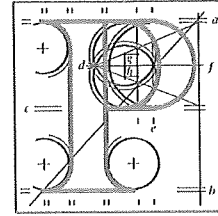


Our Case Number: ABP-314501-22



An
Bord
Pleanála

Monaghan County Council
Council Offices
No.1 Dublin Street
Monaghan
Co. Monaghan

Date: 01 December 2022

Re: South Dublin Street and Backlands Regeneration Project. The proposed development covers an area of approximately 2.72 hectares and comprises urban regeneration and public realm proposals. Properties at 7- 13 Dublin Street, lands to the rear of 1-9 The Diamond and 1-26 Dublin Street, the Courthouse car park, Lower Courthouse car park, Castle Road, and N54 Macartan (Broad) Road, townlands of Roosky and Tirkeenan, Co. Monaghan

Dear Sir / Madam,


Enclosed for your information are two copies of submission received by the Board, from Department of Housing, Local Government and Heritage, in relation to the above-mentioned proposed development.

Please ensure that one copy of these submissions is kept available for inspection by the public.

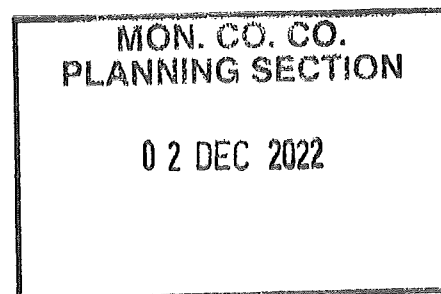
If you have any queries in relation to the matter please contact the undersigned officer of the Board.

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

Yours faithfully,


pp Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

JA05



Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage



Your Ref: ABP- JA18.314501-22
Our Ref: 177AE South Dublin Street Regen
(Please quote in all related correspondence)

21 November, 2022

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

Referral under Section 177AE of the Planning and Development Act, 2000, (As Amended):

Application by Monaghan County Council for the South Dublin Street and Backlands Regeneration Project at properties at 7- 13 Dublin Street, lands to the rear of 1-9 The Diamond and 1-26 Dublin Street, incorporating sections of the Northern Standard property, the Courthouse car park, Lower Courthouse car park, Castle Road, and N54 Macartan (Broad) Road, Roosky and Tirkeenan, Monaghan Town Centre, Monaghan.

A chara

The Department refers to the correspondence received with respect to the above referenced planning application.

Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Built Heritage

Having had regard to the information submitted in support of the proposed application, the Department notes the following:

This proposal arises following completion of a Collaborative Town Health Check Programme through engagement with the town's business community and the Heritage Council, which gave rise to a successful application for funding from the Historic Towns Initiative (€247,952 for conservation works on Dublin St.)

The proposal would remove structures that are within the curtilage of an adjoining protected structure which was allocated significant funding under the Historic Towns Initiative.

The Dublin Street Regeneration Plan 2018 draft design concept was published in 2017 and the local community were invited to engage with the design team (Sheridan Woods Architects & Urban Planning Consultants). This plan does not envisage building demolition or the provision of town-centre car parking space at the scale proposed.



Housing for All declares the aim to *"bring families and people back into the heart of our urban centres and settlements (by) providing housing solutions to families and individuals that are close to services, that maintain vibrancy in town centres, that reduce car dependency, that do not use up edge of town greenfield sites and address isolation through integrated communities... Such policy is also in keeping with our climate sectoral targets for the built environment through adaptive reuse and repurposing; accounting for the locked up carbon in the materials of older buildings. Concentrating efforts in our urban centres is in keeping with a compact growth agenda, where housing is located close to public transport routes and where walking and cycling will become the dominant form of mobility within our town centres"*.

The Town Centre First Policy established by the Department of Housing, Local Government & Heritage sets out the importance of cultural heritage (archaeological, built, and natural) for well-being and sense of place.

Having regard to government's suite of new policy and funding initiatives for town centres, there are some concerns regarding the number of buildings proposed for removal within the town centre of Monaghan. This may require a close look by the planning authority.

