

SOUTH DUBLIN STREET & BACKLANDS REGENERATION SCHEME, MONAGHAN TOWN CENTRE



Comhairle Contae Mhuineacháin
Monaghan County Council

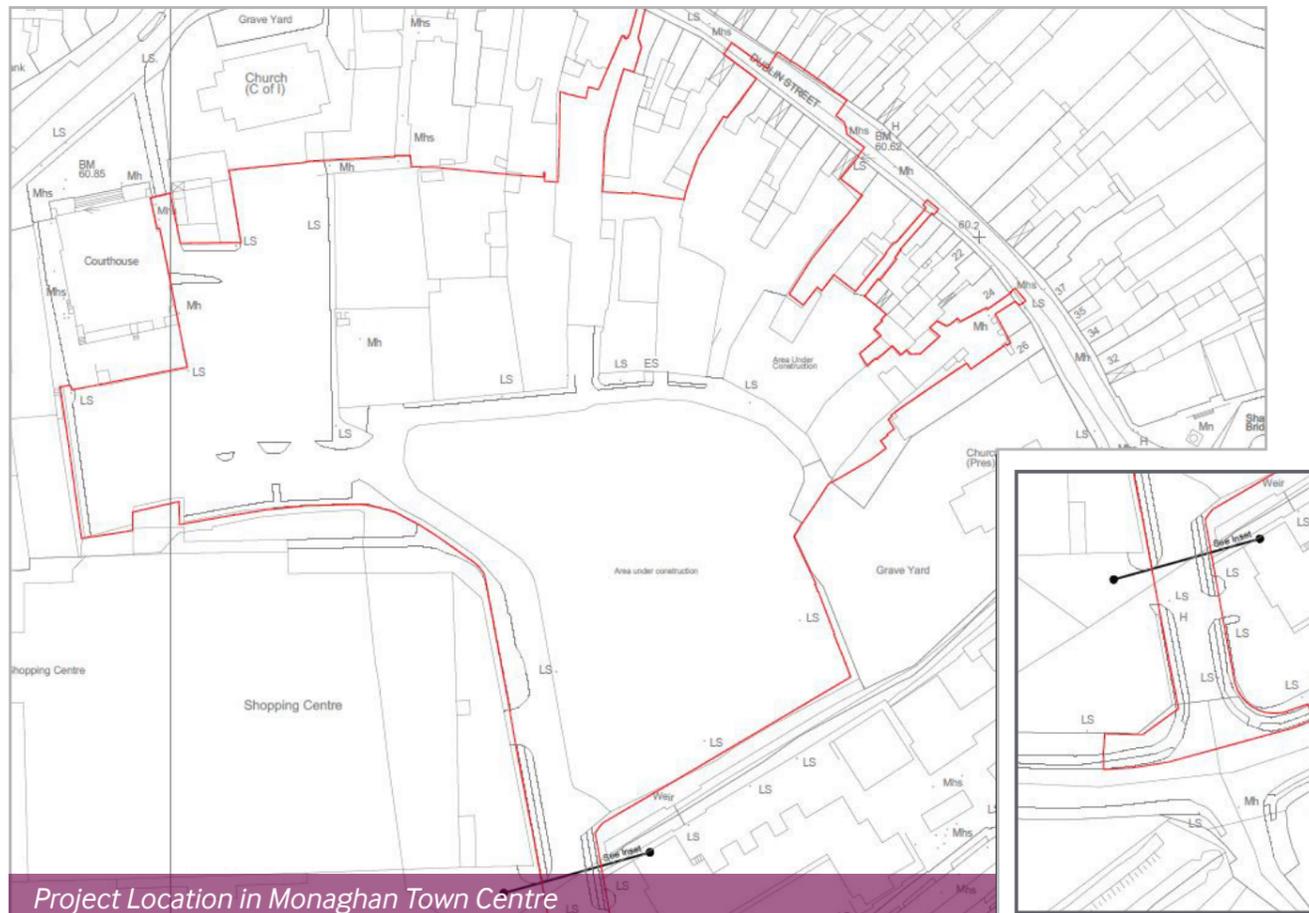


INTRODUCTION

The South Dublin Street & Backlands project is the initial phase of the Dublin Street Regeneration Plan (2017). It aspires to create new high quality infrastructure and public realm, to act as a stimulus for attracting future town centre development, forming part of a new Dublin Street Quarter in Monaghan town centre.

The aim is to enhance and improve the layout and structure of the town centre, creating new connections, new streets and spaces, and new high quality public realm including footpaths, street furniture, wayfinding, and landscaping.

The project location incorporates the lands to the south of The Diamond and Dublin Street, incorporating the Courthouse car parks, and out to Broad Road, as shown below.



Project Location in Monaghan Town Centre

WHY ARE WE CONSULTING?

The purpose of this public consultation exercise is to:

- **Provide an update on the progress of the South Dublin Street & Backlands Project**
- **To seek the views of the public, the local community, and stakeholders on the draft design proposals.**
- **To provide opportunities to engage with the RPS design team directly on all aspects of the project, including the next steps and begin to prepare the planning submission.**

The feedback received during this consultation will be considered by the Council and the RPS design team, as they progress the detailed design proposals and begin to prepare planning submissions.



