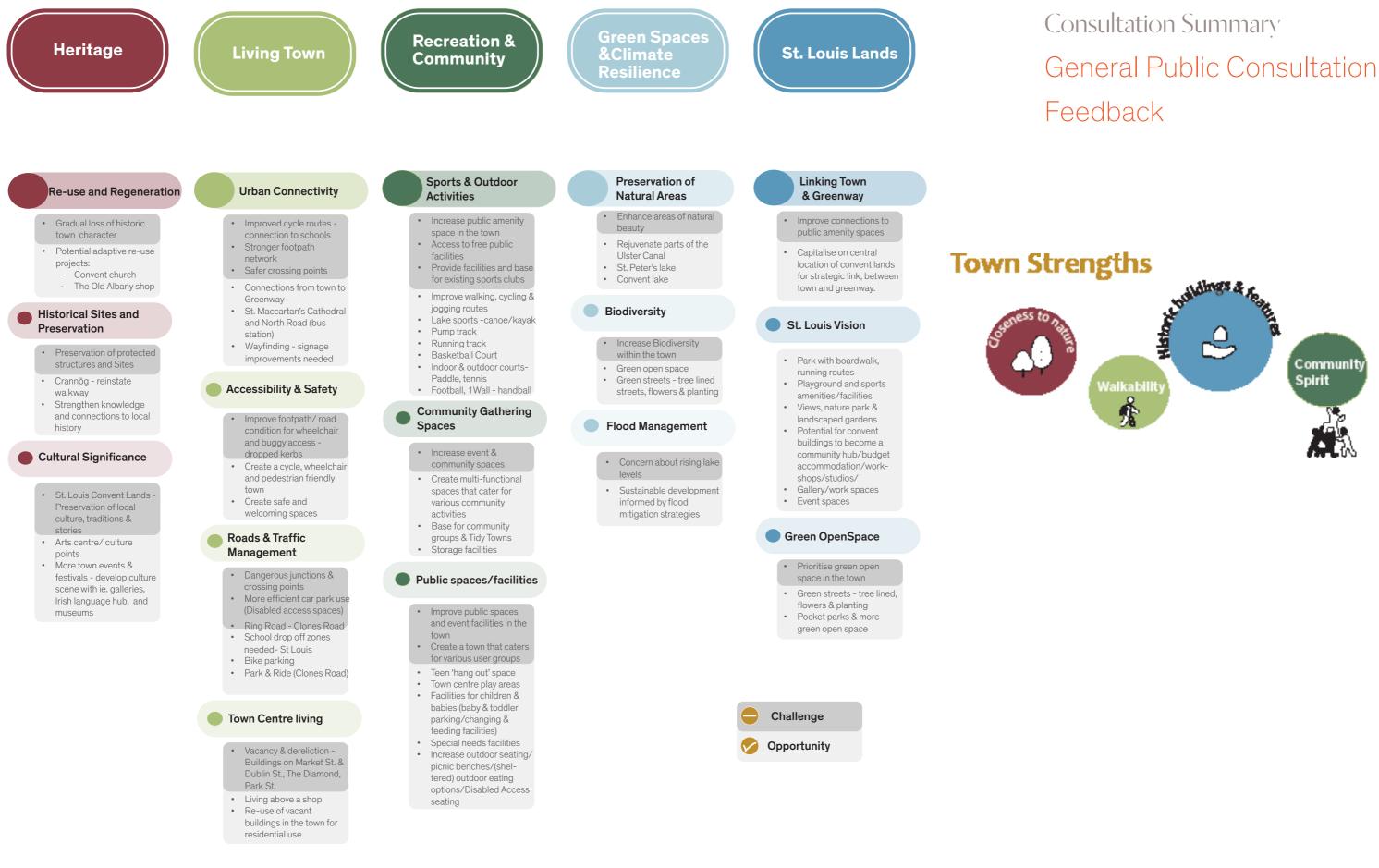
Other

Consultation Summary Public Survey

We prepared a survey, designed to gather feedback in addition to the consultation day, with the same objectives. The survey content was co-ordinated with the Town Centre Health Check currently under way with Queens University Belfast.

99 survey results were received over 20 days . 16 paper copies of the survey were received. The results areattached to Appendix C.





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Monaghan County Council Department Representatives

Transportation

- Regeneration Plan needs to consider the two national roads running through the town, and TII's previous reluctance to accept road changes which may negatively impact traffic flow
- Suitable locations for electric car and bike charging points, and visitor charging hub, should be integrated into the Plan

Active Travel

- · Active travel schemes for all Monaghan Schools should be coordinated as part of regeneration plan
- Greenway potential as an active travel route
- St Louis as an outdoor fitness park

Water (Waste)

- Existing drainage schemes underway to alleviate flooding
- Drainage area plan at early planning stage

Housing South

- MCC are delivering housing through new build schemes and adaptive reuse projects.
- Housing viability and the need to maximise units are driving the demolition of older structures within ACA in favour of new build
- Previous housing section feasibility studies for St Louis Buildings should be considered as part of the Regeneration Plan
- Assisted living accommodation and Women's aid should be explored for St Louis Buildings
- Site selection criteria. CAS offers 100% funding.
- Irish Cultural Centre suggested as an option for St Louis

Library Services

- County archive space was raised as a need, newbuild preferred
- 'Maker's Space' supporting library services and school curriculums is needed
- St Louis site is important as part of Monaghan history and many people have personal connections to St Louis secondary school and grounds. The new use for the convent's buildings could reference the school's achievements in Irish language, music education and space for girls and women
- There is a need for choral/music rehearsal and performance space, but it shoudn't compete with the Garage Theatre and the lontas Theatre
- Possible use for the old museum as an art gallery for library's art collection

Community (Play and Recreation)

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- Ulster Canal an important active travel corridor and visitor routeentrances into town are important points
- Walking and cycling strategy for Monaghan to be incorporated into the Regeneration Plan
- · Coolshannagh Roundabout lands and Clones road lands, owned by MCC have recreation potential and should be considered as part of the regeneration plan
- Play and recreation strategy for Monaghan should be incorporated into the regeneration plan, consider 'playful towns' concept

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• Mature trees in the town support the lester bats population and should be preserved.

Community (Funding)

- town
- ٠ be integrated into the plan

Tourism

- **Destination Plan for Monaghan**

- •
- destination

Consultation Summary Monaghan County Council Consultation Summary

• Community spaces are needed in the town, groups should be consulted further to demonstrate need

There is a need for a shared creative community space in the

Community-led initiatives for streetscape enhancement should

• Visitor experience for Monaghan should be enhanced through improved signage, Ulster canal gateway branding, connections to Rossmore Park and Ulster/ Northern greenways. Consider

Visitor accommodation need in the town, for various budgets An event strategy is needed to cater for different types and sizes of events and outdoor community activities

St Louis Buildings: opportunities for budget accommodation St Louis Site: a dedicated visitor experience, park as a

Monaghan County Council Department Representatives

Heritage Officer

- HTI strategy for vacancy and dereliction should co-ordinate with ongoing MCC vacancy/ dereliction projects
- The regeneration plan should identify character areas and • provide guidance for streetscape enhancement and future development.
- Projects suited to Heritage Council funding should be explored and Heritage Council consulted before draft plan is prepared
- National Monument Service should be consulted as town • centre is within anW archaeological notification zone

Climate Officer

- TCF/ St Louis masterplan should reference Climate Action Plan DZ actions for Monaghan
- St Louis Campus has potential to make town centre living more attractive
- Integrate climate resilience into the regeneration plan- wind/ rain shelter, SUDS, urban trees

Culture Officer

- Cultural/ community hub is an appropriate use for St Louis site
- Viability of adaptation of the convent building as concert venue should be verified, in terms of operational costs, competition with other venues especially Garage Theatre
- Multi-functional use for the chapel is recommended ٠
- Accessibility needs to be integrated in the design

Horticulturalist

- •
- Green spaces should encourage play and learning Urban trees and restoration of lime trees on North Road • should be encouraged
- prone to flooding

Biodiversity Officer

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- Swift habitats should be retained and enhanced as an action in the TCF plan
- Proposals for Elliott's lands and other projects should be • incorporated into the TCF plan as an action
- Greenways and parks should be connected as ecological • corridors

Consultation Summary Monaghan County Council Consultation Summary

- Bog park on Clones Rd as a precedent for St Louis lands
- Safety along the greenway is an issue

Elected Members

The Elected Members were consulted by John McLaughlin Architects with Monaghan County Council representatives on the 23rd of August 2024. The following summarised the themes and topics that were raised by the Elected Members.