Further information could be provided to describe the re-making/repairing of the street-fronted buildings referencing the qualities and characteristics of traditionally constructed buildings of Irish towns. Alternative approaches informed by urban exemplars would enhance the proposal e.g. pedestrian interconnection drawing on the historic precedent of pedestrian archways routes in the town.

The historical urban mapping attached describes the enclosed space and curved line of Dublin Street connecting the central historic spaces of the Diamond and the Old Cross Square. The mapping includes the elements that are part of the setting and character of this place including the scale and rhythm of the street-fronted buildings and arched entrances linking to the long burgage/building plots to the rear. In this context the breaking and opening out of the historic streetscape to a surface car park would not have a wholly positive impact on the cultural significance of the place, the urban form and the coherence of the town plan.

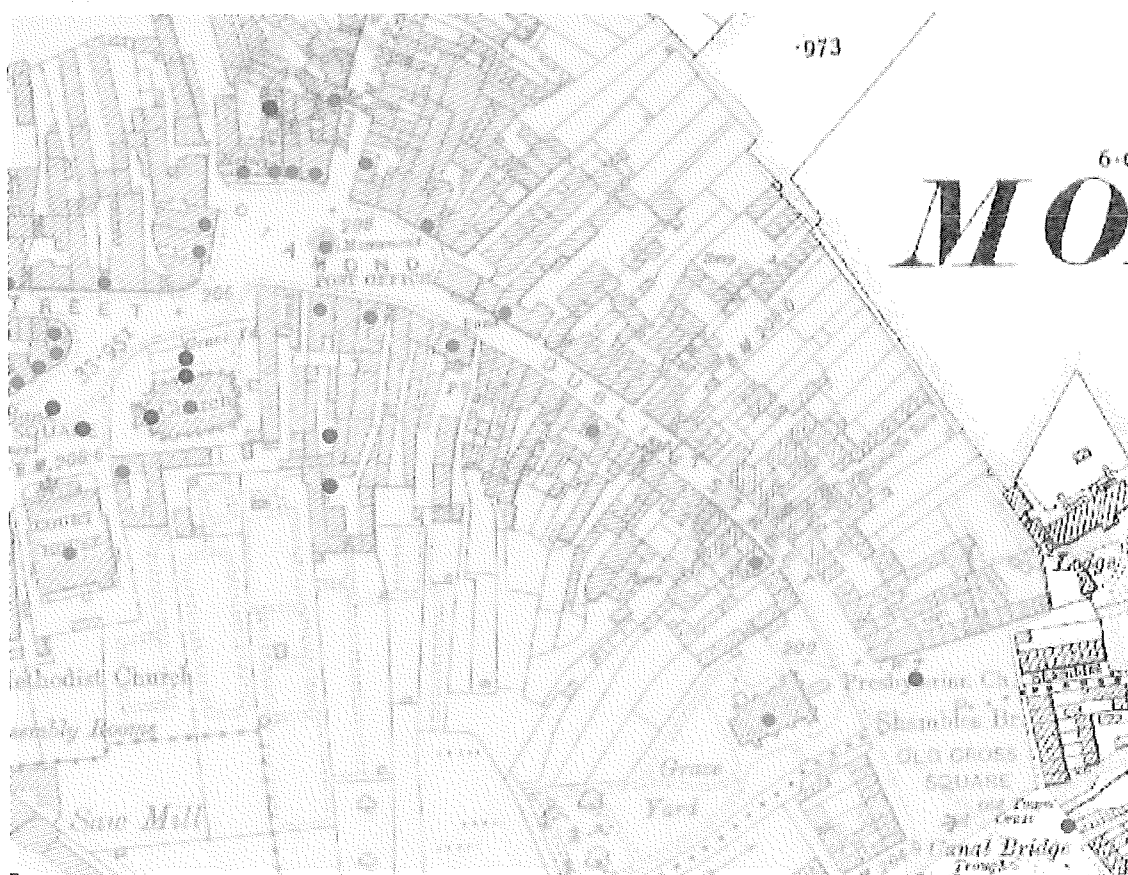
The proposed development seeks the removal of the fine grain of the historic town centre, including building plots/backlands, which retain the surviving mature setting and historic boundaries to the rear of the properties, in order to achieve extensive off-street surface parking. This approach to town regeneration departs somewhat from policy and guidance and could take from the heritage of the historic town centre.