Project Location in Monaghan Town Centre

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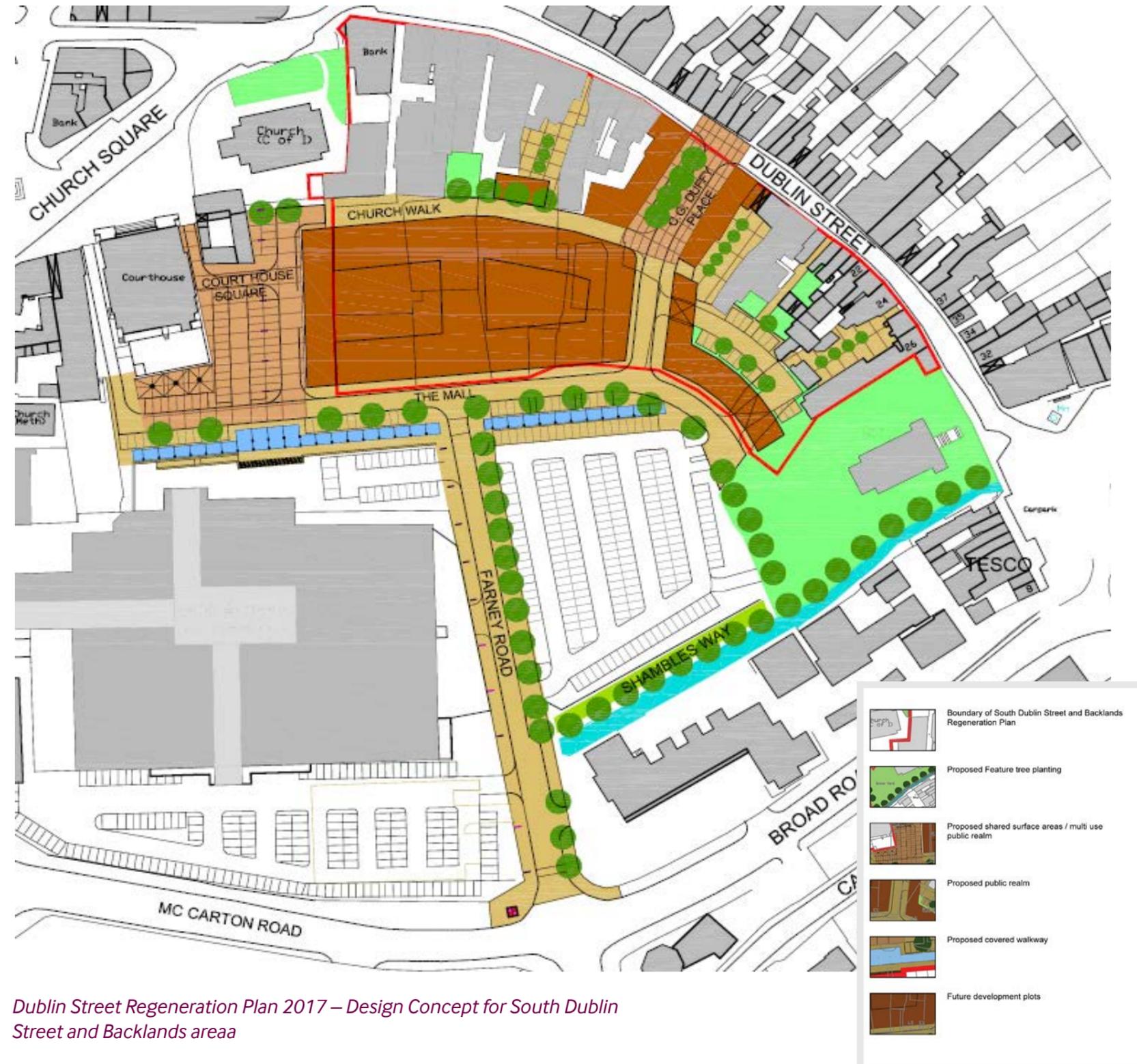
PROJECT BACKGROUND

The Dublin Street Regeneration Plan was established following public consultation in 2017, and provided guidance and options for the future development of Dublin Street & its backland areas.

The Plan sets out a vision for a new urban structure in the South Dublin Street area and provides a design concept to direct future development. The Vision states:

'Dublin Street together with its backlands offers a unique opportunity to create a new and viable town centre quarter, with the potential to accommodate additional shopping, office, cultural, residential and new employment zone. It offers the opportunity to address the weaknesses of the area and to maximise its strengths; to enhance pedestrian and vehicular movement, to enhance the existing built heritage; to integrate with the historic streetscape in a manner that is both contemporary and forward looking while complimenting the built heritage; to create an integrated and commercially robust, viable proposal, and a vibrant and sustainable new urban quarter in Monaghan.'

The Council has secured funding from the Urban Regeneration and Development Fund (URDF) to progress this detailed design work.