Summary

St. Louis Convent Lands

A significant focus was placed on the St. Louis Convent Lands, discussions around leveraging these lands for tourism, educational, and recreational uses.

Active Travel and Connectivity

Cycling infrastructure and enhancing connections to the greenway were highlighted as important for improving safety and promoting cycling among students, with ties to MCC's Active Travel initiatives.

Sports and Recreation

Councillors emphasized the need for sports facilities, particularly a town center sports complex.

Youth Engagement

Youth consultations revealed a demand for more recreational activities to reduce antisocial behavior. Future engagement with schools will further inform the project.

*MCC arranged a walkaround of St Louis grounds and buildings with the elected representatives, attended by Cllr Seamus Traynor, Cllr Sean Conlon, Cllr Cathy Bennett and Cllr Raymond Aughey. Additional comments were made.

Comments

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- St Louis Secondary School is at a disadvantage as there are no proper sports facilities.
- Chapel is most appropriate for a music/concert venue. *
- The town can benefit from its proximity to the Greenway with possibilities of greater connection to the Town Centre and Active Travel links to schools.
- St Louis buildings should be kept for community use not for housing.*
- Lack of general sports facilities in the area.
- Very little opportunity for sports at the St Louis Girls' Secondary School and there is a high drop of rate • for girls from the age of 13.
- Need for sports centre with a running track in the Town Centre.
- There should be a sports complex on the site similar to Clones Peacelink.*
- Traffic congestions around the St Louis and St Mary's schools during school drop off hours.
- Potential for tourism use for the buildings at St Louis Convent Lands. Suggested for Tourist section to make submissions for this.

Stage: Draft Town Centre First Plan Revision: 30.10.2024

Consultation Summary Monaghan County Council Consultation Summary

Young Persons - Foróige Youth Justice Group

Consultation 1- Foróige Youth Justice Group. Location: Peace Campus

A consultation took place at a regular Foróige meeting, in the form of an informal discussion over an hour. The consultation was supported by consultant Sean Mullen, who was gathering data for Monaghan to create a 3 year youth strategy, with Collette Deeney contributing to the discussion, and with Foróige offering their thoughts as well.

The group comprised 9 teenagers, 6 from Monaghan and 2 from Castleblayney, 8 male and 1 female. 4 out of 9 were actively involved in a sports club.

Issues raised:

- Little to do in Monaghan for teenagers, especially between 3pm and 6pm
- · Little scope for outdoor activities, hampered by bad weather
- Safety- older men drinking on the street, anti-social behaviour, drugs. Got worse in the last 2-3 years. Locations listed: bottom of Pound Hill, Dublin Street in the evenings, steps at the Mall, Mullaghmatt
- Struggling with school
- Enforcement perceived to target younger people
- Reliant on parents for lifts to matches, into town
- Traffic on the streets
- Lack of employment for young people

What is missing in Monaghan?

- Places to play sport- a sports club, boxing club/ non-membership gym like Castleblayney
- Places for social activities outside of the pubs darts, pool, arcades
- More festivals, events
- Increased enforcement of anti-social behaviour
- More public transport, safer cycling, making Greenway safer connecting parts of town
- New park- all weather pitch, goal posts, public running track
- Recycling initiatives

Young Persons - Monaghan Young Activists sub-group

Consultation 2- Monaghan Young Activists sub-group. Location: Monaghan YMCA We consulted a group of younger teenagers, 10 in total: 3 boys and 7 girls, some with special needs and from the migrant community. They were part of a voluntary young activist group.

Issues raised:

- Parks are far away from town centre
- Cycling feels ok for the most part, can be improved
 - Lack of public transport- reliant on lifts, new bus links dont serve enough areas
 - Cinema located outside of the town
 - Lack of jobs for young people
- Underage drinking, drugs normalised linked to having nothing to do •
- Derelict buildings
- Too many cars
- Litter •

What is Missing:

- Places to listen to music, draw
- More activities like a city, park with activities
- Sports activities- football pitch, also sports outside soccer/ GAA: archery, volleyball, badminton, self defence, boxing, swimming club, cycling club, chess club, under-18 gym
- Place for teenage clubs- arcade club, drama club, cinema club •
- Greenway can be made safer in the evenings to go to cinema by foot, cycle to Rossmore •
- Arcade/ pool table in old cinema
- Space for skills/ workshops, cooking club
- More houses (direct provision comment)
- Better public transport •
- Public seating in the town
- Covered places for teenagers to meet up

Possible uses for St Louis buildings/ site :

- New use must respect the history of the buildings, appropriate
- Multi-denominational religious space incl a mosque in the Convent chapel
- Braids salon •
- Outdoor gym
- Live music, outdoor events



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Consultation Summary Young Persons Consultation Summary

Schools - St Mary's Boys' National School

Consultation 1 - St. Mary's Boys' National School

A consultation with Colm Mac Cinna Principal of the St. Mary's Boys' School on the 27th of August 2024. The main issues raised were as follows:

- There is currently no designated drop off areas and the roads in the area become blocked up during school drop off hours.
- There is an Outline Delivery Plan by Safe Routes to Schools for the St Marys School.
- There are no safe crossing points around the school.
- Active Travel have not reverted to the school following meeting in October 2023.
- Safer roads in the area would encourage active model of travel to school. •

Schools - St. Louis Girl's Secondary School

Consultation 2 - St. Louis Girls' Secondary School

A consultation with Principal, Margaret Conlon and Deputy Principal James Sherry of the St. Louis Girls Secondary School on the 29th of August 2024. The main issues raised were as follows:

- Proposals for St Louis site and building should be respectful of the history of the Convent as part of the community, and as the Mother Convent
- Lack of bus drop off is an issue
- Active travel is not considered an option-majority of the students are from a wide catchment area
- Indoor and outdoor sports facilities are badly needed by the school, requested on St Louis grounds
- Use for St Louis buildings should respect the operation of St Louis School, and consider security, overlooking and child protection





Images from St Mary's Outline Delivery Plan prepared by Safe Routes to School

Schools- St Louis Girls Primary and Infant School

A consultation with Principal, Ms. Marietta Graham Reynolds, St. Louis Girls' National School Principal and Ms Carmel Mc Carroll, St Louis Infant School Principal on the 8th of October 2024. The main issues raised were as follows:

- There is a lack of outdoor space in both schools, who share one yard between more than 500 students.
- Outdoor spaces, sensory gardens and spaces for nature-based play are required by both schools for the benefit of all of their students. Outdoor spaces would allow students with additional needs to take sensory regulation breaks, which the school currently cannot facilitate.
- The schools both currently use the lands at St. Louis for nature walks and as sports training facilities.
- Many students attending the school do not have access to safe outdoor spaces to play at home. There is also a lack of safe spaces for children to play within Monaghan town.
- Safe routes to schools are required by both schools.

Monaghan Town Centre First Project: Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024



Consultation Summary Educational Consultation Summary

Muineachán Le Gaeilge

Muineachán Le Gaeilge is a voluntary organisation whose main role is as a voluntary housing organisation promoting and developing the irish language and culture in county Monaghan

- The need for a permanent Irish Language Centre in Monaghan has been demonstrated, with clear benefit to the irish language community, local schools, international groups
- Ard Mhacha, Co.Armagh, is an appropriate precedent for the type of building needed. The new centre should have a high visibility in the community, a presence in the town, and should allow full immersion into the Irish language.
- Capital or operational funding availability to CGM is not clear and should be investigated further.

