

# Monaghan Town Historic Towns Initiative Report

30.10.2024



Comhairle Contae Mhuineacháin  
Monaghan County Council



MONAGHAN  
HERITAGE  
OFFICE



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# Section 1

# Executive Summary

## Section 1

# Executive Summary

The Historic Towns Initiative is a joint undertaking by the Department of Housing, Local Government and the Heritage Council which aims to promote the heritage-led regeneration of Ireland's historic towns and villages to improve their quality for residents and visitors.

John Mc Laughlin Architects were appointed by Monaghan County Council to develop a heritage-led regeneration plan specific to Monaghan town, based on collaborative engagement with the town team, local stakeholders, the town's residents and businesses and its community groups. Our work was informed by extensive research into the historic development of Monaghan town, and an understanding of the tangible and intangible qualities that make it unique.

This project is one of our three concurrent regeneration projects for Monaghan town. In parallel to the Historic Towns Initiative, we were also appointed by Monaghan County Council to prepare a Town Centre First regeneration plan, looking at the broader context of Monaghan town and the connections between the historic core and the surrounding areas. Our third task was a masterplan and an options paper for the St Louis Convent lands on the edge of the town centre, which have been recently acquired by Monaghan County Council. 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.

This report is a positive road map for the successful heritage led regeneration of Monaghan, helping it to fulfil its potential as a historic town. This plan focusses on the historic core of Monaghan and aims to enhance the streets, buildings and monuments that make up the unique character of Monaghan town. The plan suggests a number of actions which draw on Monaghan town's heritage assets and offers guidance on its future growth.



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



# Section 2

## Policy Context

## Section 2

# Policy Context

### New European Bauhaus

By creating bridges between different backgrounds, cutting across disciplines and building on participation at all levels, the New European Bauhaus inspires a movement to facilitate and steer the transformation of our societies along three inseparable values:

- sustainability, from climate goals to circularity, zero pollution, and biodiversity
- aesthetics, quality of experience and style beyond functionality
- inclusion, from valuing diversity to securing accessibility and affordability

### 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.”

### 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.

### 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.

### National Biodiversity Action Plan 2023–2030

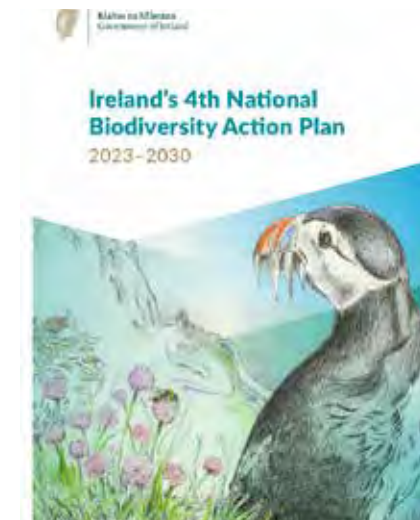
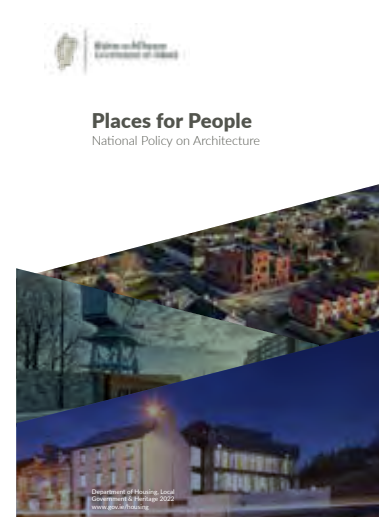
The 4th NBAP strives for a “whole of government, whole of society” approach to the governance and conservation of biodiversity. The aim is to ensure that every citizen, community, business, local authority, semi-state and state agency has an awareness of biodiversity and its importance, and of the implications 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”.

### 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.

2.1 - “Utilising existing infrastructure, buildings and sites and reducing the need to travel long distances will reduce energy consumption and carbon emissions. Towns offer the opportunity for people to live closer to local services and amenities and to get around safely by a sustainable mode of transport. The reuse/ repurposing of vacant and underutilised building stock provides opportunities to support local skills and craftsmanship and encourage community led initiatives and engagement.”





Policy Context

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.

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.



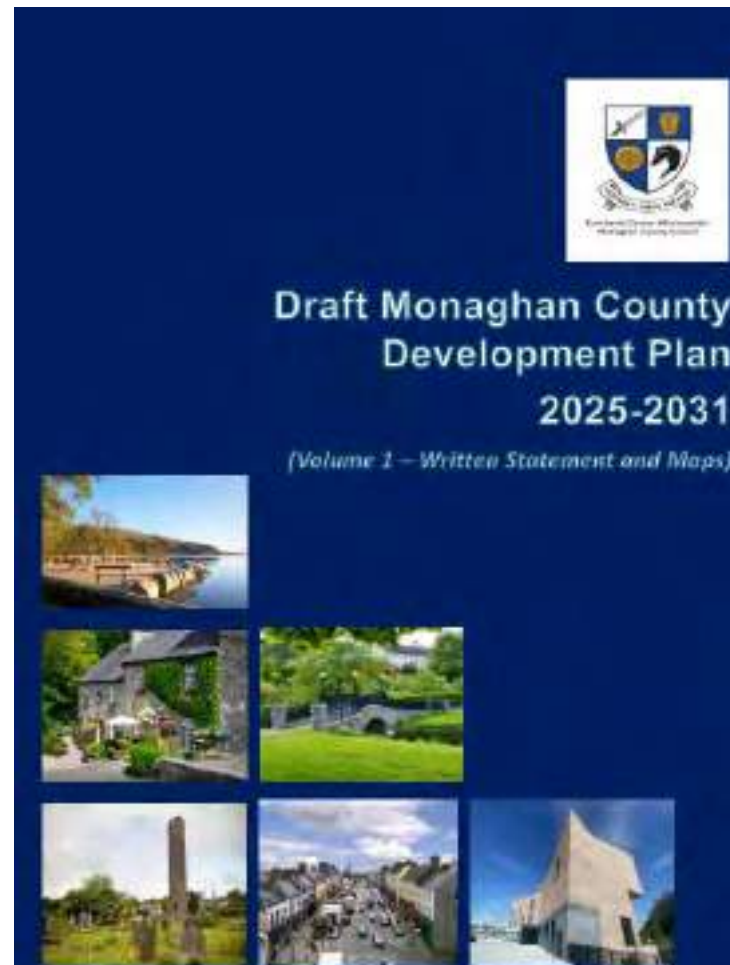
An Bille um Ghníomhú ar son na hAeráide agus um Fhorbairt Ísealcharbóin (Leasú), 2021  
Climate Action and Low Carbon Development (Amendment) Bill 2021

Mar a tionscnaíodh  
As initiated

# Baseline Research

## Local Policy Context

### Monaghan County Council Draft Development Plan 2025-2031



#### 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.*

#### 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

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

#### 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.



Section 2

Local Policy Context

Monaghan County Council  
Draft Development Plan  
2025-2031

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.*

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.*

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

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

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

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.*

Section 2

Local Policy Context

Monaghan County Council

Draft Development Plan

2025-2031

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.*

**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:

**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.*

CYCLING AND WALKING OBJECTIVES

**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.*

**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.*

**CFO 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.*

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 environmentalconstraints 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.*

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 beprotected 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.*



## Local Policy Context

### Monaghan Town Project 2040

“The regeneration of Monaghan Town conforms with the development of the Monaghan Town of the Future 2040 discussion document which aims to create an innovative vision for Monaghan Town in the future as an open, smart and sustainable town where all people are drawn to live, visit and invest.”

(Sheridan Woods, Roosky Masterplan)

### Monaghan Town Development Plan, 1967 (Monaghan County Council Planning Section)

“A development plan for the town was prepared in 1967 by the County Council Planning Section, and adopted by resolution of the Urban Council on 9th February 1968. The policies and proposals contained in this plan are eminently constructive, and, unlike too many such plans, pay real attention to considerations of amenity. It is worth noting particularly the sensible proposals for dealing with the ever-growing problems of traffic and parking; the encouragement given to schemes for modernising older buildings; the restriction on tall buildings; the control of advertising; the provision of encouragement and advice for the tidying or painting of groups of buildings; the restoration of the Market House and old Market Cross; the landscaping of a pedestrian area in front of the Courthouse; the extension of Peter’s Lake Park; placing underground of electricity and telephone wires; and the preservation of trees.”

“It is also the policy of the council to preserve the character of the town and its townscape when new dwellings are proposed on a street frontage.”

(Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan, Ulster Architectural Society and An Taisce)

### Local Area Action Plan - Lands to North East of Dublin Street, Monaghan

#### March 2011

Launched in March 2011, the LAAP subject lands comprise of 2.5 hectares, which contain buildings of primarily mixed uses on the north eastern side of Dublin Street and the vacant lands to the rear of these buildings. Links to surrounding areas have also been taken into account in preparing the plan.

The purpose of the Local Area Action Plan is to provide a long-term framework for development over the period 2010-2020. It is anticipated that this Local Area Action Plan will help to stimulate the organised redevelopment of these back lands. The long-term development of the subject area will assist in creating a new impetus for commercial activity in the town over the next ten years.

#### 5.1 Developing the Vision

The purpose of the LAAP is to develop a vision for the area and a framework for achieving the vision. The LAAP should give guidance to developers for future development proposals for the area. The Plan will be adopted as a variation of the Monaghan Town Development Plan 2007-2013. The adoption of the LAAP will ensure that lands that would have remained undeveloped in the absence of a plan can now be developed in a coordinated, sustainable manner under the aegis of a comprehensive, high quality plan.



## Section 2

# Large Scale Regeneration Sites

## Ongoing Regeneration Projects

### Roosky Lands

- Master plan adopted April 2022.
- Access Road Tender 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 as of 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

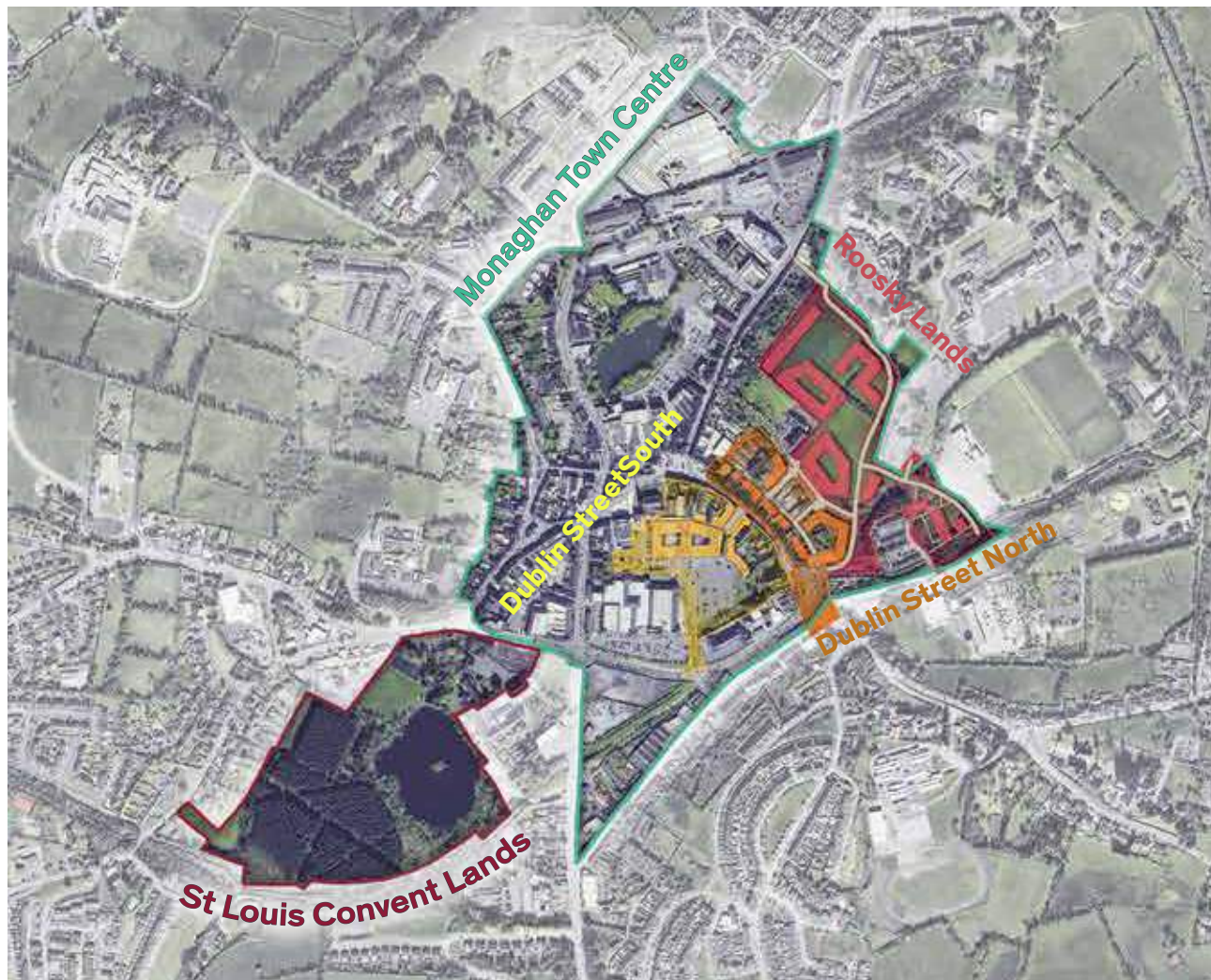
*Dublin Street North main policies:*  
*Monaghan County Development Plan 2019-2025*  
*Town Centre First*  
*Collaborative Town Centre Health Check Programme*  
*Dublin Street Regeneration Plan by Sheridan Woods for Monaghan County Council, 2017*  
*Climate Action and Low Carbon Development (Amendment) Act 2021*