Dublin Street Regeneration Plan 2017 – Design Concept for South Dublin Street and Backlands area

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DRAFT DESIGN PROPOSALS: GENERAL ARRANGEMENT

These draft design proposals aspire to achieve the short term objectives for the South Dublin Street and Backlands area, which focus on providing a new urban structure, spaces, connections, infrastructure, and a high quality public realm.

This includes:

- Creation of Gavan Duffy Place *
- Design of Church Walk, The Mall, Courthouse Square, and Farney Road *
- New high quality public realm and amenity facilities, including hard and soft landscape
- Supporting services, including utilities, EV Charging, drainage, street lighting etc.



LEGEND	
	Site Boundary
	Proposed Semi-Mature tree planting. Trees planted in hard surfaced areas to be within purpose built tree pits
	Proposed Semi-Mature tree planting. Trees planted in soft landscape areas
	Proposed movable raised planter with integrated seating
	Proposed Large unit Natural Stone Paving to Footways
	Proposed Medium unit Natural Stone Paving to trafficked areas and pedestrian areas
	Proposed Medium unit Natural Stone Paving to parking bays in contrasting colour
	Proposed Medium unit Concrete Paving (Grey / Blue Grey coloured) to pedestrian areas as contrasting colour
	Proposed cycle lanes surfaced to be surfaced with new asphalt surfacing with coloured chips in surface
	Proposed asphalt surfacing to road and parking bays
	Proposed asphalt surfaced raised table / junction treatment
	Proposed tactile paving (Buff) to uncontrolled pedestrian crossings
	Proposed guidance tactile paving (Buff) as definition to cycle lane sections
	Proposed guidance tactile paving (grey) as edge to level carriageway
	Proposed location for Pop up Power supply unit
	Proposed cycle stand locations
	Proposed bench seat locations
	Proposed litter Bin location
	Proposed EV charging point

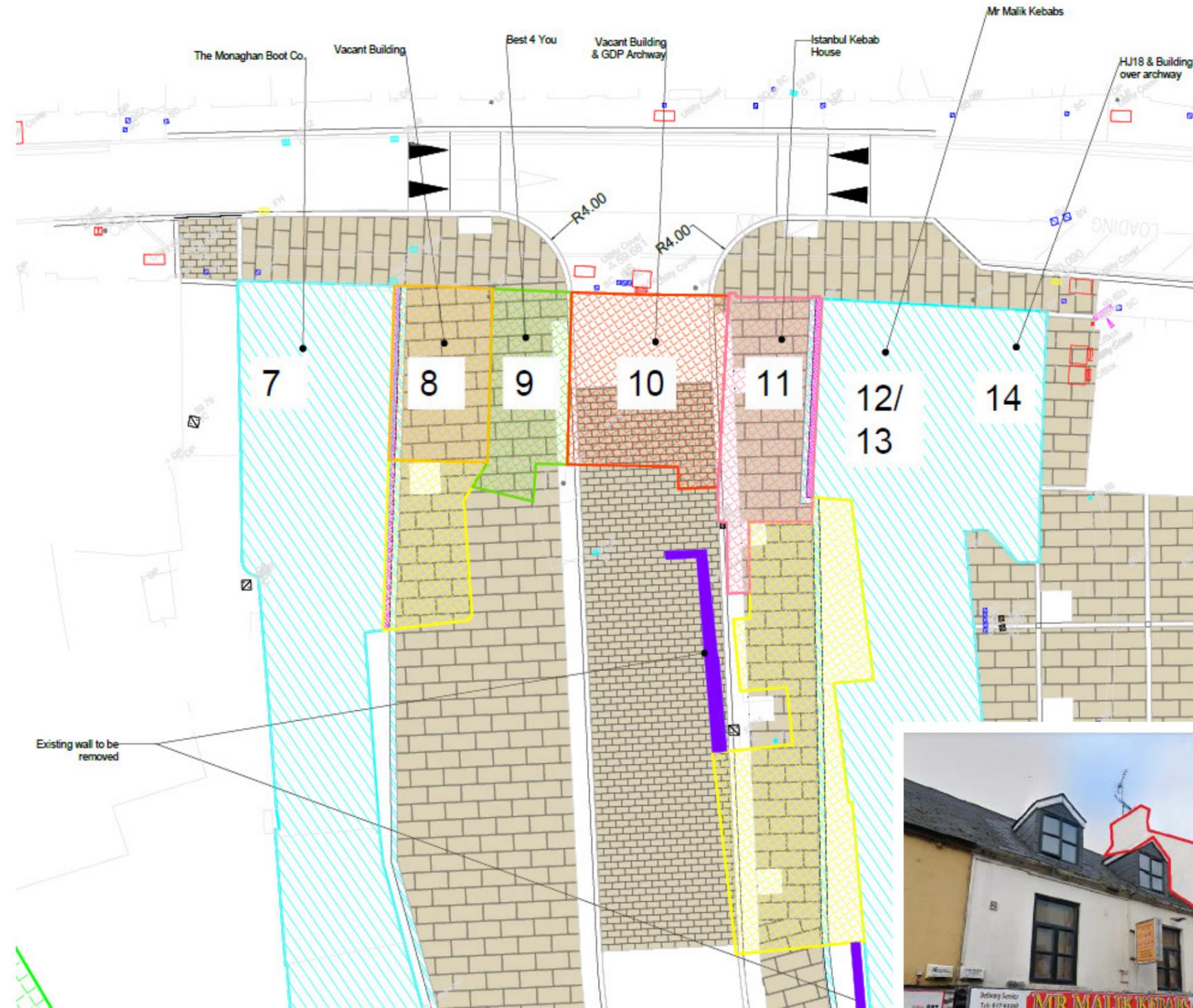
(*) These are indicative street names at present, and are subject to change and agreement at a later date.