The Department is supportive of heritage-led regeneration that meets the ambitions of the Housing for All and Town Centre First policies, which are underpinned by the UN Sustainable Development Goals (SDG's). Sustainable development requires careful consideration of the use of cultural assets for societal well-being, climate action and community resilience.

You are requested to send any further communications to the Development Applications Unit (DAU) at manager.dau@npws.gov.ie, or to the address on the cover page.

Is mise le meas,

Michael Murphy,
Development Applications Unit



Extract from Wikipedia - Extract <https://en.wikipedia.org/wiki/Monaghan>

The centre of the town is made up of four interconnecting squares: Market Square (or Street), Church Square, The Diamond and Old Cross Square.

Town layout and architecture

Dating from the seventeenth century, the oldest remaining architectural feature in Monaghan town is the "Old Cross" – located in Old Cross Square. It is not fully agreed, that it is in fact a cross, but may in fact have been a seventeenth-century sundial. It was originally located in the Diamond, the traditional centre of the town, and was used as a hiring cross and for the attaching of proclamations. It was moved to its present location in 1876 to allow for the construction of the Rossmore Memorial. Two landmark buildings remain from the eighteenth century, Aviemore House (built in 1760) on Mill Street and the "extremely elegant" Market House (from 1792) on Market Square.

Monaghan is notable for the quality of its nineteenth-century architecture, which adds a sense of dignity to the attractive town centre and its environs. Of its Victorian buildings, the Monaghan Courthouse on Church Square, designed by Joseph Welland and built in 1830, is the most stately. With its sandstone facade of Doric columns supporting a pediment that bears the royal arms of the House of Hanover, Monaghan Courthouse constitutes an integral part of Church Square.

The Rossmore Memorial in The Diamond was built in 1876 as a memorial to The 4th Baron Rossmore, who died after a hunting accident at Windsor Castle in 1874. This Victorian monument, described by architectural historian C.E.B. Brett as "formidable and striking" is octagonal in shape,



with central marble columns supporting a fountain. Around it, the eight grey columns support the pinnacled superstructure, which rises to a dome. The dome is surmounted by a spire supported by yet more columns. The letters of Rossmore (also eight in number) are spaced out around the monument.

The Gothic-Revival St Macartan's Cathedral by James Joseph McCarthy is recognised as being "one of McCarthy's best works: an excellent example of the High Victorian ecclesiastical style at its best, rich without ever being over-ornate".^{[15]:26} The building comprises a delicate rose window and an impressive soaring spire and took over thirty years to complete. Construction work began in 1861 and the cathedral was finally dedicated in 1892. Originally the nave was intended to be two bays longer but lack of funds meant that the design was cut back. The Cathedral sits on an imposing site overlooking the town. Occupying a similarly commanding site on the opposite side of the town is St Macartan's College for boys (from 1840), a 17-bay classical structure with a bell tower and private chapel, by the Newry-born architect Thomas Duff.

Church Square, Monaghan

Church Square is very much an environment in which the civic pride of Victorian improvers lives on in the satisfying essay in the Ruskinian-Gothic style that is the Bank of Ireland building, as much as in the peaks of St. Patrick's Church of Ireland and the Dawson Obelisk. One of the most interesting aspects of Monaghan's Victorian architectural heritage, which also includes the former railway station, the Orange Hall on North Road and the Westenra Hotel on the Diamond, is the rounded corners that connect the town's buildings from one street or square to the next. This practice of rounding corners in order to open up panoramic vistas was carried out with unprecedented frequency in the town of Monaghan, and is still reflected today in the edifices of The Diamond, Church Square and Mill Street, helping to secure Monaghan's status as one of Ulster's more attractive large towns.