*Roosky Masterplan, Sheridan Woods*



*Dublin Street North Regeneration plan, Sheridan Woods*



*Dublin Street North Regeneration plan, Sheridan Woods*



*Dublin Street North Regeneration plan, Sheridan Woods*

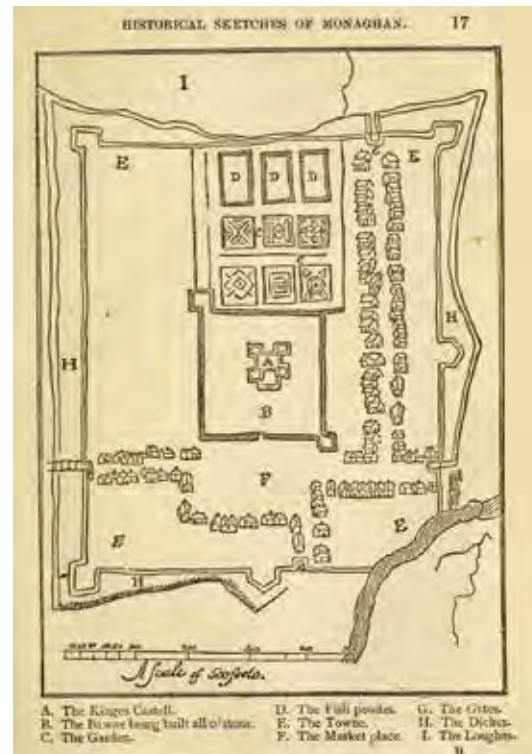


# Section 3

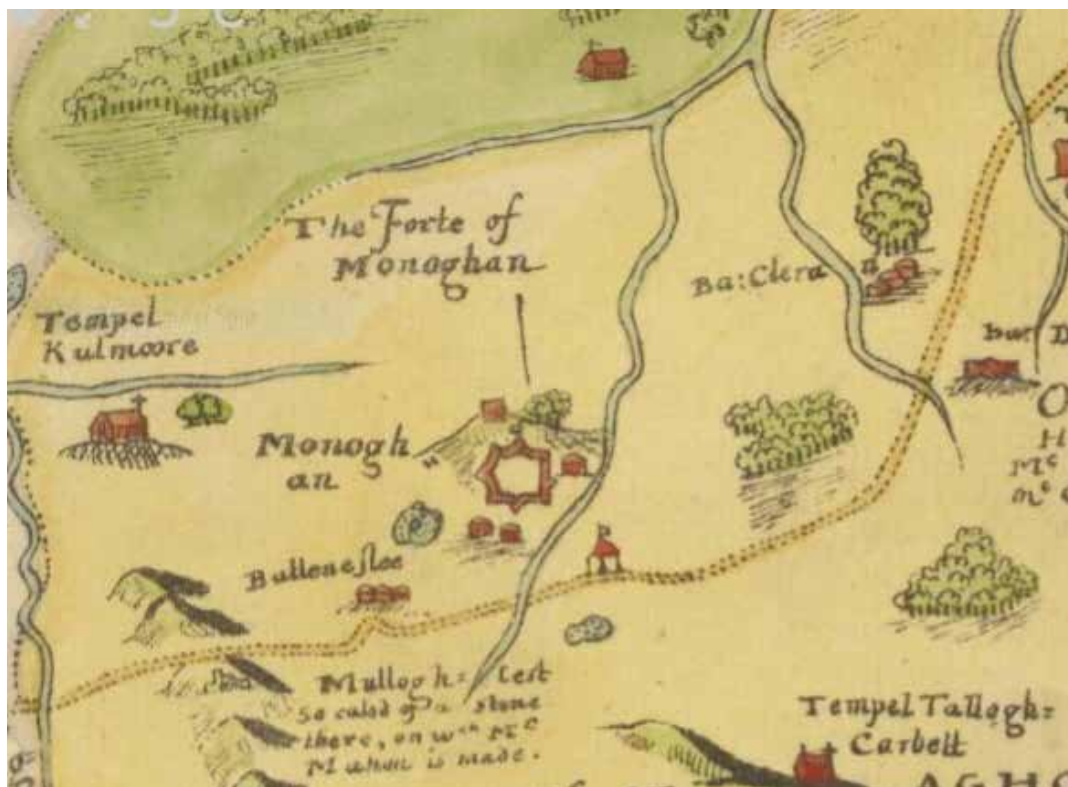
## Historic Context



Plan of Monaghan Fort, c. 1602, by Richard Bartlett (National Library of Ireland)



A map of The Towne of Monaghan, c. 1611 (Historical Sketches of Monaghan, Denis Carolan Rushe)



Map of South Ulster showing Monaghan, 1609 (The Queen's University of Belfast map collections)

### The Towne of Monaghan, c. 1611

A map of the town of Monaghan, c. 1611, shows an ambitious plan for the town but there is no evidence that it was ever carried out fully.

It shows the Castle, which was being built after 1604 by Sir Edward Blayney using material derived from the Franciscan friary, within a rectangular bawn with a gate at the north and bastions at the north-west and south-east. The map also shows gardens and fish ponds to the north of the castle.

The three town gates in the rectilinear plan are axially aligned with streets. The "Loughes" to the North of the Shambles river on the map suggest the castle was planned to the south of St. Peter's Lake, with the market place in the present-day "Diamond" with Glaslough St., Dublin St. and Church Square radiating to town gates.

The plan is of European ambition and the direct relationship of the Castle and Gardens to the town is similar to French models.

In 1613, Monaghan town received a charter, making it a municipal corporation named "The Provost Free Burgesses and Commonality of the Borough of Monaghan", the municipal residence attracting craftsmen, tradesmen and artisans. Similar to Clones and Carrickmacross at that time, the market place and market cross were the symbols of the new urban function of the town.

Catholics were not permitted to reside in the town until the 18th century and had to leave after the curfew bell rang.

Narrow plots radiating from the main streets, and fronting Market Cross, were typical to the layout of towns during this period.

### Physical Context

Monaghan gets its name from the Irish word "Muineachán", meaning "abounding in hills". While its landscape is often seen as picturesque, its early history was shaped by the challenging inland terrain.

The earliest references to Monaghan Town are from the fourteenth century, when the county was ruled by the McMahon family, whose primary residence was on a crannóg on Convent Lake. The origins of Monaghan town as we see it today, similar to other towns in the county, lie in a small settlement within a largely Gaelic rural landscape.

Situated on the borderlands of South Ulster, Monaghan played a crucial role in maintaining the province's independence and served as a defensive frontier between Gaelic Ulster and the Anglo-Norman Pale. As a result, the region experienced little sustained peaceful settlement during the later medieval period, limiting the opportunities for building. This means an almost total absence of masonry buildings or urban settlements before 1600, unlike the rich medieval heritage associated with neighbouring counties Louth and Meath. As a result, the towns in Monaghan, which are spread out across the county, are relatively modern and small by Irish standards.

Monaghan town evolved from its strategic importance as a centre of local power through the late medieval period, though it only acquired its substance in the late seventeenth century in the aftermath of the Tudor conquest.

The county's building materials are primarily sourced from its varied geology, which has been creatively exploited to give its architectural profile a rich character. Limestones and sandstones are most commonly used, with most of it being high quality and well-suited for construction. In Monaghan town, the pale Devonian sandstones used in many of the public buildings come from Slieve Beagh, quarried at Eshnaglogh (Ais na gCloch, meaning a meadow or low ground of the stones).



Section 3

Historic Context



Map of Monaghan Town, 1787 copied by J.H.M Wilson in from the original survey of Arthur Neville made for Lady Blayney (Historic Buidlings, Groups of Buildings, Areas of Architectural Importance in the town of Monaghan, Ulster Architectural Heritage Society and An Taisce)

1. Road to Milltown, which gave name to today's Mill Street.

2. Peter's Lake

3. Mill Street

4. The Diocesan School House.

5. The Old Court House in the Diamond.

6. The Diamond.

7. Glasslough Street.

8. A property leased to Francis Duffy by a lease dated 29 September 1791 for three lives and 31 years. The lives named were John Duffy, Philip Hughes and Francis McKenna.

9. The first Monaghan Presbyterian Church built in 1745.

10. The Old Infirmary built in 1768.

11. The Shambles, later Meeting-House Sqaure and now known as Old Cross Square.

12. The Old Pound Tenements, described in 'Pigot's Directory' in 1824 as 'a long row of wretched hovels'.

13. The Circular Road (the present Mall Road).

14. The Shambles River.

15. The Dublin Road.

16. Church of Ireland and Churchyard.

17. Back Lane, which was used to connect the Diamond and Back Street.

18. Gaol House and adjoining land.

19. Back Street.

20. A narrow laneway connecting Back Street and Mill Street.

21. The New Market House.

22. The Castle Meadows.

23. An Old Malt House or Distillery was located in a section of this building from 1744.

24. Spark's Lake.

25. Road to Clones via Mullaghacrohghery.

26. Private Road.

Map of Monaghan Town, 1791

In the eighteenth century, the new landlords of the ascendancy began to invest and build in Monaghan following the turmoil in the previous century. The underdeveloped countryside was gradually transformed with agricultural advances, new industries, infrastructure and markets, allowing for the growth of towns and villages. The development of Monaghan was significantly driven by its principal owners, Lord Clermont and Rossmore. The initial improvements in the town were focused around the market square and the Diamond, which formed the town centre.

In 1785, Monaghan was comprised of Glasslough Street, the Diamond, Dublin Street, Mill Street, Back Street and the Shambles. In “Monaghan in the Eighteenth Century”, Rushe describes that houses were small and crowded and many of the population lived in rows of small cottages within a two mile radius of the town. Pound Hill (Connolly Park) was home to many of the poorer inhabitants.

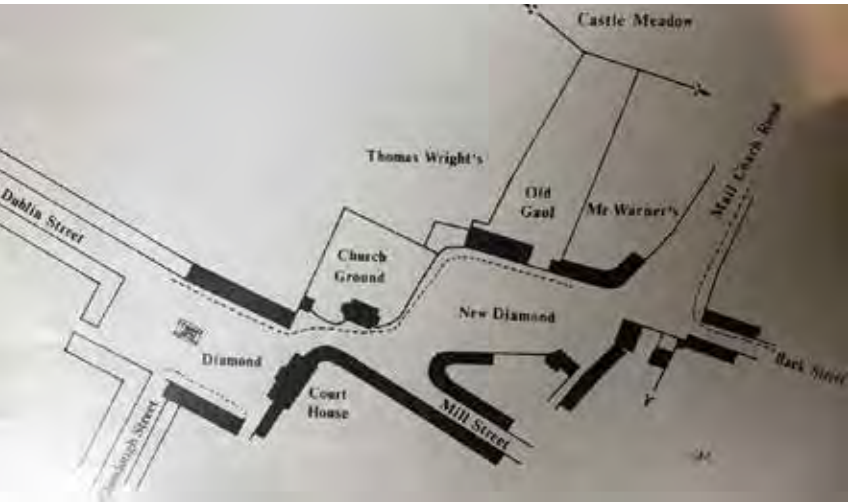
A new marketplace to the north of the Shambles river was established before the close of the eighteenth century, and in 1792 the market house was built. The modest sized building was designed by Samuel Hayes - a skilled amateur architect from Wicklow. It was constructed from local limestone.

The growing prosperity in towns in Monaghan through the 18th century was driven by the promotion of textile production, particularly the linen trade, augmenting thriving agricultural markets. The houses built on Hill Street in Monaghan town, including Aviemore - a late Georgian townhouse built for Sir James Hamilton, highlight this prosperity.

Map of parts of Monaghan, 1825

The nineteenth century witnessed a surge in building activity across Monaghan, driven by sustained economic growth, rising national confidence, and political reforms.

The map of parts of Monaghan in 1825 shows parts of the town of Monaghan. It was prepared from a sketch by Alexander Fleming in 1825. It highlights the growth of the Mill Street and Church Square (New Diamond) areas of Monaghan town. The space for the New Diamond (Church Square) was made up from the land occupied by the back gardens at the bottom of Mill Street and an open area of space. The Old Courthouse is shown on the west side of the Diamond.



"A Map of Parts of Monaghan in 1825", 1825 ('Old County Monaghan' by Hugh Oram and Martin MacKenna")



## Section 3

### Historic Context

#### 1835 6 Inch First Edition OS Map

Long, narrow burgage plots broken up by laneways remain a feature of the town on the 1835 6 Inch First Edition OS map. Mill Road, Park Street, Hill Street and the northern end of Glasslough Street show a more contemporary development of wider plots and semi-detached dwellings with gardens.

The Old Pound Tenements are removed to form a new square called 'Shambles Square' which is known today as Old Cross Square.

A quarry is shown to the north-east of Shambles Square, close to the Infirmary.

Dawson Street is formed, in line with the front of Church Square.

The courthouse in Monaghan, replacing an eighteenth-century 'session house' was constructed between 1827 and 1830, designed by Joseph Welland and built with creamy-coloured Carnmore sandstone quarried from Eshnaglogh, 15km northwest of Monaghan.

Next to the courthouse in Church Square, the Gothic Revival style church, St. Patrick's Church, was built between 1831 and 1836.

Beside Monaghan Lake (Peter's Lake today), 'New Road' is introduced, known today as North Road.

Monaghan Brewery was established to the east of convent lake in 1808 by Alexander King. The Brewery was operational until the late 1850's when it became unprofitable, with its buildings repurposed for St. Louis Convent.

The Gaol, completed in 1824, also appears on the map.



6 Inch First Edition OS Map, 1848- 1864 (GeoHive, Tailte Éireann)



## Section 3

### Historic Context

#### The OS Town Map of Monaghan from 1860

In the 1860 OS Map, the Ulster Canal appears, as does Canal Street. Mall Road is also introduced under the Ulster Canal.

The Ulster Canal, connecting Lough Neagh and Lough Erne, was built between 1830 and 1841. The canal played a crucial role in enhancing connectivity in the region.

Railways followed, further expanding Monaghan's transport network. The first railway line arrived in 1849, by the Dublin and Drogheda Railway Company and ran from Dundalk to Castleblayney, passing through Monaghan town. The railway station in Monaghan town opened in 1862, catering to the Portadown to Clones line of the Ulster Railway.

The Union Workhouse and the Fever Hospital are shown beside extensive gardens called 'Mount Orange'.

The road shown in the First Edition 6 Inch map called 'New Road' is developed further and now called 'North Road'

A tree-lined 'Plantation Walk' is shown (currently known as Plantation Road).

The Quarry to the east of the town is disused and labelled as "Old Quarry".

The Market Road is developed and beside St. Joseph's Church on Park Street, an egg and fowl market is shown.

The Diocesan School (Scoil Muire Monaghan) is established in 1867.



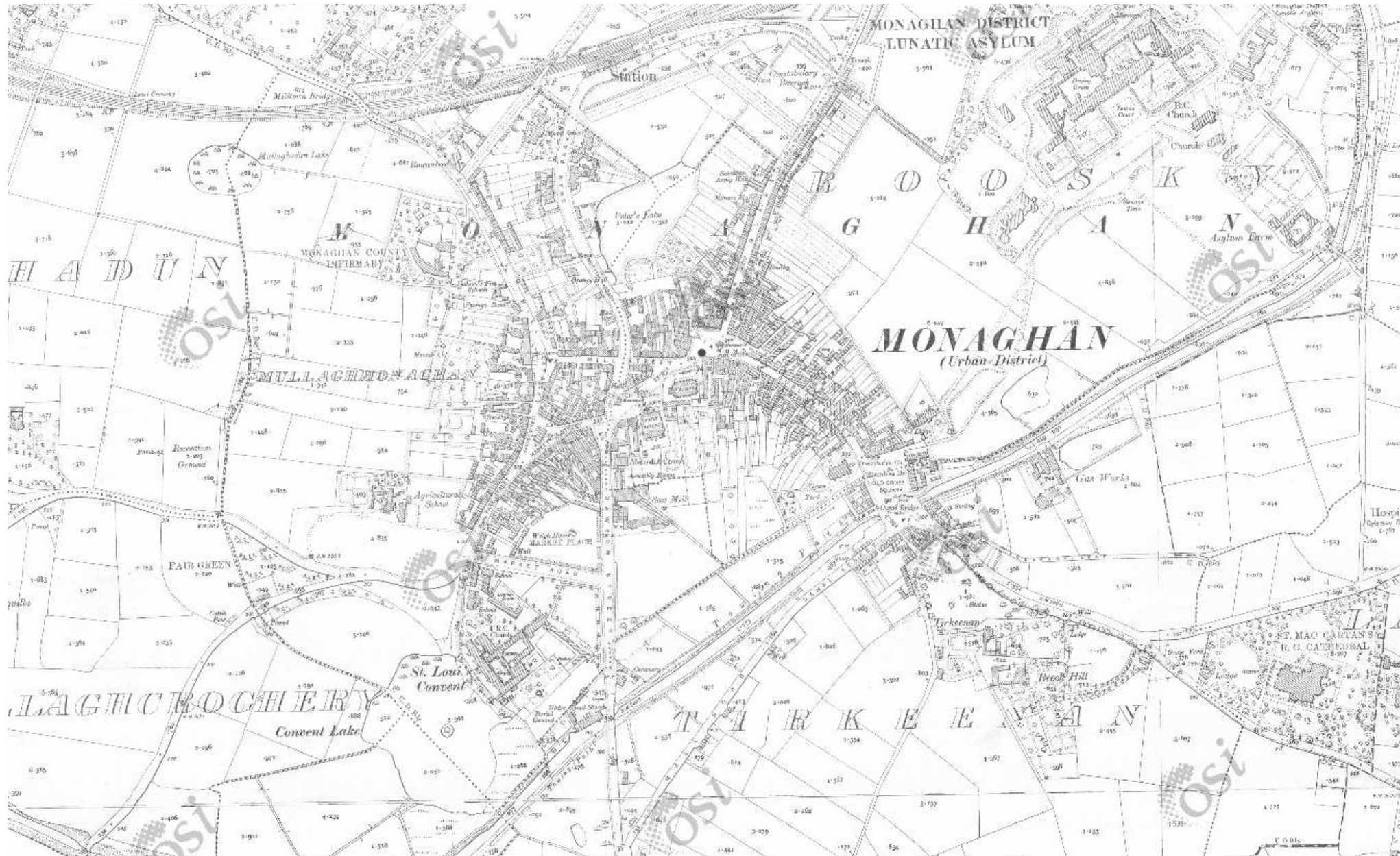
Ordnance Survey Ireland 19th Century Historical Map of Monaghan Town, 1860 (University College Dublin Digital Library)



## Section 3

### Historic Context

#### 1900 Section Edition 25" OS Map



Ordnance Survey Ireland 25 Inch OS map, ca. 1897 - 1913 (GeoHive, Tailte Éireann)

Monaghan town and the surrounding areas developed throughout the 20th century as a result of the establishment of local industries such as food production, engineering and furniture making in the town and throughout the North Monaghan area.