GAVAN DUFFY PLACE: PROPOSALS FOR BUILDING REMOVAL

The draft design proposals include the following:

- Removal of buildings No 8, 9, 10 and 11 Dublin Street and all associated structures and internal boundary treatments to the rear
- Removal of vegetation and remediation of invasive species
- Construction of a supporting masonry wall adjacent to gable of the buildings at No. 7 Dublin Street and No.12/13 Dublin street, and accommodation works tie into the existing buildings. This will create a new rendered gable to frame the new Gavan Duffy Place street.
- Construction of new walls, railings, and fences along the boundaries of the cleared area.

The existing alley adjacent to No 14 Dublin Street will be opened up and improved to create a key pedestrian linkage.



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GAVAN DUFFY PLACE: PROPOSALS FOR NEW STREET & JUNCTION

The design proposals create a new street to be known as Gavan Duffy Place.

This new street includes:

- New pedestrian footpaths alongside the new street, with tactile paving to identify crossing points
- High quality natural stone paving, with various paving unit sizes defining the street and the footpaths
- New tree planting in a mix of planters with integrated seating, and tree pits along the footpaths
- New street lighting columns, street furniture and strip lighting along footpaths
- Opportunities for a new civic / event space
- New gable walls will be created on the retained buildings, providing opportunities for public art

A new priority junction will be created with Dublin Street, which will facilitate two way vehicular movements in and out of Gavan Duffy Place.

A raised table (natural stone) will be provided at the junction, to slow traffic speed and create a shared surface for pedestrians and vehicles. Uncontrolled pedestrian crossings are proposed.

Dublin Street will continue to accommodate one way vehicular traffic flows, and no other realignments are required.



Gavan Duffy Place looking north to Dublin Street

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GAVAN DUFFY PLACE – PROPOSALS FOR NEW STREET & JUNCTION



Travelling from The Diamond along Dublin Street looking east towards the proposed junction with Gavan Duffy Place.



Looking west towards Gavan Duffy Place from Dublin Street.



Aerial view of Gavan Duffy Place and Dublin Street.



Potential use of Gavan Duffy Place for markets, performances and events.

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CHURCH WALK – PROPOSALS FOR NEW STREET & FUTURE DEVELOPMENT AREA

The design proposals include the creation of a new single lane access road, connecting the Courthouse Car Park and Gavan Duffy Place to be known as Church Walk. This involves removal of a section of the building currently occupied by the Northern Standard.

New pedestrian footpath connections created, linking into the existing pedestrian network and improvements to the alley adjacent to the Council Offices, creating an improved streetscape.

A mix of natural stone paving and asphalt identify the pedestrian and vehicular movement routes.

New landscape planting, street furniture, and 'pedestrian crossings are proposed throughout.

A priority junction is proposed where Church Walk meets Gavan Duffy Place, with a raised table to slow traffic speeds.

The proposals create a large future development area for town centre uses, with retaining structures and fencing. Church Walk will provide a service access route and layby to accommodate future development uses on the site.



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PROPOSALS FOR NEW PEDESTRIAN LINKS & FUTURE DEVELOPMENT AREA

The design proposals open up existing alleys from Dublin Street through to the lower Courthouse Car Park and provide new and safe connections for pedestrians throughout the town centre.

New landscape planting, street furniture, and high quality natural stone paving is proposed throughout the linkages.

New signage and wayfinding trails will be created throughout the area, connecting into the existing urban area.

The proposal creates a future development area between Gavan Duffy Place and the First Monaghan Presbyterian Church, to accommodate future town centre uses.



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THE MALL AND FARNEY ROAD – PROPOSALS FOR A NEW ROAD AND IMPROVEMENTS TO CASTLE ROAD

The design proposes the creation of a new road to be known as The Mall, which connects Gavan Duffy Place, the Courthouse Car Parks, and Castle Road with Broad Road.