SNAP - Special Needs Active Parents

Special needs active parents help to provide and increase access to services andf activities for children and families with special needs in conjunction with other agencies. In addition, they perform advocacy functions on behalf of families with members who have special needs.

- Monaghan is seeking recognition as an Autism Friendly Town.
- Need for Sensory Rooms, a safe place for children to go to.
- Need for a Special School in Monaghan. There is currently no schools for persons with mild/ moderate disabilities
- There is no SENO (Special Educational Needs Organisers) in Monaghan
- Would encourage reuse of building on convent road a HSE service for daycare.

Project:Monaghan Town Centre FirstClient:Monaghan County Council

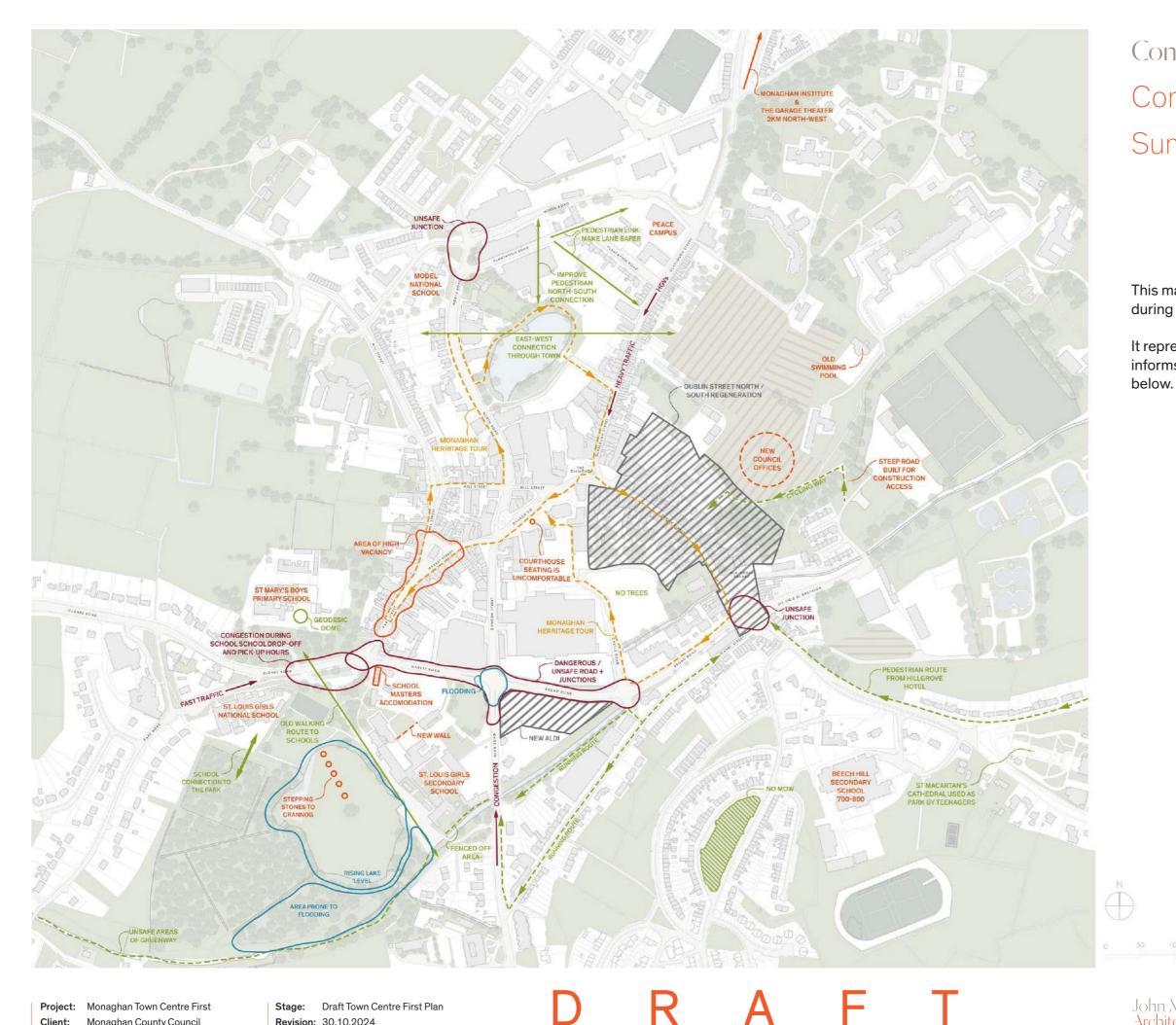
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Consultation Summary Community Groups Consultation

John McLaughlin Architects



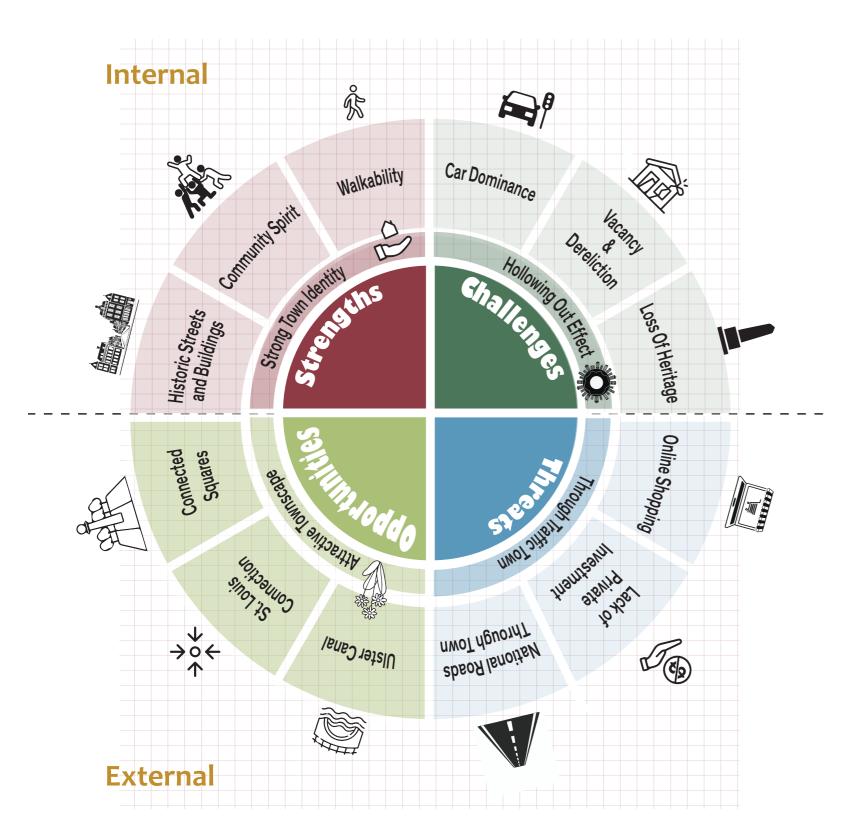
Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024

Consultation Summary Consultation Issues Summary Map

This map identifies locations and routes identified during our initial consultation process.

It represents constraints and opportunities and informs the regeneration proposals in the action plan



Awareness of the strengths and weaknesses, opportunities and threats are a necessity for urban development plans and regeneration projects.

Stage: Draft Town Centre First Plan Revision: 30.10.2024

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Baseline Research SCOT Analysis

The SCOT analysis is a summary of the strengths, challenges, threats and opportunities, following the initial public consultation process.

This analysis assisted in guiding the regeneration plan for Monaghan town by maintaining a focused, long-term vision for the masterplan area, which aided decision making about the urban development.







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St Louis Convent Lands

The Convent Lands are the fourth strategic regeneration site in Monaghan. A Masterplan for the lands is one of the strategic objectives in the Monaghan County Council Development Plan 2025-31: MTO 6: To prepare and implement a Masterplan and Development Framework for the Saint Louis Convent site which will act as a blueprint for its evolution and ensure that the development of the site takes place in a sustainable manner.

Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024





Baseline Research

Large Scale

Regeneration Sites

Existing Regeneration Projects

Roosky Lands

- Master plan adopted April 2022.
 - Access Road tender planned for 2025
 - Delivery, with the exception of new Civic Offices and associated infrastructure, anticipated to be after the delivery of Dublin Street North and South

Dublin Street North

- Regeneration plan adopted 2017
 - Detailed design progressed and application lodged with ABP in 2024
- ABP decision 1 year
 - 2 year tender and construction period
 - URDF funding approval of €14.7 m in respect of Dublin Street North & South

Dublin Street South

- Regeneration plan adopted April 2022
 - Final detailed design nearly complete Q4 2024
 - Application to ABP August 2022. Further information requested Q1 2023. Still awaiting decision.
- 2 year tender and construction
- URDF funding approval of €14.7m in respect of Dublin Street North & South

Proposed

Section 3 Overall Town Strategy

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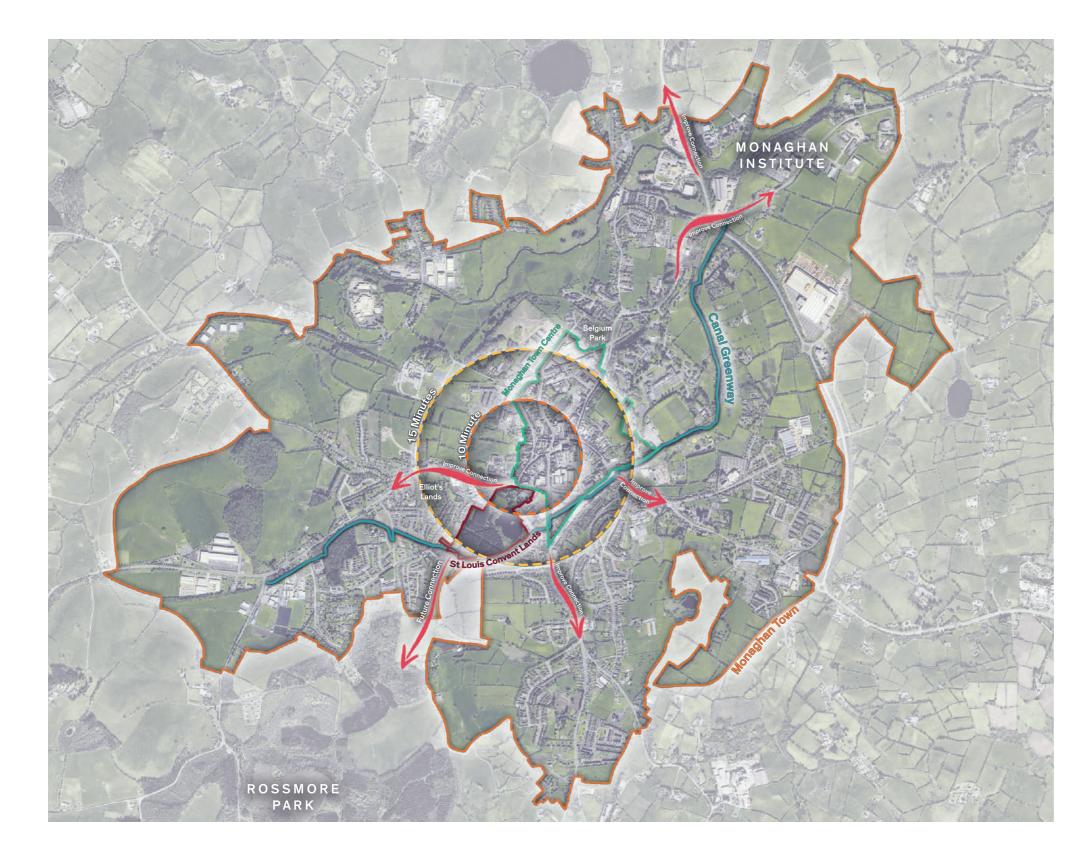
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Project: Monaghan Town Centre First Client: Monaghan County Council Stage:Draft Town Centre First PlanRevision:30.10.2024

John McLaughlin Architects



North.

The N54 national road passes through the town centre, and the N2 skirts its eastern edge- both connecting the town to the north and the south, and at the same time bringing passing traffic into the historic core and limiting scope to improve pedestrian and cycle safety.

Monaghan town is compact, with most of its parts within a 15 minute walking distance. It has several large supermarkets on the edge of its historic core, and several of its schools, most of which grouped around the St Louis Convent serve as a historic educational centre of the town, serve a large catchment.

Project: Monaghan Town Centre First Client: Monaghan County Council

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Overall Town Strategy Monaghan Town Municipal Boundary

Town Centre and Area of Influence

Monaghan is the largest town in the county, with a population of 7,894 in the Census of April 2022. Monaghan town centre serves the surrounding lands within the municipal boundary and the broader context. It is positioned along a route from Donegal through the North to Dublin. Rossmore Park, no.1 of the top 10 most visited Coillte Parks had 357,834 visitors in 2023. Ulster Canal- a green spine and a biodiversity corridor- passes through the town, with its large sections adapted as a greenway, and future plans to connect to the wider network on canals in the

Monaghan town boundary includes several modern housing estates, and includes large greenfield sites, some of which are in the process of being developed for housing.

With St Louis lands coming into public ownership, Monaghan town is presented with a unique opportunity to re-balance and expand its centre into the convent lands. The lands have immense potential as a recreational, cultural and educational centre within walking and cycling distance of most areas, with access from the Ulter canal greenway. The parkland has capacity to offer new walking and cycling routes and to provide much needed amenities to the town centre dwellers, many of whom lack outdoor space.



Overall Town Strategy Town Vision

John McLaughlin Architects





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Stage: Draft Town Centre First Plan Revision: 30.10.2024



Overall Town Strategy Heritage

Objective

Enhance Monaghan's heritage and transform vacant or derelict heritage buildings through renovation, renewal, and adaptive reuse. Descriptions of the actions below are included in Appendix B.

Actions

- H1 Architectural Conservation Areas Review
- H2 St Louis Architectural Conservation Area Designation
- H3 Review of Record of Protected Structures
- H4 Town Centre Design Palette
- H5 Town Centre Shopfront Strategy
- H6 Heritage Trail
- H7 Public Realm Enhancement Project- Glaslough Street
- H8 Public Realm Enhancement Project- Market Street
 - and Park Street
- H9 Public Realm Enhancement Project- North Road and
 - Peter's Lake
- H10 Rossmore Monument Restoration
- H11 Dawson Monument Cleaning
- H12 Step Free Access to the Old Museum Building
- H13 Assembly Rooms Façade Restoration and Pocket
 - Parks
- H14 No. 54-57 Dublin Street Façade Restoration
- H15 24-26 Market Street Façade Restoration



The Heritage actions focus on the review, protection and enhancement of Monaghan town centre architectural conservation areas.

The proposed actions include small scale initiatives, such as developing a palette of materials, street furniture and colours to inform future public realm projects in the town, ensure a coherent approach which reduces visual clutter. Amongst medium-scale actions are targeted suggestions for tackling vacancy and dereliction and bringing buildings back into active use.

The heritage actions include two public realm regeneration projects, Glaslough Street and Market House/ Park Street. Both projects will require extensive consultation with local stakeholders and TII, with Glaslough Street project possibly dependent on the provision of a bypass before it's implemented.







Examples of Materials and Street Furniture Suited to Historic Environments



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Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024

Overall Town Strategy Heritage

Heritage Actions

The actions relating to the heritage-led regeneration of Monaghan town are described in detail in the Appendix B-Historic Towns Initiative report.

To discuss making the town more liveable and well connected place for everyone.



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Stage: Draft Town Centre First Plan Revision: 30.10.2024

Overall Town Strategy Living Town

Objective

Actions

- L1 Cycling and Active Travel Strategy
- L2 Gateways.
- L3 Pedestrian Links
- L4 Town Safety
- L5 Provision of Bypass
- L6 Park and Ride
- L7 Parking Audit
- L8 Vacancy and Dereliction
- L9 Safe Routes to Schools- St Louis





The public consultation had numerous contributions from the public, asking for safer road junctions, safe routes to schools and for commuting, links through the town centre through laneways, safety improvements to the greenway and its connection to Rossmore Park. In particular, the teenagers stressed the independence offered by safe bike travel, and the need for amenities that can be reached by foot or by car, without reliance on car lifts.