Notable structures from the late nineteenth century shown on the 1900 25" OS map include the Model National School, opened on 9th October 1861 and Saint Davnet's Hospital, a twenty-eight bay, two storey building constructed circa 1867. Designed by Dublin architect and engineer John McCurdy, the hospital, formerly known as 'The Cavan and Monaghan District Lunatic Asylum' was made from squared limestone and red brick.

In 1875, the Market Cross was repositioned from the Diamond to Old Cross Square following the construction of Rossmore Memorial c.1876, which commemorates Henry Westenra, the fourth Baron Rossmore, who died age 23 in a hunting accident at Windsor Castle in 1874.

**The prosperity that returned to towns and villages in the latter half of the 18th century is still evident today, reflected in many of Monaghan's commercial buildings that continue to serve the community including the Bank of Ireland building on Church Square and the Westenra Arms Hotel in The Diamond.**

The two chapels at Saint Davnet's Hospital were designed by Thomas McNamara and built between 1895 and 1905. They both display traditional models and use considered brick and render detailing.

The post office in Monaghan Town was built in 1907 and displays many finely executed brick and limestone architectural details, based on Georgian models. In the mid-twentieth century the building was raised to two storeys.

The establishment of the Irish Free State in 1921 placed Monaghan along the border of the newly formed Northern Ireland. This period of transition for a time led more to the loss of architecture than to its creation. Cornacassa, a classical style country house located to the west of Monaghan town, was sold in 1933 and its stone was used for a modest building in 1946 at Saint Macartan's College, which was built in 1946.

Monaghan County Hospital was opened to the public in 1938 and stands on the site of the old Monaghan County jail that was sold in the 1890's to the Governors of the Infirmary. A part of the old jail building complex was converted to the hospital and opened for patients in 1896. In the following years, there were many additions and alterations to the Hospital.



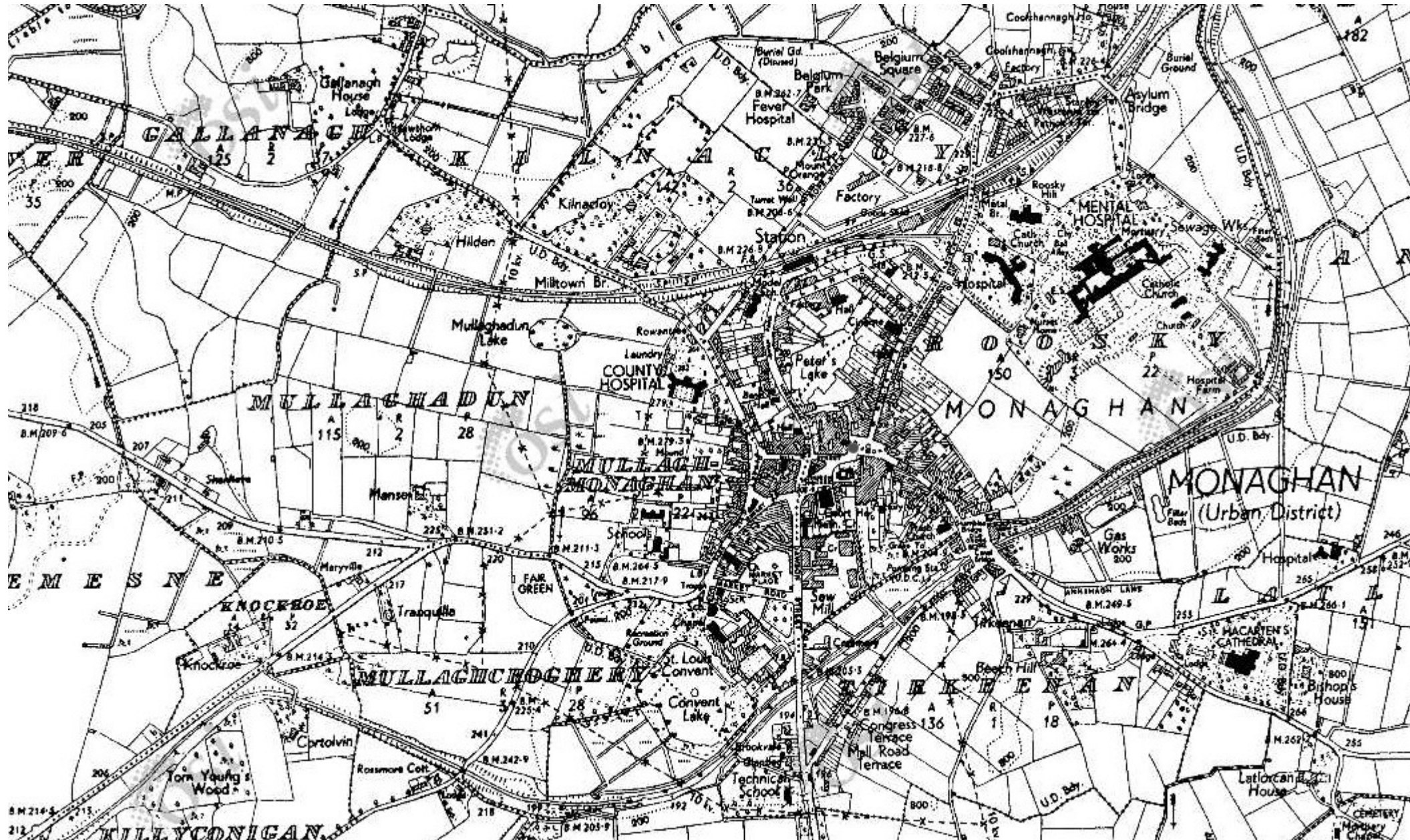
## Historic Context

## 1930's 6 Inch Last Edition OS Map

The 1930's 6 Inch Last Edition OS maps shows the development of many sites in Monaghan town. At St. Louis Convent, the recreational grounds are developed and shown on the map. The greenhouses which can be seen in the aerial photos from the Morgan Aerial Photographic Collection are added to the complex of buildings and a new school building is also added c. 1920.

At St. Davnet's Hospital, a new hospital building is added to the north-west of the original hospital building c. 1937. A nurse's home is also added adjacent to the sanatorium, which was used as accommodation for nursing staff working in the hospital.

St. Mary's National School is built in 1937.



*Ordnance Survey Ireland 6 Inch Last Edition OS map, ca. 1910- 1950 (GeoHive, Tailte Éireann)*



## Section 3

### Historic Context

#### Lawrence, O'Dea and Eason Collection Photographs

The photographs taken in the Lawrence, O'Dea and Eason Photographic Collections provide an insight into the life and character of Monaghan Town between 1865 and 1955.

The photographs mainly favour the prominent public buildings in the town, including the Railway Station, St. Macartan's Cathedral and St. Louis Convent and School.

Public spaces including The Diamond in the centre of the town also feature heavily in the collections.



*A view of Monaghan by Eason & Son, ca. 1900-1939 from Eason Photographic Collection, National Library of Ireland.*



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



*A photograph of the former railway station by James P.O'Dea, April 1959, O'Dea Photographic Collection, National Library of Ireland.*



*An aerial view of St. Macartan's Cathedral by Alexander Campbell Morgan, June 1955, Morgan Aerial Photographic Collection, National Library of Ireland.*



## Section 3

# Historic Context

## Historic Photographs

The photograph of The Diamond in 1870 shows the New Irish Woolen Warehouse (Alma House), which was a drapery and linen shop. The Westenra Arms can also be seen in the photograph and in 1824 was listed as a hotel. The Church Cross is shown in its original position before its relocation to the Old Church Square and replacement with the Rossmore Memorial. Its head is a sundial, topped by a gas lamp.

The view of the canal and cottages at Old Cross Square was taken from a postcard in 1900. It shows a cottage to the left of what is now the entrance to Rooskey Vale. The cottage was typical of the Shambles-type houses of the late nineteenth century found in this area off Old Cross Square.

A view taken from the County Infirmary grounds shows Monaghan town in the 1920s and an isolated cathedral. The houses on Pound Hill weren't completed and occupied until 1952 and the horizon is practically free from buildings, adding to the sense of the cathedral's isolation.

The view of Church Square from the Dawson memorial shows St. Patrick's Church surrounded by small trees. Some 'stannis' (stalls) face the Square in front of the Courthouse, highlighting the importance of the square to the weekly markets.



*A view of the Diamond, 1870 (Monaghan County Museum, Old County Monaghan by Hugh Oram and Martin MacKenna).*



*A view of the cottages and the canal at Old Cross Square, 1900 (Monaghan County Museum, Old County Monaghan by Hugh Oram and Martin MacKenna).*



*A view of Monaghan Town and Cathedral taken from the County Infirmary Grounds, 1920s (P. McCabe, Old County Monaghan by Hugh Oram and Martin MacKenna).*



*A view of Church Sqaure from the Dawson Memorial, 1870, Monaghan County Museum (Old County Monaghan by Hugh Oram and Martin MacKenna).*



## Section 3

### Historic Context

#### Historic Photographs

Sister Mary Regis O'Donnell is pictured feeding a swan on the Convent Lake in Monaghan Town with a bucket of scraps. The sight of Sister Mary feeding swans and ducks was well known to Monaghan people.

The photograph of Dawson Street was taken from a postcard and shows some thatched cottages on the right of the image. The manse, Methodist Church and Assembly Rooms are shown on the left. The tall chimney from Patton's Mill are also pictured beside the Canal Bridge in the background.

The photograph showing Mill Street is a postcard view taken in the early 1900's. At the intersection of the North Road, the former Curran's Hotel with the porch on the right was then known as the Temperance Hotel. Half way down the street, a car is shown along with carts and a trap.



*'Feeding Her Flock', The Heritage Centre (Old County Monaghan by Hugh Oram and Martin MacKenna).*



*An aerial photo showing Monaghan Town, c.1970 (The Old Monaghan Society)*



*Dawson Street, 1905, T. McMahon (Old County Monaghan, Hugh Oram and Martin MacKenna).*



*Mill Street, early 1900's, unknown, Monaghan County Museum, Old County Monaghan book by Hugh Oram and Martin MacKenna.*



## Section 3

### Historic Context

#### St. Louis Convent - History

The site for St. Louis' convent was the location of the former Monaghan Brewery Company. It stood on the shores of Spark's Lake which is known today as Convent Lake.

In 1859, sisters Geneviève, Clémence and Claire arrived in Monaghan to set up a Reformatory School in the former brewery complex which was bought for them by friends, including the extensive car-owner of the time, Mr. Bianconi.

The Boarding School was opened in 1862 and shortly after a nurse for infants was opened in a cottage on the North Road (the site of the old county library).

On 21st February 1863, the National School was moved from Latlurcan to three newly renovated rooms close to the convent.

In February 1870 the sisters opened the Government Industrial School. The numbers in all of the schools continued to increase every year and as a result, many new buildings were added to the site, including the Novitiate House, Boarding and Day Schools, Orphanage, extensive laundries, Model Dairy, Farmyard, gardens and bakery. The first Convent Chapel was blessed in 1863 and in 1865, the former owners home in the Old Brewery was partially renovated and became the convent.

St. Teresa's Reformatory School operated from 1859 to its closure in 1903, and accommodated 450 students. St. Martha's Industrial School was housed in the Old Brewery Complex between 1870 and 1957 and during this time 1,170 children occupied the training school. In 1959 a concert hall was opened and a gymnasium was added to the renovated Canal stores. On April 10 1988 the Sisters opened a Heritage Centre in the old primary school building.

Aerial photographs from the Morgan Aerial Photographic Collection show St. Louis Convent and School in the context of Monaghan Town. They also show the extensive gardens and grounds that were once a part of the complex. In the photographs from the collection, a terrace is shown to the east of the convent buildings, with a tennis court. Large playing fields can also be seen, with children playing basketball. Another field has goal posts and appears to have a running track around it.



*St. Louis Convent, 1859, Old County Monaghan by Hugh Oram and Martin MacKenna.*



*A photograph showing young children standing outside the Convent of St. Louis, ca. 1900- 1939 by Eason & Son, Eason Photographic Collection (National Library of Ireland).*



*An aerial view showing St. Louis' Convent and School in the context of Monaghan Town, June 1955, by Alexander Campbell Morgan, Morgan Aerial Photographic Collection (National Library of Ireland).*



*An aerial view showing St. Louis' Convent and School and Convent Lake, June 1955 by Alexander Campbell Morgan (Morgan Aerial Photographic Collection, National Library of Ireland).*



## Section 3

### Historic Context

#### Monaghan Bombings

On May 17th 1974 three bombs exploded in Dublin City on Parnell Street, Talbot Street and South Leinster Street, killing 27 people and leaving 250 people physically injured. The bombings occurred on the third day of the Northern Ireland workers' strike arranged by Unionists opposed to the Sunningdale Agreement, which gave Dublin a larger role in the running of Northern Ireland.

Ninety minutes after the bombs in Dublin City, a fourth bomb exploded outside Greacen's, a busy public house in the centre of Monaghan town. A further seven people were killed.

It was the greatest loss of life in a single day during the troubles. Many families were left devastated, and many more were psychologically impacted by the events of the day.

The Bank of Ireland building, formerly known as the Hibernian Bank was across the street from Greacen's Bar. All of the windows and doors in the bank building were blown out and the roof was severely damaged.

Almost all windows within a radius of 200 yards were damaged, as well as many roofs. Extensive damage was done to all the buildings in Church Square, including Monaghan courthouse and St.Patrick's parish church and footpaths in the area were dangerous to walk on.



*A photograph taken from Church Square showing the devastation in the aftermath of the Dublin and Monaghan Bombings. (Monaghan County Museum and Donal McEnroe Collections).*





## Section 3

### Historic Open Spaces



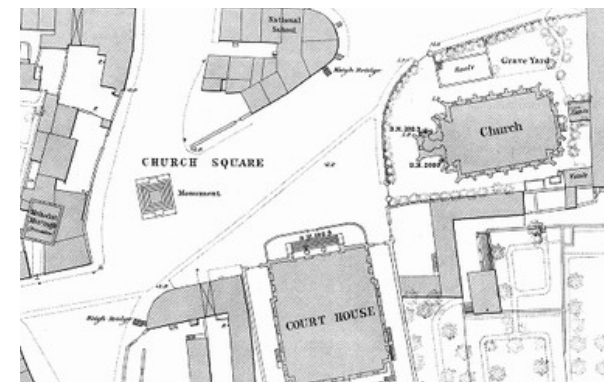
1. Fair Green - Historic Fair Green. Later enclosed as part of St. Louis Convent Grounds. Today it is in use as a carpark.