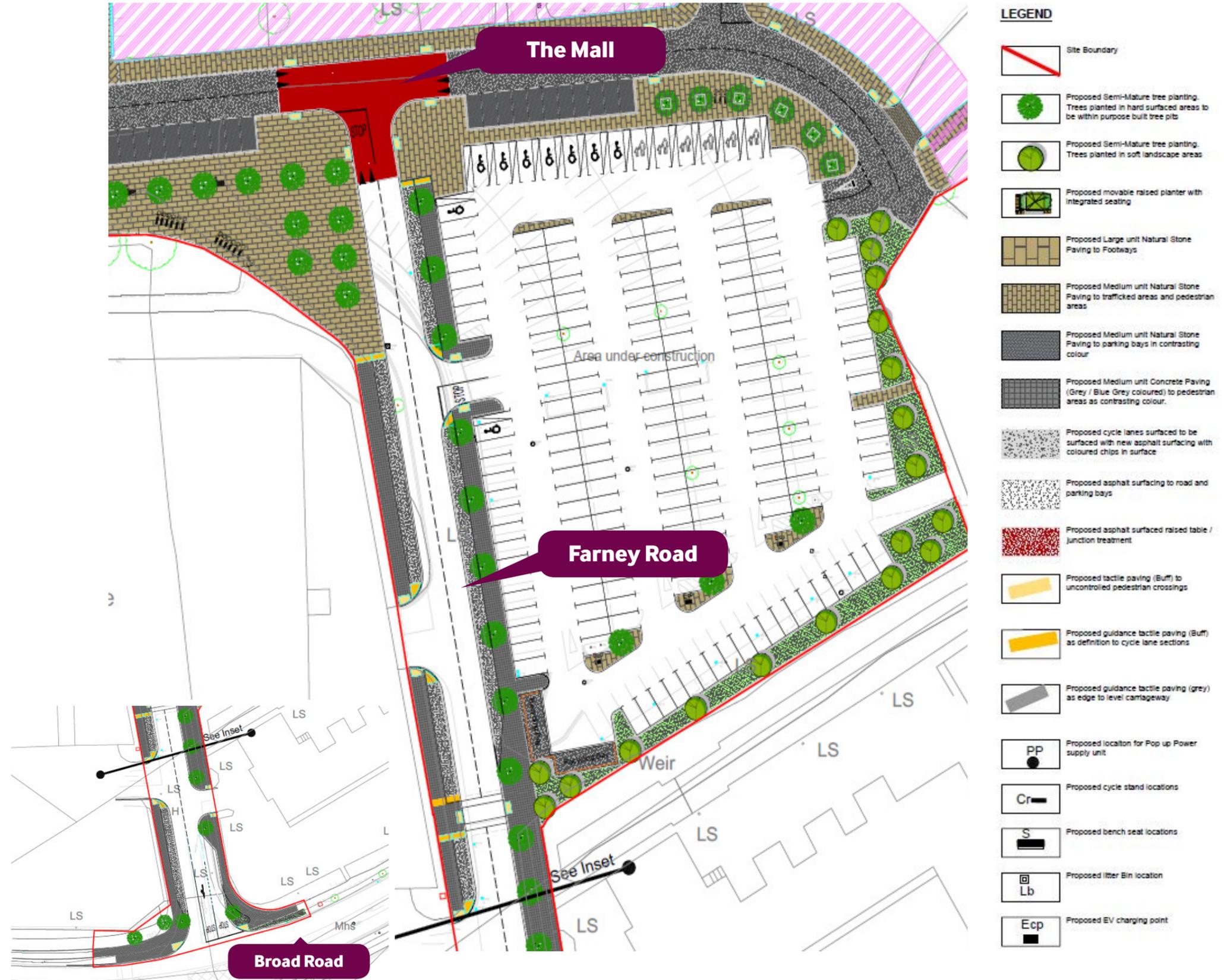
The proposals intend to realign Castle Road, to provide segregated cycle lanes and improved footpaths. Castle Road may be renamed as Farney Road. There are no changes anticipated to the junction at Broad Road.

The design proposes a new staggered junction, raised table, and courtesy crossing to encourage pedestrian movements, and reduce traffic speeds

There will be improved crossing points for pedestrians throughout this area, and new cycle facilities provided in a new Plaza area along The Mall.

There will be public realm improvements including new street lighting, landscape planting, resurfacing with asphalt and natural stone, improved drainage, CCTV and signage.

The existing vehicular accesses to the Shopping Centre, Tesco and the Courthouse Car Parks will be maintained.



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THE MALL AND FARNEY ROAD – WHAT MIGHT THEY LOOK LIKE?



Travelling along Farney Road, from Broad Road towards the Mall, new cycle lanes and pedestrian footpaths, and improved pedestrian crossings will be provided.



Along Farney Road, there will be improved pedestrian crossings and movement routes to encourage greater pedestrian activity throughout the area.