The proposed strategy below builds on the 2018 Active Travel plan for Monaghan.

These are the primary walking/cycling routes through the Town centre using the Canal Greenway as a connecting spine. A Greening Strategy should be developed along these routes to soften the streetscapes and encourage active travel modes within the town.

15 Minute City

Centre

Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024





Overall Town Strategy Living Town

Cycling and Active Travel Strategy

The National roads passing through Monaghan bring heavy traffic into the town and makes it difficult to re-allocate road space for footpaths and cycle lanes, and provide safe routes to schools.

Routes

Canal Greenway

The Ulster Canal forms a key part of the Monaghan County Walking and Cyling Plan 2021- 2026. In addition, its connection to St Louis Convent lands has the potential to safely link the cycling routes along the canal to the four schools around the site.

Primary Active Travel Routes

Secondary Active Travel Routes

Branches off the Primary route to connect nearby estates to the town centre and schools.

Green Corridor

A pedestrian and cycle, north-south link through the town centre. As there is high traffic pressure on the existing roads in the

To encourage the town centre to thrive and avoid a hollowing out effect, the majority of appropriate development, including housing should occur within the 15 minute boundary of the Town



A Town Gateway Strategy would offer a welcome to all those entering the town by foot, by bike, by public transport and by private car. It would serve as developing a local identity branding whilst providing a means of promoting attractions, activities and servives to visitors. We have identified locations where small installations including sculptures, soft landscaping, and signage, can serve as 'gateways'.



Gre Veh Ped **Ulster Canal**

Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024





Overall Town Strategy Living Town

Town Gateway Strategy

Monaghan town has an untapped capacity as a visitor destination, with potential to showcase its heritage, links to the outdoor recreation centres, and offering numerous festivals and events throughout the year.



Location of Proposed Gateway No.11, Broad Rd

eenway Gateway	
nicle Gateway	
destrian Gateway	





Memorial Statue at a gateway to the town of Battle, Kent, UK

Wayfinding Sinage, John deWolf

town.

By focusing on key entrances, this strategy can incorporate attractive signage, landscaping and art installations that reflect the Monaghans unique identity and heritage. These enhancements not only create a welcoming atmosphere but may also instill curiosity and ambiguity, encouraging the visitor to wander further. Additionally, well-designed gateways can improve traffic flow and safety, making the town more pedestrian-friendly.

Town Gateway Strategy fosters civic interaction, offers a sense of place and boosts tourism, benefitting residents and visitors alike.

Coherent town branding can be effectively depicted through well-designed gateways, which serve as the first impression for both visitors and residents . These gateways can reflect the town's identity, culture, and values through architectural styles, signage, and landscaping that align with the overall branding strategy.

Stage: Draft Town Centre First Plan Revision: 30.10.2024



Kilkenny Greenway, Mitchell and Associates



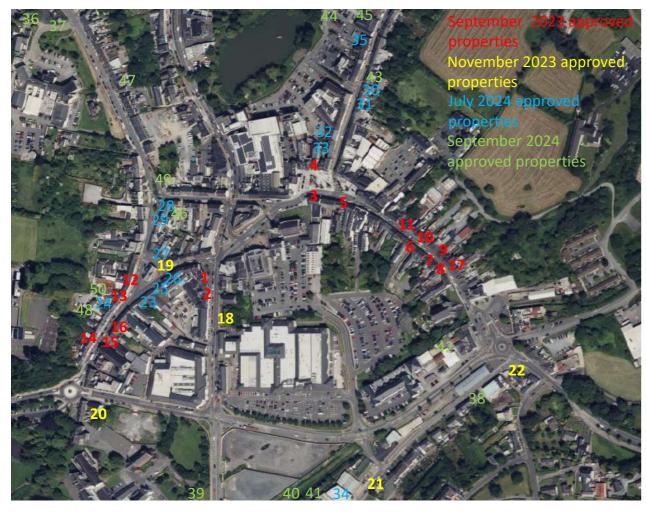
Overall Town Strategy Living Town

Town Gateway Strategy

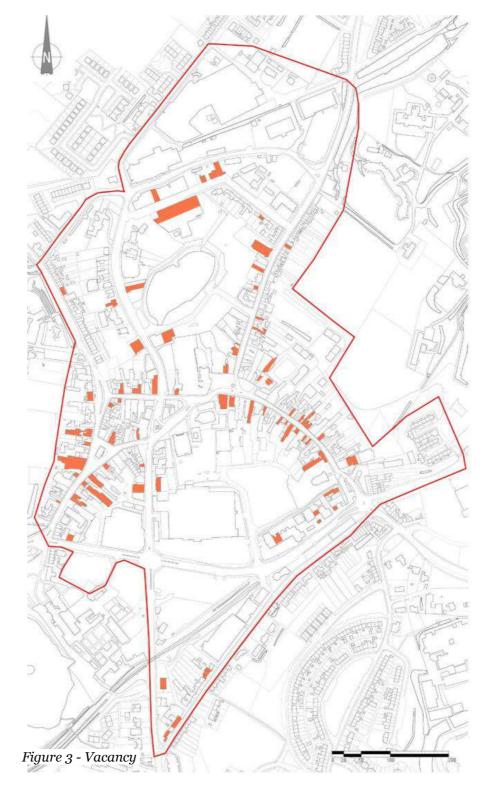
A Town Gateway Strategy can significantly enhance a community by improving the first impressions visitors have when entering the

A Gateway Strategy would have a coeherent soft landscaping, materials and signage palette. Contributions from local artists, and use of local materials would be important.

Overall Town Strategy Living Town



Map showing Derelict Properties in Monaghan Town Centre part of MCC Vacancy and Dereliction Action under URDF



Vacancy Map, Queen's University Belfast 'Monaghan Town Health Centre Check'

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Project:Monaghan Town Centre FirstClient:Monaghan County Council

Stage:Draft Town Centre First PlanRevision:30.10.2024



Vacancy and Dereliction

The 2024 Town Centre Health Check undertaken by Queen's University Belfast highlights that overall vacancy in Monaghan town has risen significantly from 8% in 2023 to 14% in 2024. The increase reflects changes in both residential and non-residential properties:

Residential vacancy in 2024 is at 3.4%. However, commercial vacancy is at 19% surpassing the national average of 14.4%.

Vacancy remains a widespread issue in the town, particularly affecting Park Street and Dublin Street. Other historic streets in Monaghan town, including Glaslough Street, are also impacted by vacancy.

The highest vacancy is seen in The Diamond, the historic retail centre in the town. Many notable properties, including the Jewellery Boutique and C.McNally's, are currently vacant. To the north of the town, a number of vacant former industrial buildings on Plantation Road are vacant, and have a negative impact on the streetscape.

Monaghan County Council's Town Regeneration unit has undertaken significant work over the past years to identify vacant and derelict buildings and engage with their owners to repair and activate their properties. CPO process has been used as a measure where agreement with the owners hasn't been reached.

The focus of the current regeneration project was to build on MCC's substantial work already carried out to tackle vacancy and dereliction in Monaghan town, and identify key projects that could complement this action, identified in the Historic Towns Initiative report at Appendix B.



Develop an strategy for connected green spaces, offering opportunities for play, active travel, absorb rainwater and reduce flooding, enhance biodiversity and wildlife corridors and reduce the visual and sensory impact of the busy roads and car parking.

Identify opportunities for current and future needs of the local community to enhance social spaces and the quality of life for all residents, including younger generation.