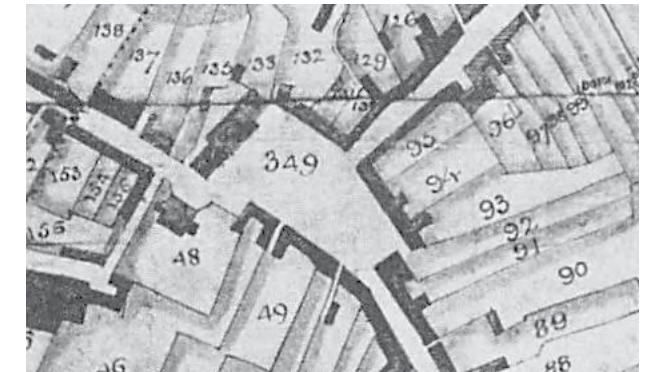
2. Market Road Market Place - Historic location of 20th century market place. Today, the site is occupied by Dunnes Stores.



3. Market Street - Historic market place from the 18th century onwards. Monaghan Market House was built in 1792.



4. Church Square- An important historic open space. Monaghan Courthouse was built in 1827 and St. Patrick's Cathedral in 1831. The Dawson monument was added between 1857 and 1860.



5. The Diamond is one of the earliest open spaces in the town. It was historically a significant trading place. In the early 19th century, a linen market was held in the Diamond on Mondays.



6. First Monaghan Presbyterian Church Graveyard - Today it remains as a graveyard with a small carpark.



7. Shambles Square - It had many cottages or "Shambles-type" houses. The Old Cross, originally located in the Diamond, was moved to Shambles Square in 2010.



## Section 3

### Historic Monuments



Rossmore Monument,  
The Diamond, c. 1875

The Rossmore Memorial was erected c. 1875 and designed in High Victorian Style. It sits on the centrepiece of the Diamond on an octagonal granite stepped plinth. The monument commemorates Henry Westenra, the fourth Baron Rossmore, who died in a riding accident in 1874 at Windsor Castle.

It is highly ornate and detailed, which was typical of public spaces designed during the Victorian era. It was constructed from red sandstone and a central pink marble column supports a drinking fountain. Around this are eight grey marble columns with floral sandstone capitals. The letters spelling “Rossmore” are placed around the octagon in carved shields. The Rossmore Memorial was erected on the site of an ancient stone cross, the Old Cross, which was moved and is now in place in Old Cross Square.



Market Cross,  
Old Market Square, c. 1875

The Old Cross originally stood in the Diamond – the main market place in Monaghan town “to remind sellers and buyers that justice is eternal”. It was first recorded in 1714 and is shown on the first edition 6 Inch OS map in 1834. The town stocks were placed beside it and public notices were believed to have been posted upon it.

In 1875 the Rossmore Memorial was erected on the site of the Old Cross in the Diamond to commemorate Henry Westenra. The Old Cross was removed and left in a back garden in Glaslough Street. The removal of the Old Cross caused great controversy and it was later decided that it would be re-erected in the town in another location. Several sites were discussed and it was eventually set up in Shambles Square, which later became known as Old Cross Square.

In the 1907 OS map, the Old Cross is shown in the centre of the square, but it has since been moved to the north. It originally functioned as a sundial. The head is a polygonal stone with four hemispherical hollows on each side, which were aligned on a cardinal point. A gnomon or pointer would cast shadows on lines in the hollows depending on the time of day and the season. When it was moved to its current location, it was set up upside down and so longer functions a sundial.



Dawson Monument,  
Church Square

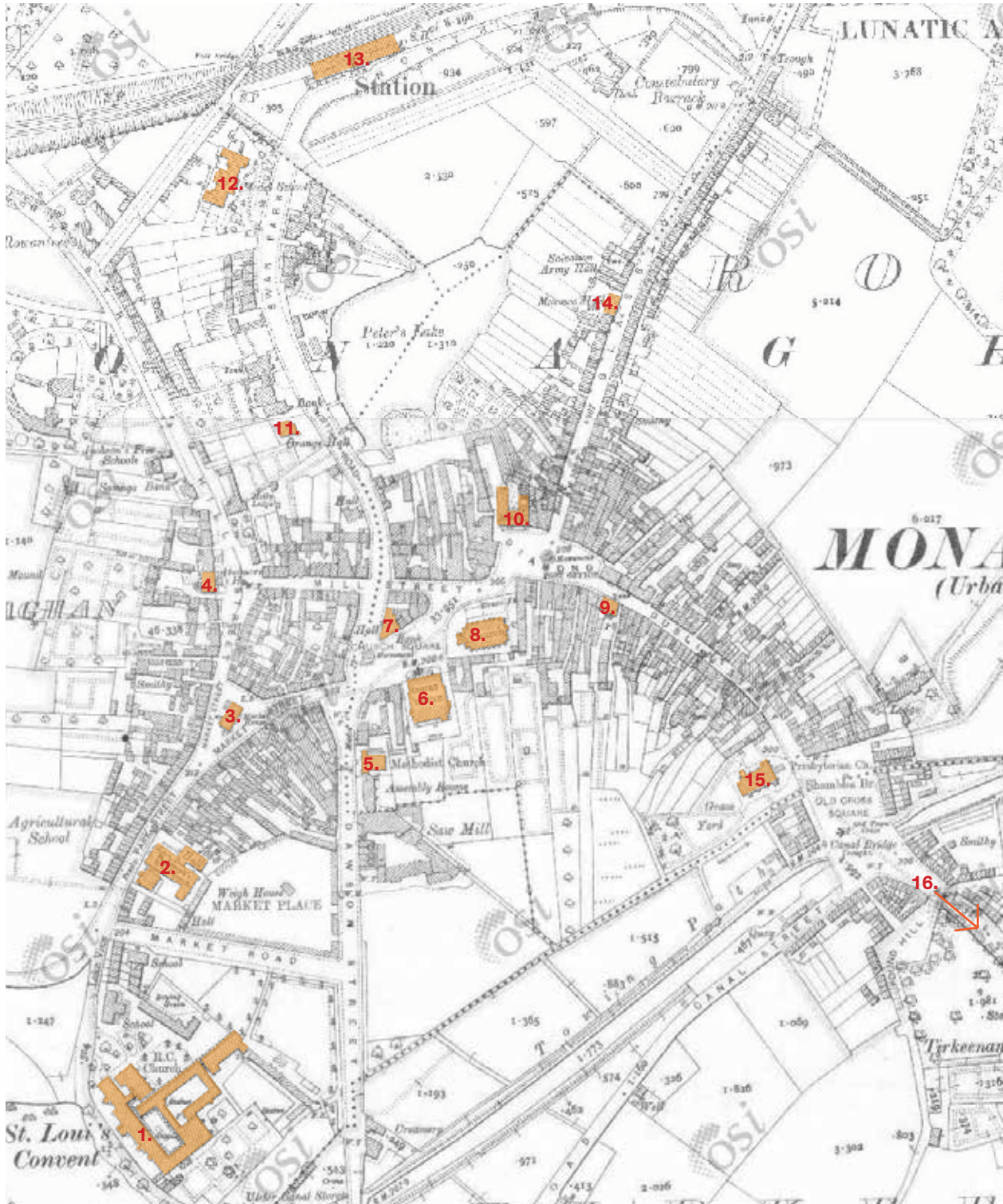
The Dawson Memorial is a granite Classical-style ashlar sandstone obelisk commemorating Colonel Dawson, who was killed during the Crimean War. In 1857, the Dawson family invited architects to participate in a competition to design a memorial for Colonel Dawson.

W.J. Barre from Newry was the winner and his design was erected in Church Square - one of the main open spaces in the town. The memorial sits on a plinth of five steps, with stylised anthemias at the corners of the base.



# Section 3

## Landmark Buildings



1. St. Louis Convent Buildings  
Clones Road, 1

St. Louis Convent was established in 1859 on the site of the former Monaghan Brewery. Initially, it housed a Reformatory School run by three nuns from the St. Louis Order. A boarding school opened in 1862, followed by the relocation of the National School at Latluran in 1863. By 1870, an Industrial School was also established. The site expanded over the years, adding various buildings, including a chapel, orphanage, extensive laundries and agricultural facilities. Today, part of the grounds is occupied by St. Louis Secondary School, and in 2024, Monaghan County Council acquired several vacant buildings on the campus, including the former school and chapel.



2. St Joseph's Catholic Church  
1891 - 1900

St. Joseph's is a late Victorian church designed by William Hague Jr. and John Doran and built between 1891 and 1900. It displays high quality masonry work, using both smooth and sculpted stonework and decorative detailing. A small belfry is positioned between the church and the parochial house next door. Internally, the church is lit to the east end by a large five-light Victorian stained glass window, above a white marble altar.



3. Monaghan Market House,  
Market Street, 1792

Built in 1792 and designed by amateur architect Colonel Samuel Hayes, the market house in Monaghan was an important building in the town's commercial life until the mid-twentieth century. It was built of local grey limestone and features delicate carving and stonework. Grain, pork, meal, flax, hay, poultry, grass-seed, fish, clothes and toys were all bought and sold in the market house. Today, it is in use as an arts space.



4. Aviemore House,  
6 Hill Street, 1760

Built c. 1760, Aviemore House is one of the most impressive buildings in Monaghan town, helping to establish Hill Street as an upmarket residential street. The façade of the house was remodelled c.1840, and retains many of the façade detailing from this time, including a detailed cornice with trailing foliage frieze and a painted moulded architraves. The house is set back from the street with a low dressed stone boundary wall and cast-iron railings with fleur-de-lys finials and bud-collars. Today, it is in use as a commercial space.



5. Monaghan Methodist Church,  
Dawson Street, 1861

This Gothic Methodist church, built in 1861, is a typical example of mid-19th-century ecclesiastical architecture with its symmetrical design, Victorian details and craftsmanship. Constructed from sandstone with a mix of cut, dressed, and rubble stone, the building is set back from Dawson Street, enclosed by cast-iron railings. A plaque commemorates an earlier 1824 church on the same site. Inside, the interior includes side aisles, dark stained pews, pine wainscoting, and a carved timber pulpit, with an arched timber roof and fine carvings at the preaching end.



6. Monaghan Courthouse,  
Church Square, 1827

Built in 1827 to designs by Joseph Welland, Monaghan Courthouse is an impressive neo-classical-style public building in the town centre. The courthouse is the second "sessions house" that has been built in the town, replacing an eighteenth-century building in the Diamond. It features high-quality masonry work and intricate detailing. It was built using Carnmore Sandstone from a quarry at Eshnaglogh. A fire in the building in 1981 reduced it to a shell, leaving the courthouse empty until 1986 when reconstruction began. By 2011, the courthouse was completely refurbished by the OPW.



## Section 3

### Landmark Buildings



7. Bank of Ireland  
Church Square, 1875

The former Hibernian Bank building was built in 1875 and designed by O'Neill and Byrne architects. It was designed in the Hiberno-Romanesque style with elaborate stone detailing - an example of 'churchifying' the appearance of bank buildings at the time to attract new Catholic wealth. The building carefully responds to its corner site, with the main entrance curving on the corner - further accentuated by its conical roof. Today, it retains its original use as a bank building.



8. Saint Patrick's Church,  
Church Square, 1831

Saint Patrick's Church, built between 1831 and 1836 to designs by William Farrell, is a Gothic Revival Church of Ireland and a prominent landmark in Monaghan Town. It features a spired tower visible from afar, with pinnacles and tall, pointed windows. The church is renowned for its exceptional masonry and metalwork, including an intricately carved marble pulpit, altar, and a variety of memorial tablets and stained-glass windows. Inside, the church is spacious with a gallery on three sides and a vaulted ceiling.



9. Monaghan Town Hall,  
1 Dublin Street, 1880

Monaghan town hall was built c. 1880 as a bank and was altered in 1930 to become the town hall. It features classical design elements, including timber sash windows. Its decorative and classical elements are common in such public buildings of the period. Its façade may not be original, but it remains an integral building in the town centre. The building is currently used by Monaghan County Council.



10. Westenra Arms Hotel,  
The Diamond, 1840

The Westenra Arms Hotel was built c. 1840 and was designed in the Victorian style. It maintains the character of the surrounding buildings in the Diamond, but the use of Victorian-style detailing highlights the 19th century desire for ornamentation and opulence. The hotel retains many of its original features and details, including the timber sash windows. It also retains its original use as a hotel.



11. Johnston & Madden Memorial Orange Hall,  
28 North Road, 1882

The Orange Hall, built in 1882, is believed to have been designed by William Batt from Belfast. It is a Tudoresque style red brick building with a round corner turret. It features red brick Flemish bond walls with decorative grey brick banding between floors. Decorative brick corbelling is used on the corner turret. There are a variety of window openings on the façade, with cut stone sills and lintels. The hall is decorated with Tudoresque elements, including pseudo-Tudor timber panelling with supporting brackets on the gable front, timber panels and carved bargeboards.



12. Monaghan Model National School,  
North Road, 1860

Monaghan Model National School was built in 1860 and designed by an architect for the Board of Public Works. It features distinctive gable-fronted porches with pointed arches, ogee windows, and separate entrances labelled "Boys' School" and "Girls' School." The building retains much of its original character, including cast-iron rainwater goods, sliding timber sash windows, and intricate stonework around doors and windows. Surrounded by a masonry wall with cast-iron gates, the site includes well-preserved outbuildings and a red brick handball alley.



13. Monaghan Railway Station,  
North Road, 1863

The railway station in Monaghan was built in 1863 and designed by engineer John MacNeill. It was a principal station on the Portadown to Cavan line of the Great Northern railway. Later adaptations were made to the station, including a passenger building and a station master's house was incorporated into the new station. The building was completed in 1858 and remained as a railway station until its closure in 1969. The building was used by many businesses over the years, but in 2016 it fell into disrepair and was vacated. Today, the train station is in use as a shared workspace.



14. Young Memorial Masonic Hall,  
Glaslough Street, 1880

The Young Memorial Masonic Hall was built in 1880 as a masonic hall. It remains as a notable building in Monaghan town and has a strong presence on Glaslough Street. It displays many of the same Tudoresque details, similar to the Orange Hall on North Road. It displays many of its original detailed elements, including the polychromatic brickwork and the decorative balustrade on the ground floor steps.



15. First Monaghan Presbyterian Church  
Old Cross Square, 1827

The First Monaghan Presbyterian Church was built in 1827 on the site of an earlier building, built in 1745. It was rebuilt between 1899 and 1902 and was renovated in 1911 to designs by Roome and Beg of Belfast. Part of the 1827 building are retained, including part of the two-storey meeting house of 1827.

The church is set back from Dublin Street with wrought and cast-iron gates and railings. The surrounding graveyard has many fine gravestones.



16. Saint Macartan's Cathedral  
Old Armagh/ Dublin Road, c. 1861-92

Saint Macartan's Cathedral was designed by J.J. McCarthy in 1861 and finished by William Hague in 1892. It stands on an elevated site to the east of Monaghan town and can be seen from a considerable distance. It was built in the Gothic Revival style and features elaborate detailing.