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RECONFIGURATION OF THE COURTHOUSE CAR PARKS

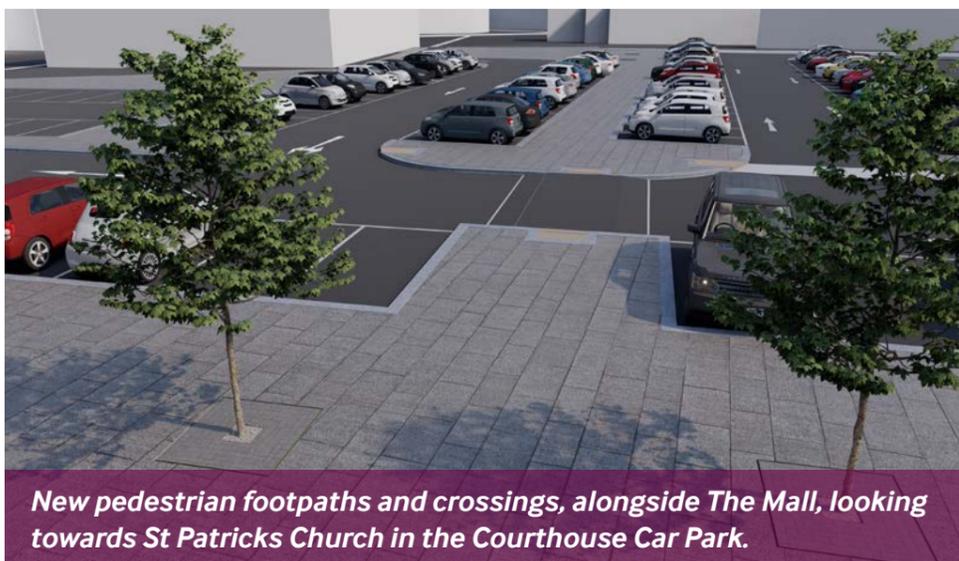
To allow for the realignment of Castle Road (Farney Road) and the creation of The Mall, the current Courthouse car parking layout will be reconfigured.

This will include resurfacing, white lining, with new street lighting and landscape planting. It is proposed to consolidate the disabled parking spaces and to create four new parent and toddler spaces.

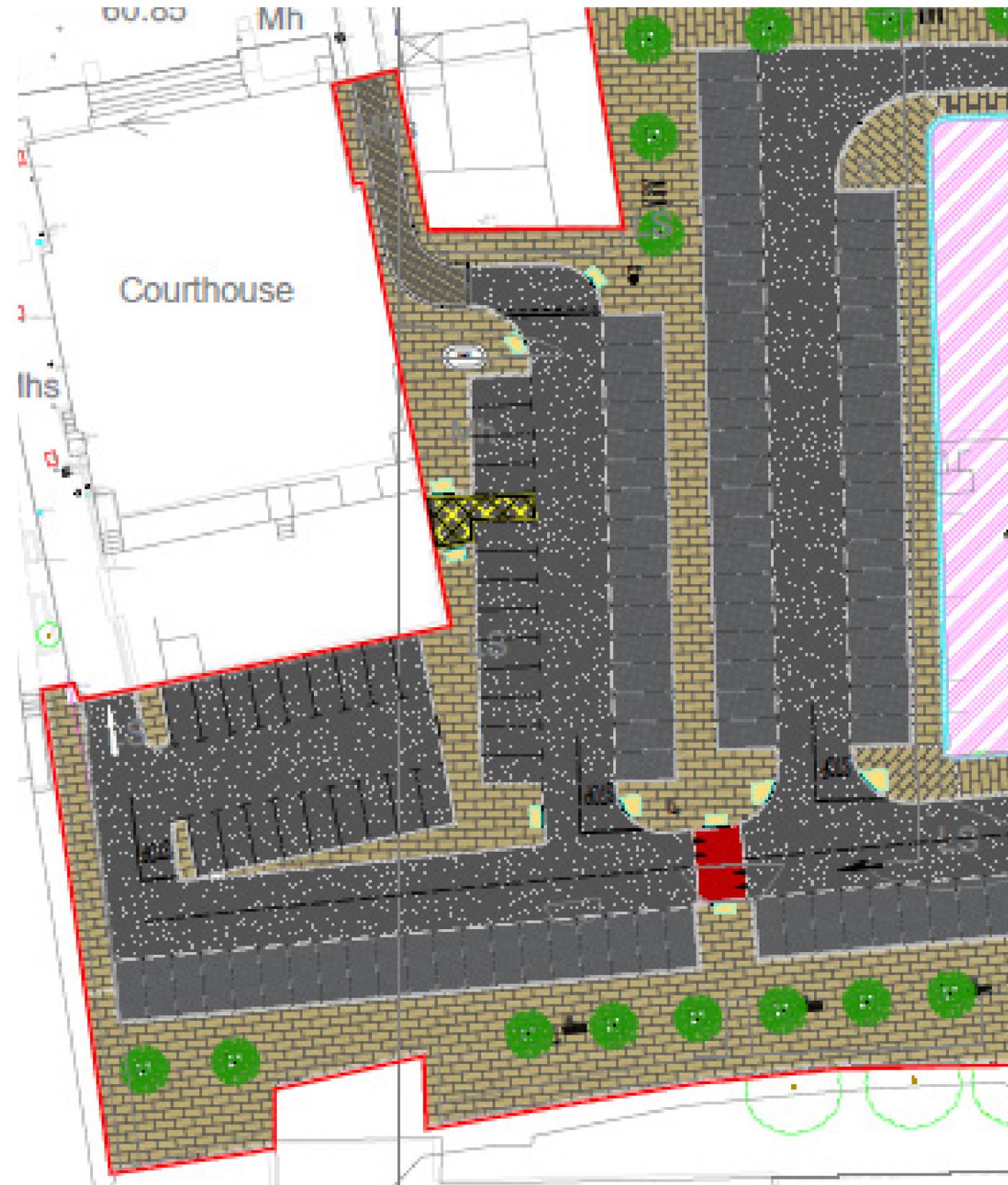
General short and long stay car parking spaces will be retained in the Courthouse car parks, with a number of long stay spaces relocated to the former Eircom site opposite Dunnes Stores.