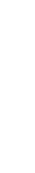
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Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024

Overall Town Strategy Climate Resilience and Community

Objectives

Actions

- R1 Spaces for young Persons and Teenagers
- R2 Playful City and Outdoor Play
- R3 Monaghan Sports Campus
- R4 Irish Language and Cultural Centre
- R5 Broad Road Link
- R6 St Louis Long Term Car Park
- **R7** Biodiversity Corridors



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Incorporating natural elements into play areas, children engage in enhancing their physical fitness and creativity. These spaces encourage social bonding as families and neighbors gather, strengthening community ties. Exposure to nature cultivates a sense of respct for the environment, inspiring collective efforts to protect local ecosystems. This recreational activity enriches community life by fostering connection, health, and sustainability.

Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024

Overall Town Strategy Climate Resilience and Community

Nature Based Play





Fitzgerald Park, Cork





Boardwalk in Park, Robert Skitek

In our consultations with teenagers, they spoke openly about lack of spaces and facilities for them in Monaghan town, suggesting it is the major contribution to anti-social behaviour, alcohol consumption in the town. Creating indoor and outdoor spaces for the teenagers in the town would offer them a place of their own, and help to instil a sense of belonging.

Public spaces for teenagers can offer an opportunity for young people to connect, and express themselves.

They offer open areas for sports, picnic spots for socializing, and quiet corners for relaxation or reading. These places can host community events, music performances, and art installations, making them vibrant hubs for creativity and fun. Whether it's skateboarding, playing basketball, or relaxing with friends, made places for young people provide a sense of freedom and a place to build memories.

Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024





Overall Town Strategy Climate Resilience and Community

Spaces For Teenagers



Benjakitti Forest Park, Thailand, Arsomslip Community and Environmental Architect

South Harbour of Koge, Denmark. SLA

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Project:Monaghan Town Centre FirstClient:Monaghan County Council

Stage:Draft Town Centre First PlanRevision:30.10.2024

Overall Town Strategy Climate Resilience and Community

Pocket Parks

John McLaughlin Architects



Overall Town Strategy St Louis Lands

Objectives

Explore the potential of St. Louis Convent lands and its heritage buildings, which were recently acquired by Monaghan County Council.

Develop meaningful and accessible connections between St Louis Convent lands, the town centre and the surrounding areas.

Actions

- S2 St Louis Buildings

Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024

Develop a Masterplan for the lands in line with the other three themes of the Town Centre First Strategy.

- S1 Parkland and Entrances
- S3 Crannog
- S4 Greenway Hub



Section 4 Key Strategic Regeneration Projects

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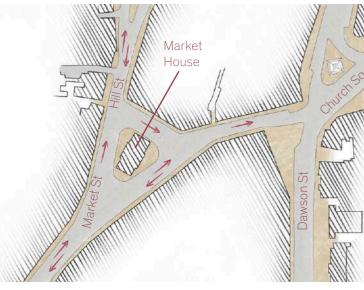
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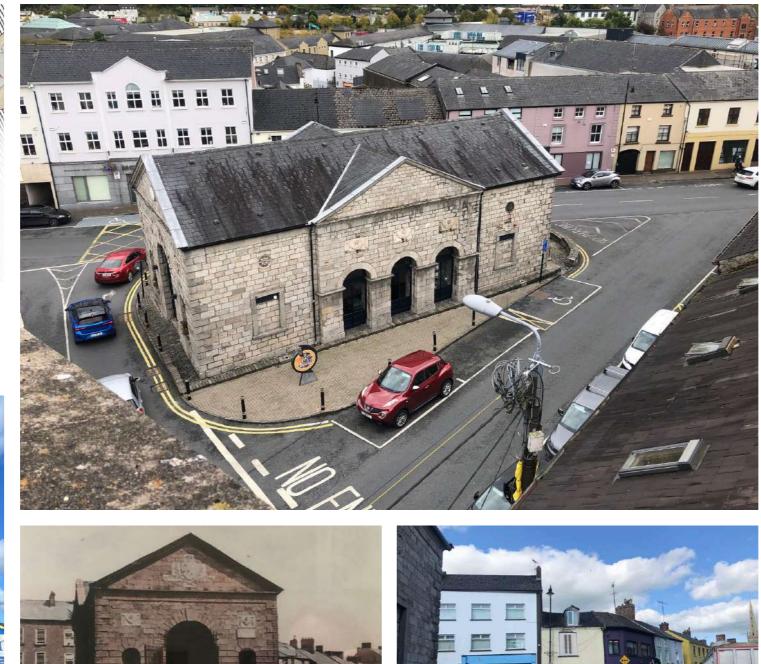
Project: Monaghan Town Centre First Client: Monaghan County Council Stage:Draft Town Centre First PlanRevision:30.10.2024

John McLaughlin Architects



Existing Sketch Plan





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Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024

Strategic Regeneration Projects Market Street

Existing Condition

Market House was built in 1792 to the designs of a talented amateur architect of the time called Samuel Hayes, on the site of an important open space in the town which had similar prominence to the Diamond and Church Square. Market House originally had a plinth with open space on either side, as seen on the historic photographs from the late 19th century.

Today, Market House remains a prominent landmark in Monaghan, a sensitively restored cultural building. The roadways surrounding the Market House have left it in the centre of a 'roundabout', with no safe crossings to the surrounding streets and separated from the other squares in the historic core of Monaghan town.







Proposed Sketch Plan





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Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024

Strategic Regeneration Projects Market Street

Proposed

The proposals involve reconnecting the Market House to the surrounding streets, improving the public realm surrounding the Market House and making access to the building safer for pedestrians.

A good quality palette of materials is recommended, referencing the fine stonework of the Market House.

The proposals will require assessment of the existing road and traffic conditions, to minimise the impact on the existing traffic flow and parking.



The street is a busy one way street in the town.

The footpaths look tired and there is limited accessibility along footpaths.

The street has potential for re-paving with high quality materials, incorporation of soft landscaping where possible, and opportunities for cycle parking.







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Stage: Draft Town Centre First Plan Revision: 30.10.2024

Strategic Regeneration Projects Glaslough Street

Existing Condition

Glaslough Street is an attractive street with many active small shops at its southern end, and a more residential character at its north end.



Sketch public realm enhancement proposal, lower Glaslough Street



Clonakilty Public Realm



Accessibility Enhancement



Streetscape Enhancement

Stage: Draft Town Centre First Plan Revision: 30.10.2024





Strategic Regeneration Projects **Glaslough Street**

Proposed

Public realm project for Glaslough street has the potential to enhance the streetscape, restore some of its historic character and make it more accessible to pedestrians and cyclists. The street can also be enhanced as a route to the Peace Campus, the bus station and the old train station, through considered signage and wayfinding.

The potential public realm enhancement would include compliance with DMURS, soft landscaping, wayfinding to Peace Campus, enhanced palette of materials with reference to historic context. A parking audit would be required to provide a databased approach to possible re-location of on-street parking to provide wider footpaths, outdoor dining, cycle parking and soft landscaping, while retaining accessible parking and loading bays for businesses.









Existing Plan of Peters Lake and Pedestrian Links

Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024

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Strategic Regeneration Projects Peters Lake

Existing Condition

In the Historic Town Initiative report (Appendix B), North Road and St Peter's Lake were jointly considered as Peter's Lake Gardens Historic Character Area. The lake, surrounding greenery, mature trees and distant views of the western hillsides of Monaghan town are an integral part of the character of this area.

Historically, North Road was lined with mature lime trees, dating back to late 19th century photographs of the town. The lake was more open on its southern edge. The old maps show the laneways and rear gardens of Glaslough street extending to the lake.

Today, while Peter's lake remains a valuable green space at the heart of Monaghan town, it has become disconnected from the surrounding streets and its eastern and southern edges dominated by roads and car parking.

Strategic Regeneration Projects Peters Lake

10) M ROA 6 8 PETER'S LAKE (3) 5 Shared Surface Footpath Grass







Kilkenny Green Coridoor, Mitchell and Associates (Informal Play Spaces)

Proposed Plan of Peters Lake and Pedestrian Links

Stage: Draft Town Centre First Plan Revision: 30.10.2024







Proposed

The primary aims of this public realm enhancement actions are to restore the historic character of North Road, enhance the pedestrian links around Peter's Lake and reduce the visual impact of the areas of car parking on the east side of the lake.