# Section 3

## Town Centre Typologies

### Polychromatic Brick Fronts



37 Glaslough Street

### Townhouses and Dormer Townhouses



55- 58 Glaslough Street

### Narrow, stone-fronted townhouses



54-56 Dublin Street

### Villa-Type Houses



28 North Road

### Terraced Houses with garden



1-5 Lake View



12 The Diamond



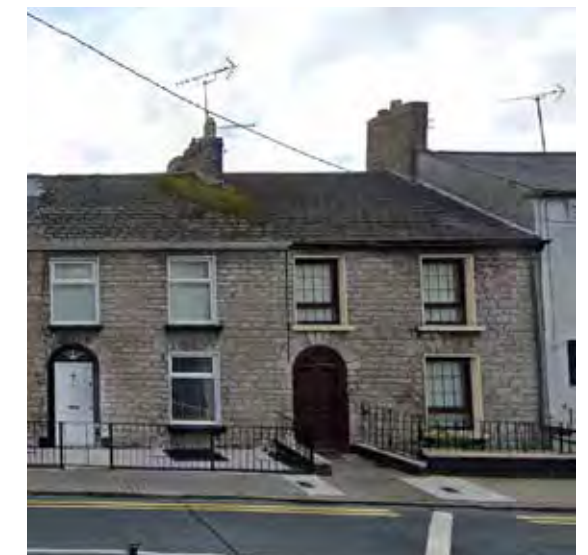
37 Glaslough Street



5 Glaslough Street



27 North Road



Hill Street



## Section 3

# Features particular to Monaghan Town

### Shopfronts



Sherry's, 24 Dublin Street

### Outbuildings



Dublin Street outbuildings

### Ulster Canal Industrial Buildings



Ulster Canal Stores

### Rounded Corners



Bank of Ireland, Church Square

### Stonework detailing



Rossmore Monument

### Features

*"The characteristic building material of the town is the excellent local stone. This is a hard grey limestone, less gritty and obstinate than Mourne granite, but of equally good colour and wearing quality. The earlier buildings are mostly of stone from the 'very fine quarry (now water-logged) near Old Cross Square, just beyond the former gasworks. As Wilkinson remarked in 1845, "The limestone" (near Monaghan and Clones) "is principally of a dark colour, close grained, earthy and hard, but flat-bedded. It generally occurs in quarries which are liable to be flooded, and therefore more difficult and expensive to be worked."*

*Ulster Architectural Heritage Society and An Taisce*

*"One of the most endearing features of the town's architecture is the prevalence of softly rounded corners; these are much less usual than might be thought, and much less appreciated than they should be. Every opportunity should be taken of restoring those which have been spoiled, and reviving the old tradition on the future redevelopment of corner sites"*

*Ulster Architectural Heritage Society and An Taisce*



Wilson Bros, 39 Market Street



Park Street outbuildings



Ulster Canal Bridge, Old Cross Square



Rounded corners in Church Square



Bank of Ireland Church Square



# Section 4-

# Historic Character

# Areas

## Section 4.

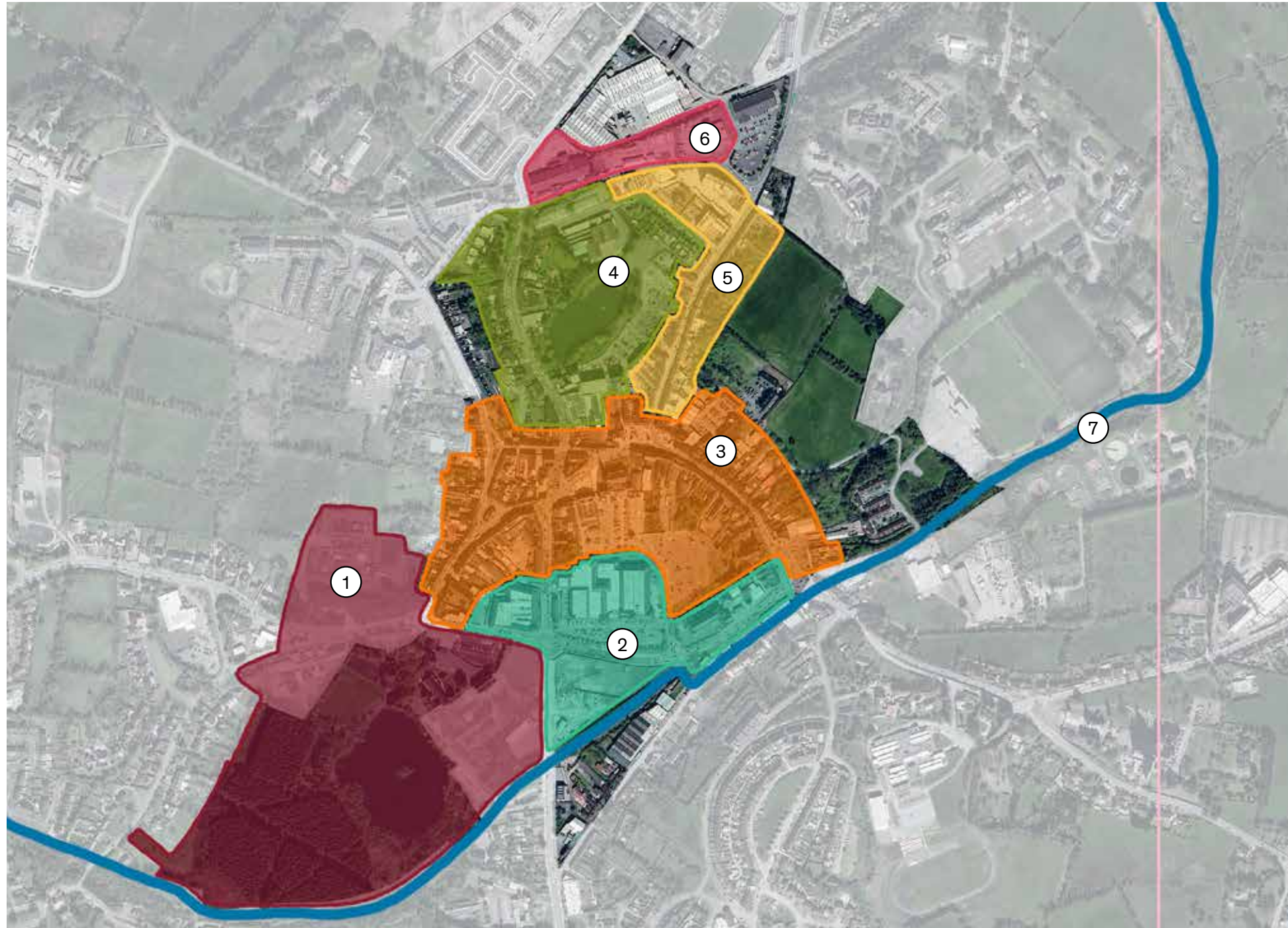
### Historic Character Areas

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.

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. 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. The seven character areas are:

1. St. Louis
2. Broad Road Commercial
3. Historic Core
4. Peter's Lake Gardens
5. Glaslough Street
6. Northern Gateway
7. Greenway





## Section 4.

# Historic Character Areas

## 1. St. Louis

St Louis Convent site and adjacent schools are jointly an important part of the heritage of Monaghan town. Until recently, St Louis lands were fully occupied by St Louis Order. A large portion of the site is now in the ownership of Monaghan County Council. Our research undertaken as part of the Historic Towns Initiative and the Town Centre First Plan has allowed a greater understanding of the significance of this area to Monaghan town and the rich heritage of its buildings, landscape, individual structures, trees and biodiversity.

**Main Features:** Extensive parkland containing formal and informal planting, Convent Lake, Crannog on the lake, historic and modern educational and institutional buildings ranging from early 19th to late 20th century. Wall and railings to Clones Road.

**Scope for Improvement:** lack of connection of the site to the town centre, vacant buildings, national road and heavy traffic along Clones Road and Broad Road, limited biodiversity of commercial forestry on part of the site, flooding.

**Strategic Actions:** Masterplan for St Louis lands including creation of a new public park, improvement of connection to the historic town centre and the canal, scope for active travel routes, adaptive reuse of heritage buildings, new outdoor recreation spaces serving the town centre and the nearby schools.

## 2. Broad Road Commercial

**Main Features:** Broad Road is a late 20th century route constructed as extension to Market Road which historically defined the southern edge of Monaghan town between Park Street and Dawson Street. Market Place, where Dunnes Stores is currently located, was a historically an open space and the location of meat markets and trading. Shambles river and culverted Ulster Canal run under Broad Road. Today this area is dominated by large scale commercial structures and parking. It contains the southern boundary of St Louis site.

**Scope for Improvement:** Improve pedestrian safety and road frontage, improve pedestrian links across car parks towards historic core.

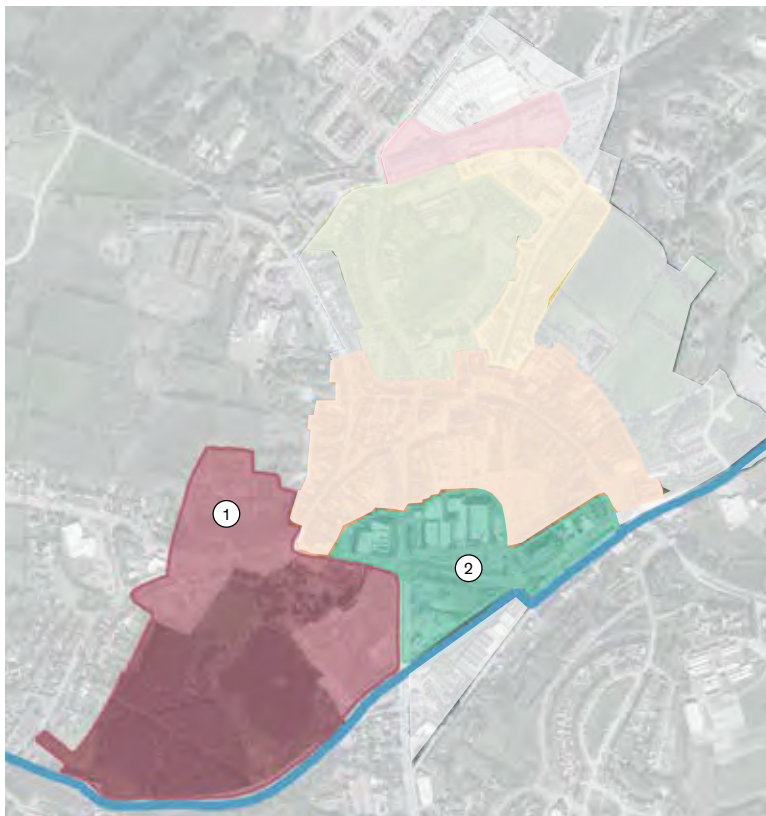
**Strategic Actions:** Work with business and landowners to soften the appearance of car parking and activate road frontage. Improve pedestrian and cycle crossing points towards St Louis site.



Convent Lake, St. Louis



St. Louis Convent Chapel



Market Road car park



Broad Road



## Historic Character Areas

### 3. Historic Core

**Main Features:** Together with Glaslough street, this character area forms the historic core of Monaghan, its streets and plots dating back to the early 17th century. There are four main open spaces that connect the streets, each with its own feature. They are an intrinsic part of the historic character of Monaghan- The Diamond, Church Square, Old Cross Square and Market House. The streetscapes contain a variety of buildings ranging from two to four storeys, pitched roofs, stone and painted rendered facades, and several rounded corner buildings unique to Monaghan. The area contains numerous landmark buildings and monument such as St Patrick's Church, the Courthouse, Market House, Rossmore Memorial, the Market Cross and the Dawson Memorial, as well as substantial buildings of architectural merit, such as the Bank of Ireland and Aviemore House.

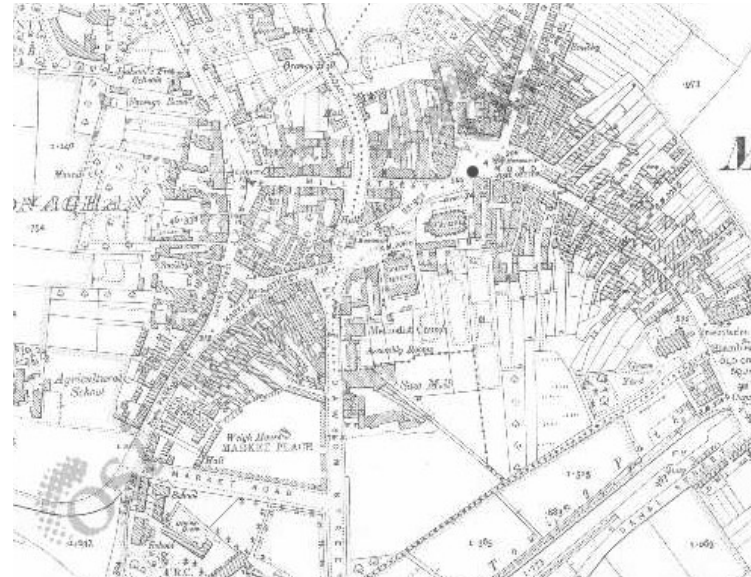
The long narrow plots and outbuildings relating to properties fronting the main streets form a unique contribution to the character of this area. Many plots have been amalgamated over the past years, with modest stone outbuildings demolished or altered. Arched entrances to the rears of the plots have been gated in many instances.

**Scope for Improvement:** Dawson Monument, Rossmore Memorial and Market Cross are in need of cleaning and repairs, Market House and Park Street need improvements to pedestrian links to the rest of the historic core, lack of accessibility and cycling infrastructure, poor condition of pavements along Park Street, Market Street, Mill Street. Vacant former County Museum building and Assembly Rooms on Dawson Street, both lacking level access, limiting their uses.

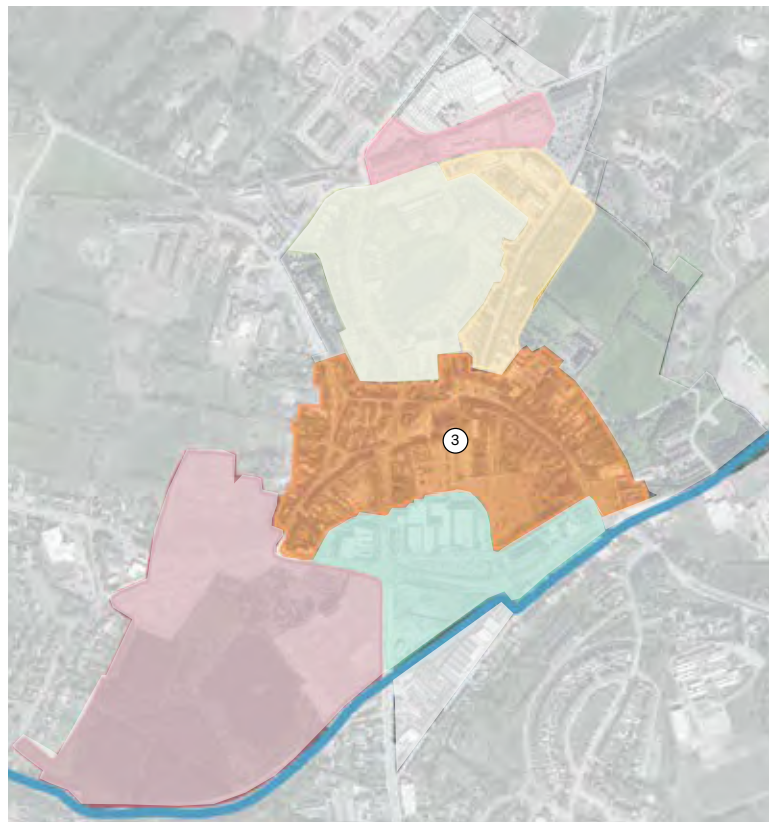
**Strategic Actions:** Public Realm enhancement around Market House, Mill Street and Market Street. Restoration and repairs programmes to Dawson Monument, Rossmore Memorial and Market Cross. Protection measures to retain active frontages, plot widths and outbuildings to the rears of the plots. Adaptive re-use of prominent vacant and derelict buildings in the area and restoration of lost features on frontages.



*Park Street backlands*



*Ordnance Survey Ireland 25 Inch OS map, ca. 1897 - 1913 (GeoHive, Tailte Éireann)*



*View of the Market House from the Old County Museum*



## Section 4.

# Historic Character Areas

## 4. Peter's Lake Gardens

**Main Features:** St Peter's Lake is at the heart of Monaghan town. Historically, the long narrow plots of Glaslough Street extended as far as the lake. Later 19th century development along North Road contained wider plots and semi detached houses, with gaps allowing visibility of the lake on the east side of North Road, and view of the hills and wooded areas along its west side. Historic photographs show a line of mature lime trees along North Road, which have gradually disappeared, the last lime tree opposite no.15 North Road removed in recent years. Mature trees remain at its northern end. North Road is wider than earlier narrower streets in the town centre. This character area has fine historic building stock including villa-style two and three storey houses with gardens, terraces with generous gaps between them, and the elevated stone buildings of the Model School.