A new network of footpaths and improved pedestrian crossings will connect the car parks, and encourage greater pedestrian activity. These will be surfaced with high quality natural stone paving.

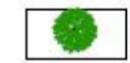
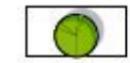
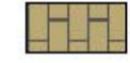
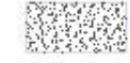
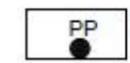
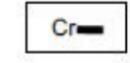
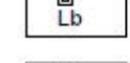
Existing vehicular access point to the Courthouse to be maintained.



New pedestrian footpaths and crossings, alongside The Mall, looking towards St Patricks Church in the Courthouse Car Park.



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PROPOSED STREETScape FEATURES



Trees in raised planters are proposed along Gavan Duffy Place. These can be moved to create a temporary civic or event space.



Trees in raised planters with integrated 'perch' seating are also being considered

New Tree Planting:

- Tree pits
- Raised planters with integrated seating
- Semi Mature street trees



Example of Semi-mature trees proposed throughout.



Images of high quality natural stone paving proposed for the footpaths, with a natural stone trim

Street furniture - consistent with The Diamond:

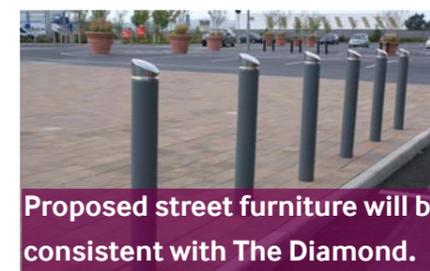
- Bollards
- Cycle stands
- Bins
- Pop up Power supply
- Water bottle refill points



Example of integrated event infrastructure proposed for Gavan Duffy Place.



Proposed cycle racks.



Proposed street furniture will be consistent with The Diamond.



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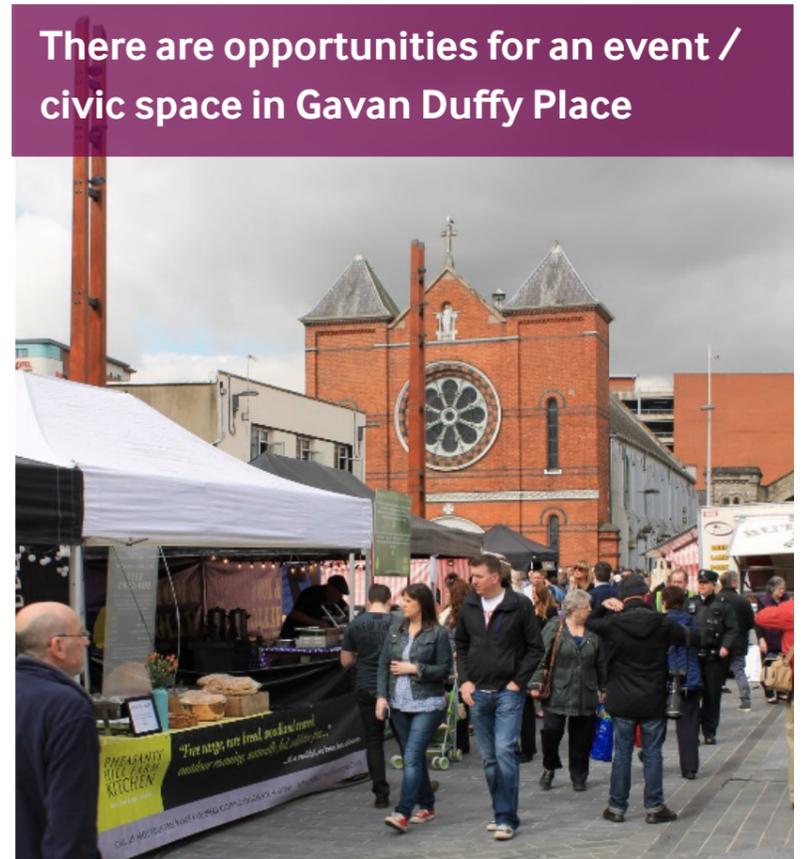
PROPOSED STREETScape FEATURES



Proposed strip lighting along the footpaths at Gavan Duffy Place.