The project should incorporate enhancement of biodiversity and sustainable urban drainage, and also explore locations where small play areas may be incorporated. A soft landscaping masterplan should be prepared, connecting North Road to the lake, supported by traffic and parking studies and consultations with the local businesses and residents.

Legend

- 1. North-South Active Travel link through Peters Lake, shared surface.
- 2. Sheltered pavilion as a covered outdoor space for younger people
- 3. Pocket park- playground with smaller play spaces
- 4. Safe crossing points across North Road
- 5. Potential for future development to incorporate views towards the lake
- 6. Public Realm improvements to Plantation Road, e.g. street trees, restoration of railings to the terraced houses.
- 7. Remove hedging to open up view to Peter's Lake from North Road
- 8. Extend footpaths / shared surface with soft landscaping from Glaslough Street to Peters Lake to prioritise pedestrian access
- 9.Reinstate lime trees on North Road
- 10. Step free access between North Road and Plantation Road

Section 5 Town Centre First Action Plan

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Project: Monaghan Town Centre First Client: Monaghan County Council

Stage: Draft Town Centre First Plan Revision: 30.10.2024







	OBJECTIVE	FOCUS AREA	PHASIN	II INDICATIVE COST	KEY STAKEHOLDERS	RELEVANT NATIONAL AND MCC POLICY
H1	Heritage Architectural Conservation Areas Review. Undertake a review of the extent of existing ACAs to include entire plots as well as building frontages, particularly Dublin Street North and Glaslough Street. Seek Conservation Architect Advice.	Town Centre Boundary	Short	Low	Heritage Council, MCC Heritage Department	Architectural Heritage Guidelines for Local Authorities 2000 Planning and Development Act
H2	St Louis ACA. Review St Louis Lands against provisions in 2000 Planning Act and Architectural Heritage Guidelines for Local Authorities for inclusion on the list of ACAs in Monaghan Town. Seek Conservation Architect Advice.	St Louis Lands	Short	Low	Heritage Council, MCC Heritage Department	Architectural Heritage Guidelines for Local Authorities 2000 Planning and Development Act
H3	Review of Record of Protected Structures Review backland development in Historic core and smaller storage structures on St Louis site for inclusion on the MCC Record of Protected Structures. Seek Conservation Architect Advice.	St Louis Lands, Historic Core	Short	Low	Heritage Council, MCC Heritage Department	Architectural Heritage Guidelines for Local Authorities 2000 Planning and Development Act
H4	Town Design Design Palette - Signage, Street Furniture, Lighting, Historic Colour Palette. Appoint a conservation-architect-led design team to design and provide proposals for a street furniture, signage, interpretation and lighting strategy for Monaghan Town. The project deliverable will be a comprehensive guidance document to inform ongoing and future public realm works. It will contain a materials and colour palette, fixtures and fittings, wayfinding and street art strategy and a planting scheme to guide all new development.	Monaghan Town ACAs	Short	Medium	Heritage Council, MCC Heritage Department, MCC Culture and Tourism Departments, MCC Tourism	
H5	 Town Centre Shopfront Strategy. Develop a shopfront strategy to guide repairs to existing shopfronts in the town centre, and installation of new shopfronts and signage, with the aim to Encourage the maintenance of original shopfronts Encourage the reinstatement of traditional shopfronts where poor replacements have been installed Promote modern design and high quality materials where new shopfronts on new or modern buildings are being proposed. 	Monaghan Town ACAs	Short	Low	Heritage Council, MCC Heritage Department	
H6 s	Heritage Trail. Appoint a heritage consultant to review and expand the existing Monaghan Heritage Trails into St Louis lands and Peace Campus, provide a clear universally accessible route option and routes suited to young children. The output should be a document highlighting key landmarks as well as architectural features of modest buildings and public realm, and suggesting public realm markers for the trail.	Monaghan Town Centre, St Louis Lands	Short	Low	Heritage Council, MCC Heritage Department, MCC Culture, MCC Tourism	C MCC Tourism Strategy 2022-28
H7	Public Realm Enhancement Project- Glaslough Street. Public realm enhancement to include compliance with DMURS, soft landscaping, wayfinding to Peace Campus, enhanced palette of materials with reference to historic context. Undertake a parking audit to provide a data-based approach to possible re-allocation of on-street parking to provide wider footpaths, outdoor dining, cycle parking and soft landscaping, while retaining accessible parking and loading bays for businesses.	Glaslough Street Character Area	Short	Medium	MCC Roads, MCC Active Travel Glaslough Street Residents and Business Owners	

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Stage: Draft Town Centre First Plan Revision: 30.10.2024



Town Centre First Action Plan

H8	Public Realm Enhancement Project- Market Street and Park Street . Public realm enhancement to improve the setting of the Market House and its connection to Market Street, Dawson Street and Hill	Historic Core Character Area	Short	Medium	NTA, MCC Roads, MCC
	Street. Provide a safe walking route from Market House to the old County Museum and to St Louis lands. Undertake road safety audits, traffic and parking surveys to investigate potential to re-allocate carriageway to the north of the Market House as a shared surface.				Market and Park Stree
H9	Public Realm Enhancement Project - North Road and Peter's Lake. Landscaping plan to restore the historic line of lime trees on North Road and unify and soften the eastern side of Peter's Lake Park.	Peter's Lake Gardens Character Area	Medium	Medium	Heritage Council, Natio
					MCC Roads, MCC Activ MCC Heritage
H10	Rossmore Monument Restoration. Restoration of eroded historic stone carving to the perimeter and vaulted stone undercroft and paving, restoration of drining fountain including bronze spout, stone cleaning. To be informed by Grade I or Grade II conservation architect report and methodology.	Historic Core Character Area	Short	Low	North Road Residents Heritage Council, Natic
H11	Dawson Monument. Stone cleaning of the upper section of the monument. To be informed by Grade I or Grade II conservation architect report and methodology.	Historic Core Character Area	Short	Low	Heritage Council, Built Culture
H12	Step Free Access to the Old Museum Building. Appoint heritage consultants to develop a strategy to make the Old Museum Building accessible to the public in line with Access- Imroving the Accessibility of Historic Buildings and Places Advice Series by the Department of Arts, Heritage and the Gaeltacht. The design should be informed by measured and topographical surveys and minimise impact on historic fabric, symmetry and character of the building.	Historic Core Character	Short	Low	Heritage Council, Built Culture, Arts Council
H13	Assembly Rooms- Façade Restoration and Pocket Parks. Develop a soft landscaping proposal for the front courtyard of the Assembly Rooms and a 'Wild Garden' proposal for the rear.	Historic Core Character Area	Medium	Low	MCC Climate and Biod
					Tidy Towns, Other Com Future users of Assem
H14	No. 54-57 Dublin Street Façade Restoration . Historic character restoration to the group of 4 stone buildings on Dublin Street on NIAH, comprising stone cleaning and reporting for a unified front elevation,	Historic Core Character Area	Short	Low	Heritage Council, MCC
	restoration of Wyatt windows and historic archway to no.55 Les Cadeaux.				Building Owners
H15	24-26 Park Street Façade Restoration. Project to assist the owner with restoring timber windows following a fire, and replace remaining PVC windows with timber.	Historic Core Character Area	Short	Low	Heritage Council, MCC
	Living Town				Building Owners
L1	Cycling and Active Travel Strategy Appoint a Design Team to develop and update the MCC Cycling and Active Travel Strategy to include St Louis Lands and suggested gateway locations. Project to include a	Municipal Boundary	Short	Medium	MCC Active Travel, MC

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road safety audit and a consultation with TII. Strategy to propose improvements along national roads and to incorporate a long-term vision for Monaghan after the construction of the bypass. Short term and long term bike parking, electric bike charging and bike rental schemes to be considered as part of the strategy.