Plantation Road with industrial and commercial warehouses and an attractive terrace of workers' cottages forms the northern section of this character area.

**Scope for Improvement:** Strong visual impact of road and traffic, limited visual connection to Peter' Lake, lack of footpaths/ crossings at the northern end of North Road, limited east-west connections to Glaslough Street

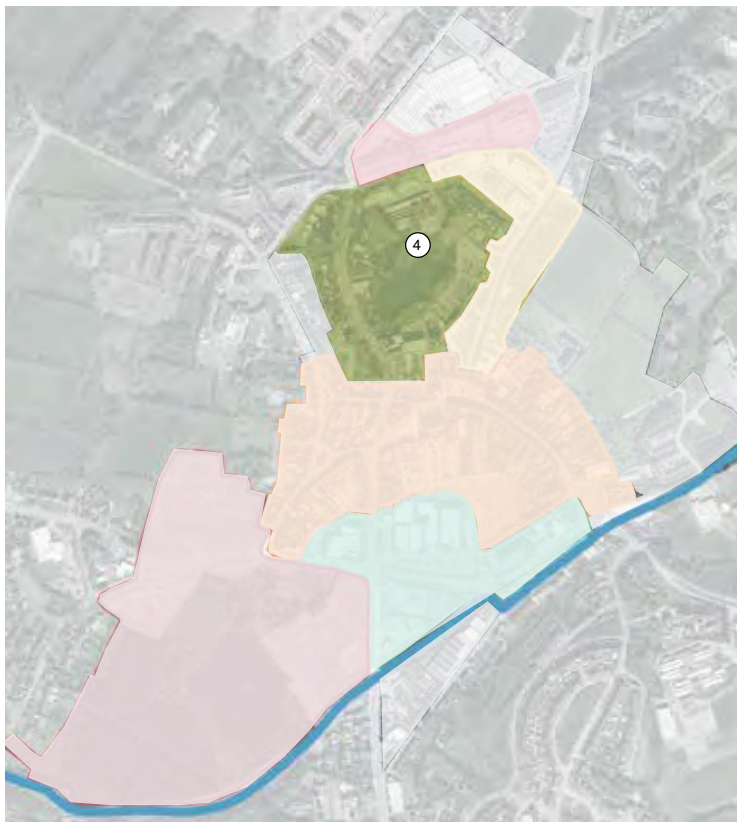
**Strategic Actions:** Reinstate historic trees, review road design against DMURS, build on Tidy Towns initiative to enhance biodiversity, pedestrian footfall and safety of laneways around St Peter's Lake. Repair front garden railings to the Plantation Road cottages.



View to Peter's Lake from North Road



Cottages on Plantation Road





## Section 4.

# Historic Character Areas

## 5. Glaslough Street

**Main Features:** Glaslough Street is one of the oldest streets in Monaghan, closely linked to the historic core Character Area. Due to its recent connection to the Peace Campus at its north end, this area has been identified as a special historic character area. Glaslough street has a unique character, with active shops and commercial premises at its southern end, gradually changing to a more residential character with modest but attractive small terraces on the east side of the street. The Peace Campus is a new civic complex in Monaghan, terminating at the Glaslough Street vista looking north and housing the County Museum, Library, youth facilities, community spaces and underground parking.

**Scope for Improvement:** Limited connections and wayfinding between Peace Campus, Northern Gateway, Historic Core and St Louis Character Areas, poor accessibility of Glaslough Street footpaths, lack of biodiversity

**Strategic Actions:** Review Heritage Trail, wayfinding and signage to include Peace Campus, public realm improvements to Glaslough Street to enhance pedestrian accessibility and safety, biodiversity improvements.

## 6. Northern Gateway

**Main Features:** This part of Monaghan developed following the development of Ulster Railway in the late 19th century, with North Road re-aligning towards north-East to serve the new train station and the associated goods sheds. A new route was established between the train station and Peter's Lake around that time. The line was closed in the 1950's. The railway station has been recently successfully and sensitively adopted to a flexible workspace use. Monaghan Bus Station is located to the east of the train station. The ground slopes steeply along the southern side of North Road in this location.

**Scope for Improvement:** Bus station has no active frontage to North Road, and very limited connectivity and accessibility to the historic core, Peace Campus and St Peter's Gardens.

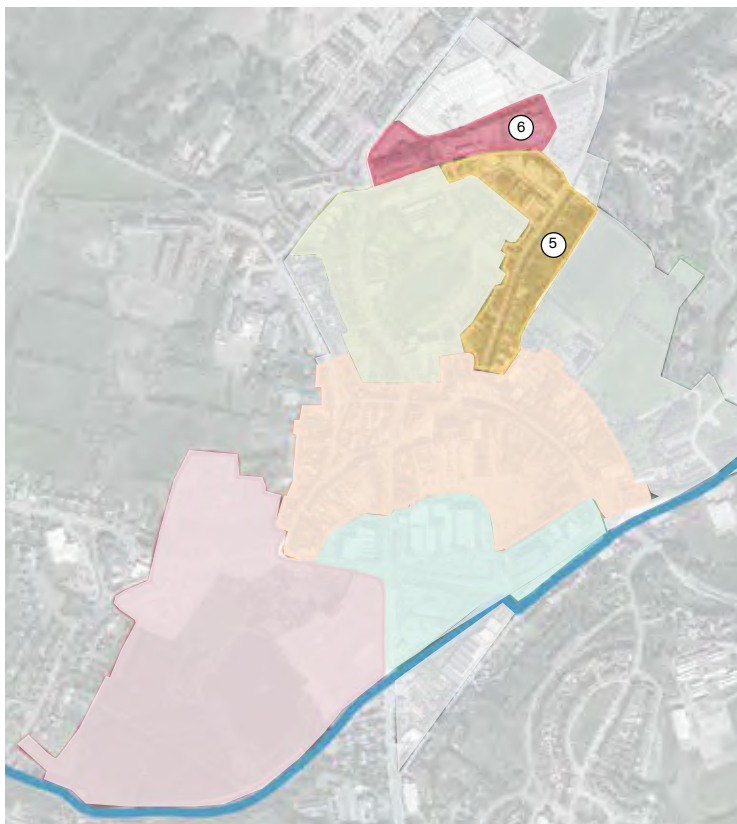
**Strategic Actions:** Explore pedestrian and cycle links north-south in this area, improve bus station frontage and accessibility.



Upper Glaslough Street



Glaslough Street



Former Monaghan Train Station



Monaghan Bus Station



## 7. Greenway

**Main Features:** The Ulster Canal is an important part of the industrial heritage of Monaghan town. It is an important amenity, with a pathway alongside the waterway used for recreation and community, as well as being a connection to other towns and locations along the Ulster Canal. The canal circles the south-eastern part of town centre and turns west along the boundary of St Louis Convent Lands. The section between Castle Road and Dublin Street is beneath the roadway.

**Scope for Improvement:** Connection of the canal to town centre and St Louis site, scope to enhance biodiversity, safety along the canal, canal as the walking/ cycling visitor route.

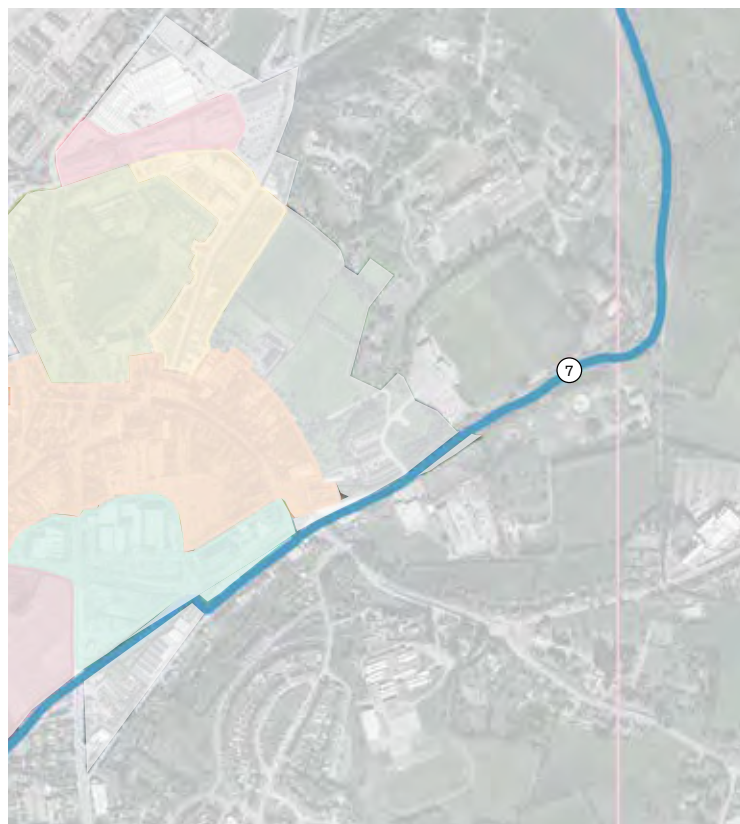
**Strategic Actions:** Investigate additional entry points from the canal to town centre, add canal to heritage walking route relaying its industrial history, enhance section between Castle Road and Dublin St for cyclists and pedestrians.



Ulster Canal Greenway



Ulster Canal Greenway





# Section 5

## Consultation Summary



# Section 5

## Consultation Summary

A full day public consultation event was held at the Monaghan Shopping Centre during Heritage Week on Saturday 18 August 2024, as a pop-up in one of the vacant shop units. The event was hosted by the full team from John Mc Laughlin Architects and MCC representatives. Members of the Town Team present to give a 'local' aspect to the day. We estimated that approximately 120 persons attended.

- 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 vacant and derelict buildings in the town and those 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 recognisable and accessible representation of the area.

**Feedback**

The feedback from the consultation day was extremely positive. Many people related to historic photographs and old maps displayed in the room, and responded to our requests to tell us their stories of life in Monaghan.

Several buildings, such as Assembly Rooms on Dawson Street, were noted as buildings which the public would like to see brought into active use. Improvements to footpaths, accessibility and signage were also a big topic, as well as restoration of the Rossmore monument.



### Public Consultation

### Feedback Summary

#### Re-use and Regeneration

- Gradual loss of historic town character
- Potential adaptive re-use projects:
  - Convent church
  - The Old Albany shop

#### Historical Sites and Preservation

- Preservation of protected structures and Sites
- Crannóg - reinstate walkway
- Strengthen knowledge and connections to local history

#### Cultural Significance

- St. Louis Convent Lands - Preservation of local culture, traditions & stories
- Arts centre/ culture points
- More town events & festivals - develop culture scene with ie. galleries, Irish language hub, and museums



## Built Heritage

Comments from Built Heritage Policy Team at the Department of Housing, Local Government and Heritage:

- The age of the convent buildings suggests they were constructed during the 19th century heyday of Catholic Church building period.
- Walking tour initiatives in Monaghan town highlighting architectural features of modest buildings and public realm can help to celebrate architectural character and continuity in the town.
- The OPW studies for the convent buildings at Sean McDermott Street in Dublin are relevant as a precedent for the St. Louis site.
- The value of entire plots rather than building fronting the main streets in ACA's should be emphasised in the HTI and TCF reports.
- Landscape Character Assessment methodology can be used to create a comprehensive picture of the town, including stages of development, topography, historic open spaces, typologies, etc.

## Old Monaghan Society

Comments from Old Monaghan Society:

- OMC have a good knowledge of Monaghan town, its streets and laneways and should be consulted as part of the implementation of the heritage actions, including the review of ACAs/ RPS
- Broad Road markets were an important part of Monaghan town history up to late 20th century
- OMS research on laneways, old street pumps and street names has the potential to feed into the heritage actions
- St Louis convent lands along Broad Road were separated from the town with a tall wall, its removal having a positive impact on connecting the lands to the centre.

## Heritage Council

A consultation with the Heritage Council took place at the early stages of the project, The consultation included presentation of the baseline report and focused on the Historic Towns Initiative and Town Centre First projects. Comments from the Heritage Council:

- Given the extent of vacancy/ dereliction work in the town centre/ ACAs, HTI funding for any of the properties already identified could focus on external works which would contribute to the restoration of historic character and public realm enhancement.
- Possible repair works to public buildings and monuments could be investigated. E.g. restoration of the fountain on Rossmore monument, funding for non-invasive survey of the crannóg on Convent Lake.
- The Heritage Council will be making a submission to the MCC Development Plan in the current consultation process.
- The HTI report should contain a number of actions and projects suited to HTI funding. Given the limited amount of funding available, c.350K, internal works to vacant/ derelict properties may be too costly to be included in HTI projects, and other streams of funding may be more appropriate.



# Section 6

## Key Issues and Opportunities



## Section 6

# Key Issues and Opportunities



*Our architectural heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past. Structures and places can, over time, acquire character and special interest through their intrinsic quality, continued existence and familiarity.*

*The built heritage consists not only of great artistic achievements, but also of the everyday works of craftsmen. In a changing world, these structures have a cultural significance which we may recognise for the first time only when individual structures are lost or threatened. As we enjoy this inheritance, we should ensure it is conserved in order to pass it on to our successors.*

- Introduction to the Architectural Heritage Guidelines for Local Authorities, Department of Arts, Heritage and the Gaeltacht

## Loss of Character

Many historic building features in Monaghan town centre become incrementally lost over time, frequently a result of lack of maintenance, redundancy, unsympathetic thermal upgrades, and excessive cost of like-for-like repairs. Streetscapes have gradually changed to accommodate larger volumes of cars, altering the human scale of the streets. Due to the modest size of many structures along Dublin Street and Glaslough Street, Monaghan has witnessed the demolition of buildings in favour of larger development which meets modern spatial standards.

Modern materials such as insulated external render, UPVC windows and rainwater goods, as well as man-made roofing tiles have also become commonplace replacements to lime render, timber windows and slate roofing tiles. Their impact on the proportion of the building elevation, depth of the reveals and general patina of age is significant and the character of the structure.

There are sensitivities in bringing old building stock back into use. Accessibility and fire safety are often key concerns, and specialist conservation advice is needed to advise on the minimum intervention approach to older structures. Repairs to older buildings, installation of new services and thermal upgrades can often irreversibly alter the character of the building and specialist conservation and planning advice is needed to ensure the changes do not harm the buildings or streetscapes.

## Opportunities

Monaghan town is at a unique crossroads. While its centre has experienced some 'hollowing out' effect with outflow of active town centre businesses, vacancy and dereliction, significant strides have been made by the town's regeneration team to reverse the effect and bring buildings back into active use. Many businesses in the town are active and the streets are becoming more lively. Our public consultation work has revealed an impressive sense of community and a positive outlook for the future of Monaghan.

The EU and National policy supports the regeneration of historic town centres. Compared to the demolition and construction of new buildings, repairing and adaptively reusing our building stock helps to retain the historic character of buildings and places and locks in carbon.

Monaghan County Council have acquired a large portion of St Louis lands comprising parkland and vacant historic buildings, with potential to sensitively adapt the historic building and surrounding landscape to community use. St Louis Convent has played an important role in the history and development of Monaghan town, and is a part of its living memory as the heart of an educational complex comprising four schools. Linking this site to the historic centre and giving a new life to its varied and architecturally significant buildings is an important opportunity.