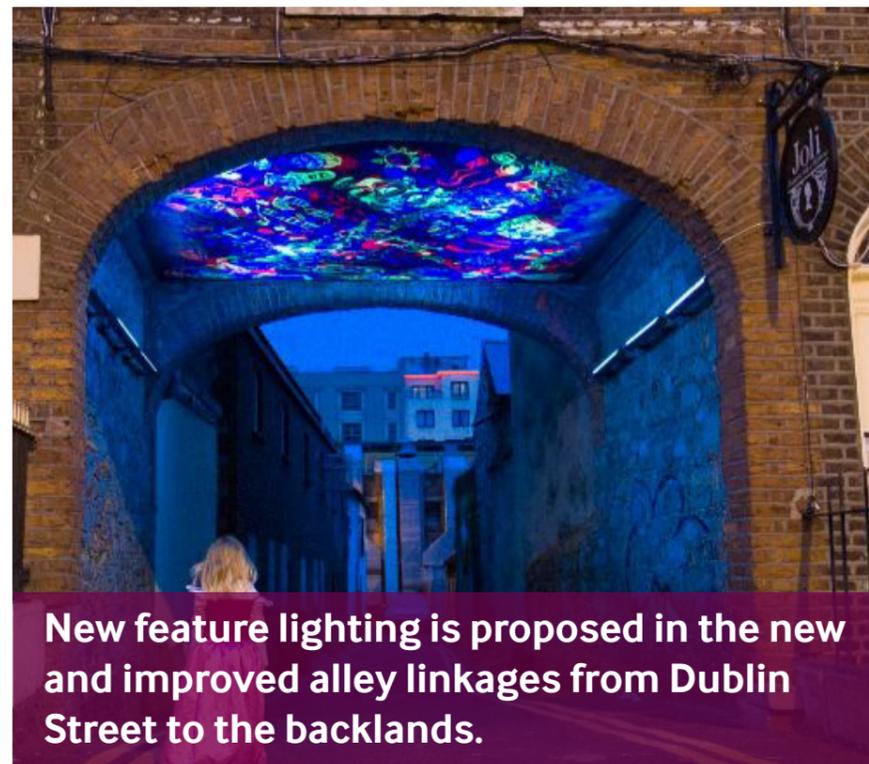
Opportunities to celebrate Charles Gavan Duffy are being considered on the new gable walls of Gavan Duffy Place



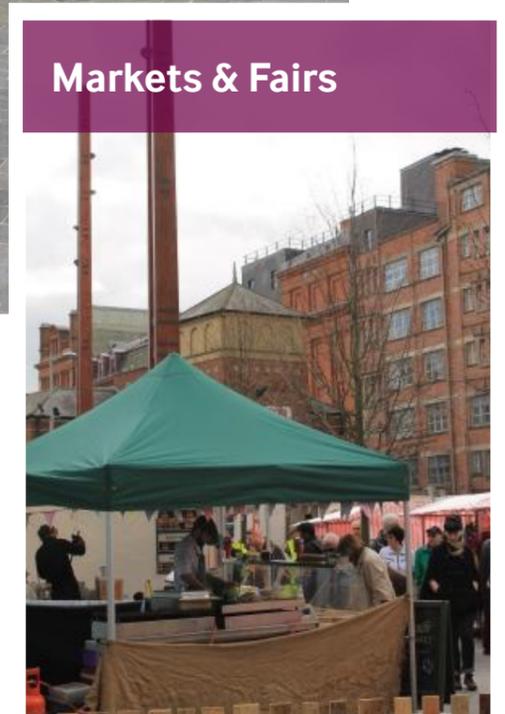
There are opportunities for an event / civic space in Gavan Duffy Place



Public Artwork panels are being considered along the boundary walls of Gavan Duffy Place.



New feature lighting is proposed in the new and improved alley linkages from Dublin Street to the backlands.



Markets & Fairs

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HAVE YOUR SAY!

This online public consultation will run until Friday 14th May.

A consultation event will be held in Monaghan County Council Offices on **Wednesday 5th May 2021** between 10am and 6pm in which members of the RPS design team will be available to talk through the proposals and answer any queries. Attendance at this event will be strictly by appointment only.

You can also book an appointment to speak to the design team via telephone. To make an appointment at the consultation event or by telephone, please contact RPS on:

Email: **PACC@rpsgroup.com**
Telephone: **048 96 949723 / 004428 96 949723**

You can submit comments using the feedback form linked below, or by:

Email: **PACC@rpsgroup.com**
Telephone: **048 96 949723 / 004428 96 949723**
Post: **Monaghan County Council,
Planning Offices, 1 Dublin
Street, Monaghan, H18 X982**

All comments and feedback should be received no later than **Friday 21st May 2021.**

WHAT NEXT?

All comments received during the public consultation will be considered by the Council and the RPS design team, and will inform the detailed design proposals for the project. Further surveys will be carried out in the coming months to help progress the design proposals.

RPS is undertaking an Environmental Impact Assessment (EIA) of the project, to examine the potential impacts and likely significant effects on the environment.

A Natura Impact Statement (NIS) is also being prepared to examine the potential for likely significant adverse effects on Natura 2000 (European) sites, as a result of the project.

It is anticipated that the detailed design proposals (when finalised) and the supporting environmental assessments will accompany a planning application submission to An Bord Pleanála later this year.

The implementation and delivery of the project will be subject to funding from the Urban Regeneration Development Fund (URDF), project appraisal and the availability of public resources.