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Stage: Draft Town Centre First Plan Revision: 30.10.2024

Town Centre First Action Plan

/ICC Active Travel,

eet Residents and Business Owners

MCC Tourism Strategy 2022-28

MCC Biodiversity and Heritage Strategic Plan 2020-2025

ational Monuments Service, TII

ctive Travel, MCC Climate and Biodiversity,

nts and Business Owners ational Monuments Service, MCC Heritage

uilt Heritage Service, MCC Heritage, MCC

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odiversity, MCC Town Regeneration

ommunity groups embly Rooms (Once Established)

CC Town Regeneration Team, MCC Heritage

CC Town Regeneration Team, MCC Heritage

MCC Roads, MCC Climate

MCC Walking & Cycling Strategy 2021

MCC Local Transport Plan

MCC Climate Action Plan

L2	Gateways . Develop and implement a 'Gateway' strategy for Monaghan based on the locations indicated in the Town Centre First report. The gateway strategy shall provide a coeherent proposal for each pedestrian, cycle and vehicular gateway, including a colour, planting and material palette, wayfinding for visitors, and a branding strategy for Monaghan. Include opportiunities for biodiversity enhancement. The		Medium	Medium	Town Team, MCC Clin Roads, Active Travel, I Tidy Towns
	gateway project shall make reference and be consistent with the materials and planting palette developed as part of Action 6 Public Realm Enhancement				Arts Council
L3	Pedestrian Links In consultation with landowners and owners of adjoining properties, explore creating three new pedestrian links in Monaghan centre to improve accessibility and active travel and create	Northern Gateway, Historic Core	Medium	Medium	Town Team, MCC Roa
	 biodiversity corridors. Locations: North-south link between St Peter's Lake, bus station and lands to the north, Along the Shambles through Monaghan Presbyterian Church grounds Reinstate historic laneway between Park Street and Dawson Street 				Local property and bu
L4	Town Safety Review lighting strategy for pedestrians and cyclists outside of Town Centre limits, develop a low level pedestrian and cyclist lighting strategy in parallel with the L3 Cycling and Active Travel Strategy and with Biodiversity/ Ecologist input	Municipal Boundary	Medium	Medium	MCC Active Travel, M
L5	Provision of Bypass to remove passing traffic and heavy duty vehicles from Monaghan Town	Municipal Boundary	Medium	High	TII, NTA, MCC Roads
L6	Park and Ride Assess suitable locations for a park and ride scheme for Monaghan along existing bus routes. Location of Park and Ride car park to prioritise brownfield sites.	Municipal Boundary	Medium	High	TII, NTA, MCC Roads
L7	Parking Audit Undertake and audit of all public parking in Monaghan Town to assess capacity and inform future development. Discourage long term parking in the town centre.	Municipal Boundary	Short	Low	TII, NTA, MCC Roads
L8	Vacancy and Dereliction Continue engagement with owners of vacant and derelict building owners to	Town Centre Boundary	Short	High	Heritage Council, MC
L9	bring stuctures back into active use. Safe Routes to Schools- St Louis Develop the historic entrance to St Louis from Clones Road as a safe bus and car drop off point.	s St Louis	Medium	Medium	NTA, TII, MCC Roads, School teaching staff
	Climate Resilience and Community				
R1	Spaces for young Persons and Teenagers Create a task force to establish need and funding streams for a youth centre in Monaghan, offering after school activities to young people and teenagers, including those with special needs.	Municipal Boundary	Medium	High	MCC Culture Tusla Youth Groups
R2	Playful City and Outdoor Play Develop and implement an outdoor play strategy for Monaghan which incorporates St Louis Lands, opportunities for risk-based and nature-based play, sensory gardens and pocket parks, spaces for persons with autism.	Town Centre Boundary	Low	Medium	MCC Culture, MCC Bi
R3	Monaghan Sports Centre. In consultation with the Monaghan Community, identify suitable sites and implementation plan for a public indoor and outdoor sports facility in Monaghan Town. Preferred locations would be within 15mins walk of Monaghan town centre and would not rely on car access. Brownfield sites, particularly vacant or underused warehouses on North Road, should be investigated as a priority.	Municipal Boundary	Medium	High	MCC Town Regenera
R4	Irish Language Centre. Develop a spatial brief and business plan together with the Muineachán Le Gaeilge to select a suitable site in Monaghan Town for a permanent Irish Language Centre. Prioritise adaptive re-use of existing MCC-owned buildings in the town centre.	Town Centre Boundary	Low	High	MCC Town Regenera Gaeilge

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Town Centre First Action Plan

MCC Tourism Strategy 2022-28				
MCC Biodiversity and Heritage Strategic Plan 2020-2025				
MCC Walking & Cycling Strategy 2021				
MCC Biodiversity and Heritage Strategic Plan 2020-2025				
MCC Walking & Cycling Strategy 2021				
MCC/ NTA Local Transport Plan				
MCC Development Plan				
Town Centre First, Compact				
Settlement Guidelines MCC Walking & Cycling Strategy 2021				
2021				
MCC Climate Action Plan 2024- 2029				
MCC Climate Action Plan 2024- 2029				

ation Team, MCC Heritage, Muineachán Le

R5	Broad Road Link. Develop a landscaping strategy for Monaghan Shopping Centre car park and soft landscaping to Broad Road as a pedestrian route from town centre to St Louis, including pedestrian	Broad Road Commercial			MCC Roads, MCC Climate, MCC Biodiversity, MCC Active Travel	MCC Climate Action Plan 2024- 2029
	paths from Castle Rd car park. Include SUDS, electric car charging, bike parking and accessible parking.				Monaghan Shopping Centre Management an dindivisual business owners	MCC Biodiversity and Heritage Strategic Plan 2020-2025
R6	St Louis Long Term Car Park. Reduce and re-allocate car parking spaces to create a new public entrance to St Louis lands in line with proposals in St Louis Options paper.	St Louis			MCC Roads, MCC Climate, MCC Biodiversity, MCC Active Travel	MCC Biodiversity and Heritage Strategic Plan 2020-2025
					St Louis Schools	
R7	Biodiversity Corridors . Develop a series of pocket parks, locations for urban trees, and SUDS locations as a network of small green spaces around town. Incorporate nature-based play opportunities from R2	Municipal Boundary			MCC Climate, MCC Biodiversity	MCC Climate Action Plan 2024- 2029
	Playful City and Outdoor Play				Tidy Towns	MCC Biodiversity and Heritage Strategic Plan 2020-2025
	St Louis Lands					
S1	Parkland and Entrances. Develop the feasibility study contained in St Louis Options Paper into a comprehensive phased masterplan for St Louis site, which includes all boundary treatments, greenway gateways and Hub, biodiverse planting and natural drainage solutions, spaces for events and for	St Louis	Medium	High	Parks and Wildlife Service, Heritage Council, National Monuments Service	MCC Development Plan
	children, future structures on the site and hardstandings around all buildings. The design should be informed by a heritage-led approach, and comprehensive surveys of the site ecology, habitats, drainage, topography and trees.				MCC Biodiversity, Horticulture, Climate, Culture	
S2	St Louis Buildings Determine a long-term use for each vacant council-owned building on the St Louis Site, building on the Town Centre First consultation outcomes. Develop a phased redevelopment and operational strategy for each building.	St Louis	Short	High	MCC Town Regeneration Team, MCC Heritage, MCC Culture, MCC Planning, MCC Housing, MCC Arts, MCC Tourism Community Groups	MCC Development Plan
S3	Crannog Undertake archaeological and ecological surveys of the crannog on the Convent Lake and establish feasibility of providing public access	St Louis	Short	Low	MCC Heritage, MCC Tourism, MCC Culture	MCC Development Plan
S4	Greenway Hub . Develop an Ulster Canal Greenway Hub as an ancillary and complementary adaptive re- use of the Chapel and Nursing Home buildings. To include bike parking locations, accessible toilet facilities, outdoor picnic areas, opportunities to discover the heritage of St Louis and Monaghan Town as part of the stopover, wayfinding to Monaghan Town.		Short	High	MCC Active Travel, MCC Culture, MCC Biodiversity, MCc Tourism	MCC Development Plan

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Town Centre First Action Plan

