

**COMHAIRLE CHONTAE MHUINEACHAIN  
MONAGHAN COUNTY COUNCIL  
SITE NOTICE**

**PART 8**

**Planning and Development Act 2000 (as amended)**

**Planning and Development Regulations 2001 (as amended)**

Notice is hereby given pursuant to Article 81(1) of the Planning and Development Regulations 2001 (as amended) for development at **No.63 Fermanagh Street, Clones** and alterations to previously approved Part 8 Planning Ref 18/8013 at **the building known as An Bonnán Buí and the adjoining property to the south east formerly known as The Flower Shop at lower Fermanagh Street, Clones, Co. Monaghan**


The proposed development consists of the following:

1. Works to No.63 Fermanagh St. to include; a) the demolition of the three storey property with the exception of the front façade, b) the erection of temporary structural support to the adjoining buildings and front façade, c) construction of a three storey development with independent access containing 3no. 2 bed residential units, improvement works to front façade, replacement of pitched roof to match existing, d) connection to public sewers and mains water supply, e) the construction of retaining walls and bin stores to the rear and all associated site works.
2. Alterations to previously approved application for works to building known as An Bonnán Buí and the adjoining property to the south east formerly known as The Flower Shop, Part 8 Planning Reference Number; 18/8013 consisting of a) change of 1no. 1 bed residential unit to a 2 bed residential unit (revised development providing 5no. 2 bed residential units and 1no. 1 bed residential unit), b) revisions to ground floor layout and associated alterations to front and rear facades, c) the relocation of integrated bin stores to within retaining walls to the rear, & d) amendments to retaining walls and ground levels to the rear.

Plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during public opening hours at Monaghan County Council, County Offices, The Glen, Glen Road, Monaghan H18 YT50 up to and including May 16<sup>th</sup>, 2019.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be situated, may be made in writing to Monaghan County Council, County Offices, The Glen, Glen Road, Monaghan, H18 YT50 up to 5pm on May 30<sup>th</sup>, 2019.

Signed:

  
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Mr John Murray  
Director of Services  
Monaghan County Council

Date of erection of site notice: April 18<sup>th</sup>, 2019