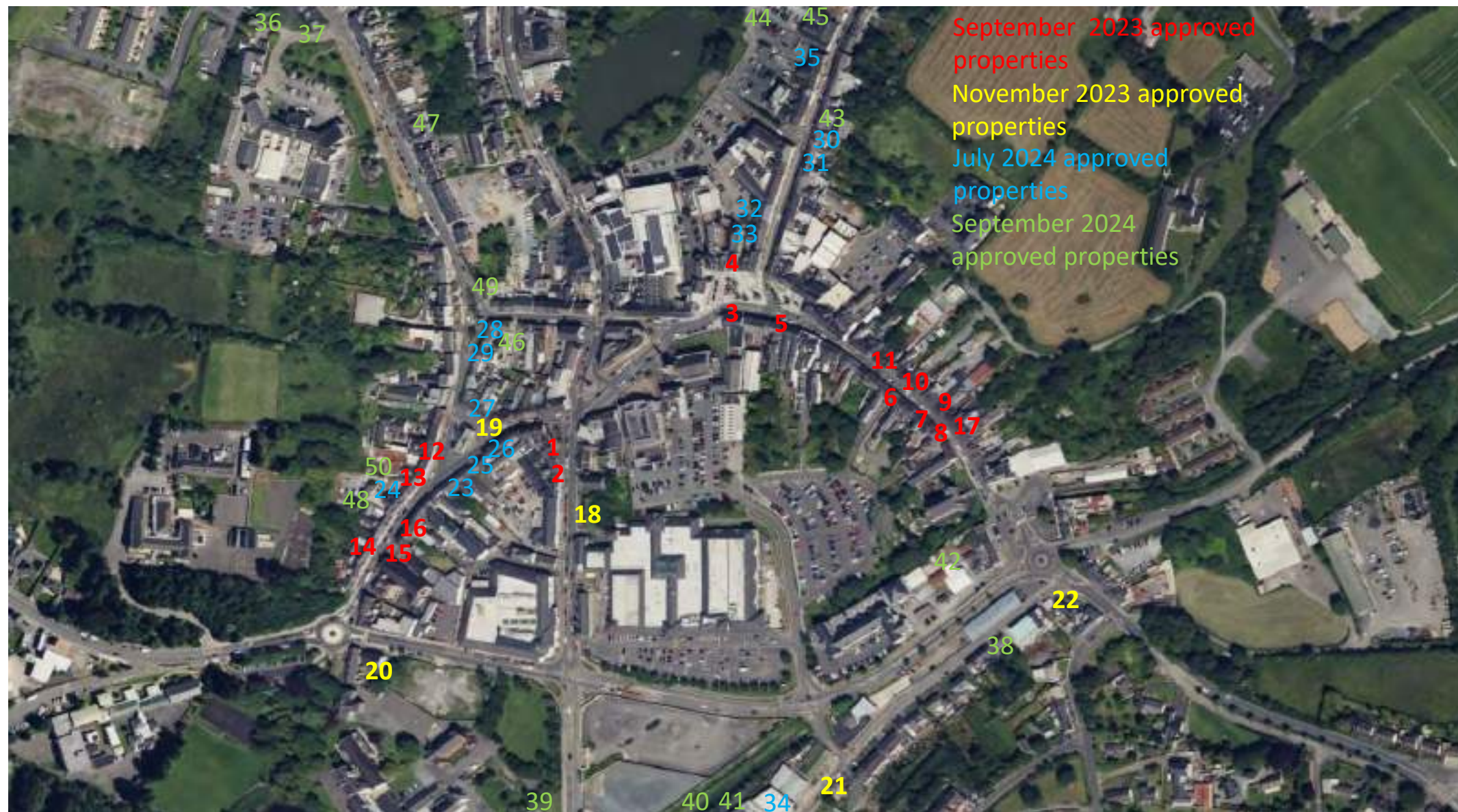
# Section 7

## Vacancy and Dereliction



## Section 7

### Vacancy and Dereliction



Monaghan County Council URDF Call 3

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.

One of the main objectives of the Historic Towns Initiative is to tackle dereliction and vacancy and bring buildings back into active sustainable use. 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 HTI 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.



Section 7

Vacancy and Dereliction

Footfall and Vehicular Movement

The ‘Monaghan Town Centre Health Check 2024’ undertaken by Queen’s University Belfast studied vehicular and pedestrian footfall and movement in the town. Counts were undertaken at four locations in the town centre - Glaslough Street, Dublin Street, the Court House and Park Street.

Park Street has high levels of vacancy and dereliction and the count also highlighted that it experiences the highest level of vehicular traffic out of all four town centre locations. Many drivers use Park Street as a bypass to the town centre, rather than as a destination.

The historic town centre, including the Diamond, has a number of vacant buildings. The Court House had the highest levels of pedestrian traffic, with many people moving between the street and carpark to the east of the Court House. Public events such as the Farmers Market in the Church Square also increased pedestrian movement through the town centre at certain times during the week.

Dublin Street, which also has high levels of vacancy and dereliction had significantly fewer vehicle numbers when compared with other locations. This suggests that traffic mainly moves north-south rather than east-west through the town centre, with the Broad Road serving as a preferred route for east-west travel.

Glaslough Street also has a number of vacant properties and the footfall and vehicle counts also showed significant vehicular traffic through the street.



Figure 4 - Count Locations

Footfall & Vehicular Movement Count Locations, Queen’s University Belfast ‘Monaghan Town Centre Health Check’

Monaghan Town		Location 1 (Glaslough St)			Location 2 (Dublin St)			Location 3 (Court House)			Location 4 (Park St)		
Day / date	Time Interval	Vehicles	Pedestrians	Cyclists	Vehicles	Pedestrians	Cyclists	Vehicles	Pedestrians	Cyclists	Vehicles	Pedestrians	Cyclists
Wednesday 11/09/2024	11.20 - 11.35	196	41		74	21		140	70		229	53	
	13.00 - 13.15	279	47		106	33		132	127		231	32	2
	15.00 - 15.15	162	52	1	73	40		124	121		225	40	
Friday 20/09/2024	11.05 - 11.20	151	42	1	81	37		266	116	6	190	86	
	14.40 - 14.55	174	54		113	55		302	133		155	130	
Overall average		192.4	47.2		89.4	37.2		192.8	113.4		206.0	68.2	
Overall % travelled by vehicle				80.2			70.6			62.7			75

Footfall & Vehicular Movement Count Results, Queen’s University Belfast ‘Monaghan Town Centre Health Check’



**MONAGHAN TOWN  
ARCHITECTURAL CONSERVATION AREAS**

- PARK STREET ACA
- MARKET STREET ACA
- HILL STREET ACA
- CHURCH SQUARE ACA
- MILL STREET ACA
- THE DIAMOND ACA
- DUBLIN STREET ACA
- NORTH ROAD ACA
- GLASLOUGH ACA
- PLANTATION TERRACE ACA

**STRUCTURES OF NATIONAL  
IMPORTANCE**

- 1. Monaghan Courthouse, Church Square
- 2. Market House, Market Square
- 3. Old cross, Old Cross Square
- 4. St. Patrick's Church
- 5. Site of Fort, Rooskey

**Protected Features on NIAH**

- 1. Post Box
- 2. Holly Lodge Gates/Railings/ Walls
- 3. Post box
- 4. Rossmore Monument

**Sites and Monuments  
Record**

- 2. Franciscan Friary
- 3. Historic Town Centre
- 4. Ancketill graveslab
- 5. Graveyard
- 6. Church
- 7. Bawn
- 8. Fortified house/ castle
- 9. Market Cross
- 10. 16th century house
- 11. Town defences
- 12. Burial place
- 13. Ringfort

Section 7

Existing Heritage

Protection

Architectural Conservation Areas,  
MCC Record of Protected  
Structures and structures on the  
National Inventory of Architectural  
Heritage

**NATIONAL INVENTORY OF  
ARCHITECTURAL HERITAGE (NIAH)**

**MONAGHAN TOWN COUNCIL  
RECORD OF PROTECTED STRUCTURES**

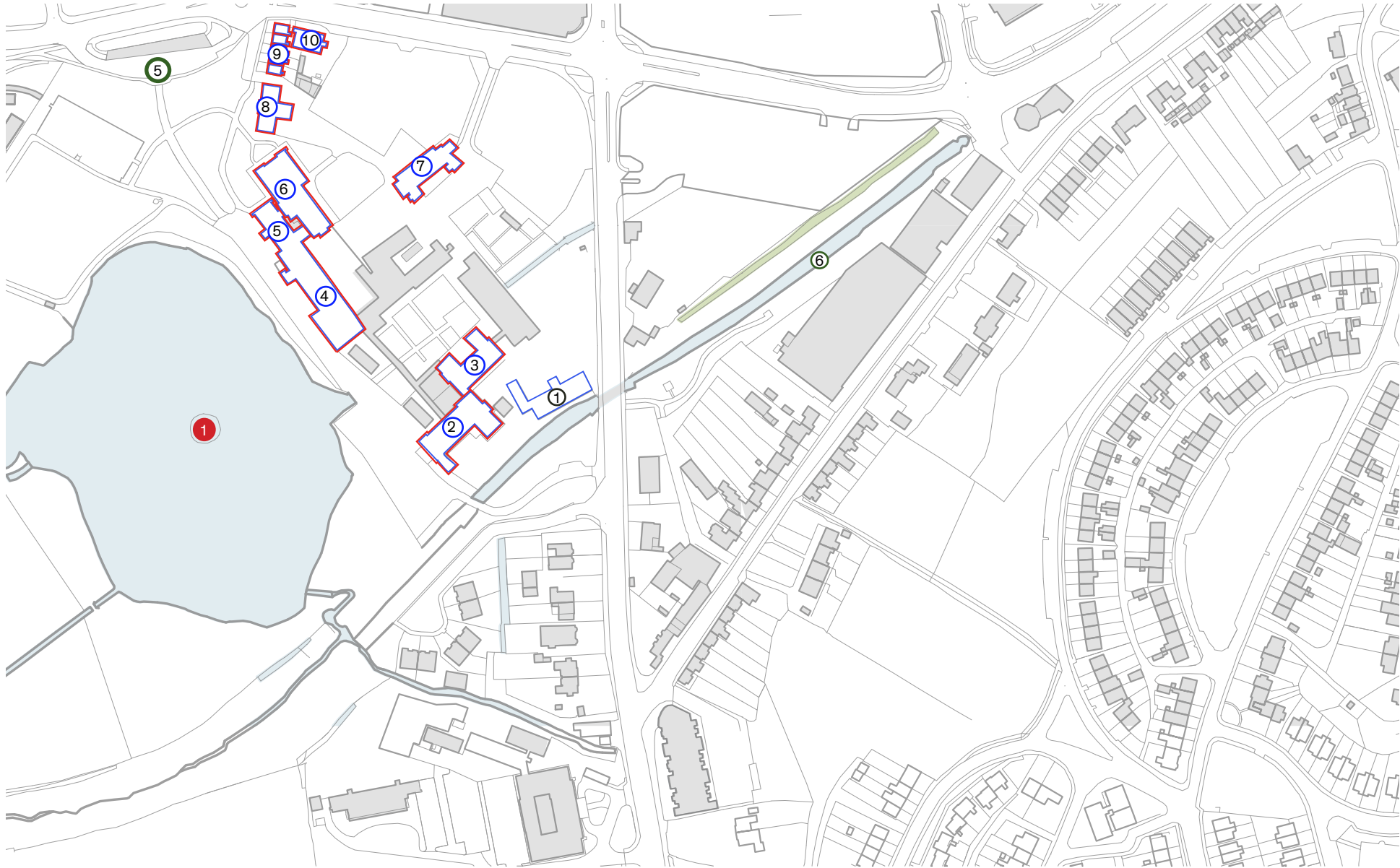
- 11. No. 27 Park Street
  - 12. No. 28 Park Street
  - 13. Saint Joseph's Presbytery, 29 Park Street
  - 14. Saint Joseph's Catholic Church
  - 15. Nos 12-15 Park Street
  - 16. Nos 32-34 Park Street
  - 17. Nos 15-17 Market Street
  - 18. Nos 1-2 Hill Street
  - 19. 3 Hill Street
  - 20. 4 Hill Street
  - 21. Hillside House, 5 Hill Street
  - 22. Aviemore House, 6 Hill Street
  - 23. Laurel Lodge, 7 Hill Street
  - 24. 8 Hill Street
  - 25. Nos 8A + 9 Hill Street
  - 26. Savings Bank, 1 Hill Street
  - 27. 12 Mill Street
  - 28. Nos 9+10 Mill Street
  - 29. Nos 7+8 Mill Street
  - 30. 6 Mill Street
  - 31. 5 Mill Street
  - 32. Monaghan Post Office, Mill Street
  - 33. 23 Mill Street
  - 34. Warehouse outbuilding, Church Square
  - 35. Dawson Memorial Obelisk
  - 36. Department Store, Market Street
  - 37. Gillanders, 38 Market Street
  - 38. Wilson Brothers, 39 Market Street
  - 39. Dinkins Bakery and Café, 11-12 Church Square
  - 40. The Manse, 17 Dawson Street
  - 41. No. 4 Dawson Street
  - 42. Monaghan Methodist Church, Dawson Street
  - 43. The Assembly Rooms, Dawson Street
  - 44. Bank of Ireland, Church Square
  - 45. Nos 7-8 Church Square
  - 46. Shop and apartments, Church Square
  - 47. W.S. Black, Mill Street, Church Square
  - 48. The Bath Loaf, Church Square
  - 49. Church Square Shopping Centre
  - 50. 14 Church Square
  - 51. Johnston and Madden Memorial Orange Hall
  - 52. Provincial Bank of Ireland, 27 North Road
  - 53. Provincial Bank of Ireland House
  - 54. 26 North Road
  - 55. Nos 21+22 North Road
  - 56. Nos 19+20 North Road
  - 57. Nos 17+18 North Road
  - 58. No. 12 North Road
  - 59. North Road
  - 60. North Road
  - 61. 24 High Street
  - 62. North Road
  - 63. Monaghan Model National School
  - 64. Monaghan Railway Station, North Road
  - 65. Monaghan Railway Station store/warehouse, North Road
  - 66. Monaghan Constabulary Barracks, Plantation Road
  - 67. Monaghan Division Salvation Army Hall, 71A Glaslough Street
  - 68. Young Memorial Masonic Hall, 37 Glaslough Street
  - 69. No. 74 Glaslough Street
  - 70. No. 28 Glaslough Street
  - 71. No. 13 Glaslough Street
  - 72. No. 2 Glaslough Street
  - 73. No. 12 The Diamond
  - 74. Alma House, The Diamond
  - 75. No. 18 The Diamond
  - 76. Westera Arms Hotel, The Diamond
  - 77. Allied Irish Bank, The Diamond
  - 78. Boyle Menswear, The Diamond
  - 79. C. McNally's, 3 The Diamond
  - 80. Nos 6-7 The Diamond
  - 81. Monaghan Town Hall, 1 Dublin Street
  - 82. S. McKenna, 62 Dublin Street
  - 83. 'Charles Gavan Duffy' House, No. 10 Dublin Street
  - 84. Sherry's, No. 24 Dublin Street
  - 85. First Monaghan Presbyterian Church, Old Cross Square
- RPS Only:
- 1. No. 27 Church Square
  - 2. McManus Bar, Glaslough Street
  - 3. Wineways Sales, Glaslough Street
  - 4. 13 Glaslough Street
  - 5. 93 Glaslough Street
  - 6. 92 Glaslough Street
  - 7. 91 Glaslough Street
  - 8. 88/89 Glaslough Street
  - 9. Nos 4-5 The Diamond
  - 10. Nos 8-9 The Diamond
  - 11. Nos. 54-55 Dublin Street
  - 12. Nos 56-57 Dublin Street
  - 13. First Presbyterian Church Graveyard, Old Cross Square
  - 14. 13 North Road



Existing Heritage

Protection

Architectural Conservation Areas,  
MCC Record of Protected  
Structures and structures on the  
National Inventory of Architectural  
Heritage



**NATIONAL INVENTORY OF  
ARCHITECTURAL HERITAGE (NIAH)**



**MONAGHAN TOWN COUNCIL  
RECORD OF PROTECTED STRUCTURES**



- 1. Ulster Canal Stores
- 2. Saint Louis Convent
- 3. Saint Louis Convent School
- 4. Saint Louis Convent
- 5. Saint Louis Convent
- 6. Saint Louis Convent Chapel
- 7. Saint Louis Convent Nursing Home
- 8. Saint Louis Convent school building
- 9. No's 1-5 Lake View
- 10. Scoil Éanna

**PROTECTED FEATURES ON NIAH**



- 5. Saint Louis Convent gates/ railings
- 6. Canal (section of)

**STRUCTURES OF NATIONAL  
IMPORTANCE**



- 1. Crannog, Convent Lake

**SITES AND MONUMENTS RECORD (SMR)**



- 1. Crannog



# Section 8

## Recommended Heritage Policies



Section 8

Recommended Heritage Policies

Development and Alterations within Monaghan Town Centre

Policy 7 - Demolition

There will be a presumption against demolition of structures of historic significance to the Monaghan town including those outside of ACA boundaries. This includes structures within the town centre boundary but not visible from the public realm, such as the rears of houses fronting Dublin Street and Glaslough Street.

Adaptive re-use of existing building stock shall be prioritised and supported by Monaghan County Council. Any development proposing demolition of existing structures or removal of historic fabric shall require an assessment prepared by a qualified conservation architect providing a comprehensive appraisal of all existing structures on the site, their original and current use, and their areas of significance as described in the Architectural heritage Guildelines for Local Authorities.

Policy 8 - Infill Development

Any new infill development within Monaghan town centre shall make reference to the established palette of materials, prevailing scale and existing building typologies as described in the section 3 of the Historic Towns Initiative report. The scale and massing of new development shall not detract from the character of the Architectural Conservation Areas, and shall be respectful of the key views within the area, as well as lesser views such as distant glimpses of lakes and mature trees.

Policy 9 - Materials

All development within Monaghan conservation areas, including new public or private buildings and all public realm works, shall incorporate a restrained palette of natural materials sympathetic to the historic character of the area which include, but are not limited to, local limestone, painted render, timber and painted metal.

Installation of PVC windows, signage, and rainwater goods, even where replacing existing, shall not be permitted.

Installation of advertisements of any kind, or replacing/ altering existing advertisement panels, shall not be permitted without planning permission.

Preventing Loss of Historic Fabric

Policy 6 - Preventing Loss of Historic

Character- Architectural Conservation Areas

Historic structures and traditional building materials contribute to the character of Monaghan Architectural Conservation Areas and it is important to preserve and conserve it in the buildings and streetscapes.

There will be a presumption against demolition, or removal of the historic structures and features including but not limited to the following:

- Outbuildings to the rears of structures whose frontages are within ACAs
- Stone walls, including those which have been rendered. This includes walls not visible from the public domain. Removal of sand-cement render where the substrate is sound is acceptable in principle.
- Stone paving, steps and kerbs
- Cast or wrought iron railings, gates and handrails, lamp posts
- Any fabric from building facades including external render, windows, chimneys, rear returns
- Roof coverings, rainwater goods
- Shopfronts, including but not limited to consoles/ brackets, cornices, window and stall riser arrangement, hinges for shutter brackets. Alterations to the size, type and glazing arrangements will not be permitted.

Historic features which may be considered to be later additions to structures, or ‘not original’, may also contribute positively to the character of the Architectural conservation area.

Final determination on the level of contrubution of the fabric to the area will be at the discretion of the MCC Architectural Conservation Officer. In absence of an appointed ACO, MCC shall seek independent third- party conservation architect advice.

Removal of materials or parts of structures for later reinstatement will inevitably result in the loss of fabric, patina and character and shall only be permitted with written permission from MCC Architectural Conservation Officer. This includes fabric which may be considered to be beyond repair.

Any historic fabric proposed to be removed as part of planning applications shall be included in the description of the development, planning drawings and photographic inventory accompanying the planning application.

Recording and Specialist Advice

Policy 2 - Recording

All future projects within Architectural Conservation Areas, public and private, should be informed by comprehensive baseline mapping of all heritage assets within and directly adjacent the subject site. The mapping is to be undertaken by a conservation specialist, and shall include:

- Archaeological Heritage
- Structures on the RPS and NIAH
- Streetscape features, including thresholds, kerbs, railings
- Street Furniture
- Shopfronts
- Historic routes and key views

All development proposals should demonstrate how the heritage assets are conserved and not negatively affected by the proposed development.

Policy 3 - Record of Protected Structures

Monaghan County Council shall review the Record of Protected Structures for the area against the provisions of the 2000 Planning Act.

Policy 4 - Archaeology

All development in the area involving excavation or affecting pre-18th century fabric, shall be informed by an archaeological impact assessment.

Policy 5 - Conservation Specialist

All planning papplications for development in the Architectural Conservation Areas shall be accompanied by an Architectural Heritage Impact Assessment prepared in line with the requirements of Architectural Heritage Guidelines for Local Authorities.

MCC Heritage Policies

Policy 1 - Architectural Conservation Officer

In order to fulfill its duties for architectural heritage protection under Part IV of the Planning and Development Act 2000, Monaghan County Council shall appoint an Architectural Conservation Officer to inform development and planning enforcement, review and update the RPS and the Architectural Conservation Area designations.



# Section 9

## Proposed Historic Towns Initiative Actions

## Action 1

# Town Design Palette

## Signage, Street Furniture, Lighting

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 deliverables 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.



*Examples of Materials and Street Furniture Suited to Historic Environments*



## Action 2

# Town Centre Shopfront Strategy

Develop a shopfront strategy to guide repairs to existing shopfronts in the town centre, and the 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.

## Protection and Maintenance of traditional shopfronts



Jewellery Boutique, The Diamond



Wilson Bros, Market Street



C. Mc Nally, The Diamond



Wool Shop, 47 Dublin Street

## Shopfront Opportunities



Les Cadeaux, Dublin Street



2 Park Street

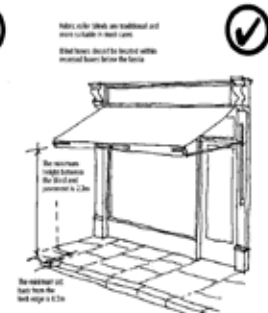


8 Dublin Street



27/28 Park Street

## Shopfront Guidance



Shopfronts and Advertising Signs Kilkenny document



Shopfronts of County Cork; A Design Guide for the Historic Setting, Cork County Council



Action 3

Architectural Conservation Areas Review

The boundaries of ACAs in the MCC Development Plan are confined to the buildings fronting the streets and exclude the full historic lengths of their plots, lands to the rears of protected structures such as the Courthouse and St Patrick’s Church, laneways and ancillary structures to the rear, all of which positively contribute to the character of the town. Including the rears of the historic plots in the ACA designation will serve to protect the character of the town, rather than focussing solely on building frontages. Expanding the ACAs will also ensure any new development around the town centre responds positively to the rears of the plots, minimises loss of historic fabric and links sensitively to the town centre.

- The ACA action should include:
- Appointment of an Architectural Conservation Architect by Monaghan County Council
  - A review of the extent of existing ACA's to include entire plots, laneways and lands to the rears of protected structures

Action 4

St. Louis ACA

The significance of St Louis Convent lands to Monaghan town has been demonstrated in this report and warrants consideration for ACA designation under the Monaghan County Council Development Plan. The site is an important part of social, historic, architectural and technical significance of the town. The presence of the crannóg represents the earliest visible evidence of settlement in Monaghan town, its existence now under threat and access prevented by rising water levels. The site's origin as the brewery site, incorporation of the brewery buildings into the convent in the 1850's, proximity to the Ulster Canal and industrial warehouse structures are all part of the industrial heritage of Monaghan.

The history of St Louis Mother order in Ireland is closely linked to St Louis lands as the Mother Convent. The convent played a central of the primary and secondary education of Monaghan town and surrounding areas. Its history included the orphanage and reformatory school, which remain part of the living memory of Monaghan.

The purchase of part of the convent lands by Monaghan County Council and construction of a new public car park on Broad Road has subdivided the site and separated the convent buildings, which have individual, and group significance. An ACA designation for the site, including lands in the ownership of MCC and St Louis and Broad Road car park, would ensure any future development of the site retains its special character. The ACA designation would also assist in making a stronger case for adaptive re-use, rather than demolition, of the various structures on the site, and assist in seeking heritage funding for future development.



MONAGHAN TOWN COUNCIL RECORD OF PROTECTED STRUCTURES

STRUCTURES OF NATIONAL IMPORTANCE (MCC)

Potentia extension of ACA Boundary

PARK STREET ACA

MARKET STREET ACA

HILL STREET ACA

CHURCH SQUARE ACA

MILL STREET ACA

THE DIAMOND ACA

DUBLIN STREET ACA

NORTH ROAD ACA

GLASLOUGH ACA

PLANTATION TERRACE ACA

PROPOSED EXTENSION OF ACA



## Action 5

### Review of Record of Protected Structures



The value of more modest structures and outbuildings as part of Monaghan's historic development has been demonstrated in this report. There are also structures of historic importance to the town, which may be considered for inclusion on the RPS, that were mentioned in the consultations with the Old Monaghan Society and Tidy Towns- for example, the lock keeper's cottage along the Ulster Canal and a row of terraces on Glaslough Street.

The ACA action should include:

- Appointment of an Architectural Conservation Architect by Monaghan County Council
- A review of the extent of the Record of Protected Structures against the provisions of the Part IV of the Planning and Development act 2000, with references to the typologies and historic features specific to Monaghan raised earlier in this report, and in consultation with the Old Monaghan Society.



## Action 6

### Heritage Trail

32

Add a stop to St. Davnet's Hospital - Dr. John Owen's time in the hospital and overhauling the outdated mental health system in Ireland



Sketch proposal for new routes and stops on the Heritage Trail for Monaghan town

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.



Current EZExploring Trail Monaghan Town (Monaghan Tourism)



## Action 7

### Public Realm Enhancement Project - Glaslough Street

A strategic project to enhance the setting of Glaslough Street and its connection to the Peace Campus and the old train station.

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-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.



*Sketch public realm enhancement proposal, lower Glaslough Street*



*Existing view of lower Glaslough Street*



## Action 8

### 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 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.



Sketch public realm enhancement proposal around the Monaghan town Market House



Current view of the Monaghan Town Market House



## Action 9

### Public Realm Enhancement Project - North Road and St. Peter's Lake



*Sketch public realm enhancement proposal, North Road and St. Peter's Lake*



*Historic lime trees on North Road, 2018 (Google Maps)*

In Section 4 of this report, North Road and St Peter's Lake were jointly put forward to form the 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.

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.



## Rossmore Monument Restoration



Repairs to an important monument on the Diamond, which features a polychromatic palette of materials including local sandstone, which has lost its detail due to erosion.

Restoration of eroded historic stone carving to the perimeter and vaulted stone undercroft and paving, restoration of drinking fountain including bronze spout, stone cleaning. To be informed by Grade I or Grade II conservation architect methodology.

*“Freestanding openwork memorial fountain, erected c. 1876, comprising stepped octagonal stone plinth surmounted by eight grey marble columns with polygonal splayed carved stone bases and foliate capitals, supporting carved sandstone superstructure comprising pointed arches with chamfered reveals, with continuous triangular-arch hood-mouldings with carved foliage detailing. Carved shields over arches each carrying letters which together read ‘ROSSMORE’. Above this is arcade of pointed arches with moulded surrounds and containing heraldic devices and plaques, flanked by square-plan piers with pyramidal caps, having triangular-arch hood-mouldings matching those below, with carved foliage detailing, carved finials to apexes. Monument topped by dome surmounted by eight grey marble columns with polygonal splayed carved stone bases and carved foliate capitals, surmounted by sandstone spire. Interior of monument has moulded grey marble base supporting grey marble fountain-bowl, over which is pink granite column having foliate capital, and with copper animal mask spouts. Vaulted ceiling to interior, and marble and limestone flag flooring.”*

(National Inventory of Architectural Heritage)



## Action 11

### Dawson Monument



Dawson Monument is the central feature of Church Square, a historic open space in Monaghan town. It is a focal point of vistas from North Road, the Diamond and Market Street.

Dawson Monument appears to be in good structural condition, with its plinth and base clean. Its upper part is stained and covered in yellow lichen, detracting from its character.

The action includes appointing a Grade I or Grade II architect to provide a methodology for cleaning the upper parts of the monument.

*“Freestanding granite Classical-style ashlar sandstone obelisk, designed 1857 by W.J. Barre. Supported on elaborate plinth with base of five steps, widely projecting cornice having pediments to each face, stylised anthemion to corners, and square headed architraves to each face. Memorial plaque to east face. Stele on east face inscribed ‘Alma’ and ‘Inkerman’. Memorial plaque reads ‘Rected by the Inhabitants of the County of Monaghan in memory of Lieutenant Colonel The Honorable Thos. Vesey Dawson, Coldstream Guards, who fell in the Battle of Inkerman, November 5th 1854. His remains lie on a foreign shore, but the brave and the good, (...) hearts of their countrymen, as this obelisk, Will testify to posterity’. Prominently sited in Church Square.*

(National Inventory of Architectural Heritage)



## Action 12

### Accessibility to the Old Museum Building



Formerly two houses, the interior was adopted in the 1970's to serve as Local Authority offices, and in the 1980's as the County Museum. The former County Museum building has been recently vacated, its function moved to the new Peace Campus, partially due to accessibility issues.

While it is possible to re-join the two buildings and revert them to residential use, the prominence of the building alongside Market House, and its public ownership would favour a community use. An art gallery is being considered at present.

Lack of step-free access to the main entrance to a sustainable public use of the building. Internally, step free access is already in place across the ground floor and into the large modern extension to the rear. It would be important to retain one of the front doors as the main entrance, and to have a single entry point to visitors with all abilities. It is proposed to investigate installing a discrete platform lift and lowering one of the ground floor sills to create a new accessible entrance, complementary and adjacent to the front door.

The project would require heritage consultants to develop a strategy to make the Old Museum Building accessible to the public in line with Access-Improving 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.



## Action 13

### Assembly Rooms- Façade Restoration and Pocket Parks



The former assembly rooms, in a prominent location on Dawson Street, has been long vacant and derelict following fire damage.

The exterior has been rendered with cement render, windows past lost and the ground floor openings to the rear blocked completely with blockwork and joinery removed.

The interior has been damaged by damp and fire, with the large meeting hall part open to the elements. A large hall with timber truss ceiling and a raised stage, is located on the first floor served by two stairs.



The building is in the process of being acquired by Monaghan County Council. A suitable use for this building needs to be found to inform a repairs programme. Alterations to make first floor fully accessible are likely to be needed.

The HTI project proposes to develop a soft landscaping proposal for the front courtyard of the Assembly Rooms and a 'Wild Garden' proposal for the rear, as a landscaping intervention until the new use and funding to restore the building are found. A pocket park on Dawson Street has the potential to transform the street with community input.



## Action 14

### No. 54-57 Dublin Street Façade Restoration



Historic photograph of no. 54,55 and 56 Dublin Street (Historic Buildings, Groups of Buildings, Areas of Architectural Importance in the Town of Monaghan, 1970, Ulster Architectural Heritage Society)



Current view of no. 54,55 and 56 Dublin Street

Historic character restoration to the group of four stone buildings on Dublin Street on NIAH, comprising stone cleaning and repointing for a unified front elevation, restoration of Wyatt windows, and restoring the historic archway to no. 55 Les Cadeaux.

The project will unify the four buildings, which have lost their character, and will have a significant positive impact on the historic character of Dublin Street.

*“An exceptionally fine group of three-storey houses of dressed stone, painted grey, with shallow triple windows under the eaves; triple windows in cambered arches at first-floor level; broad segmental arches, with finely-cut slating voussoirs, in Nos. 54 and 56; and most glazing-bars complete.”*

NIAH Survey Record, 2011



## Action 15

### No. 24-26 Market Street Façade Restoration

No's. 24-26 Park Street are important historic structures in Monaghan Town. While they not described on the NIAH record, they feature on historic maps together with the laneway accessed through an archway between no.24 and 25, and have significance as a group of well proportioned three storey dwellings. The buildings are prominent and, in their scale and form, contribute positively to the character of Park Street, Market street, and the setting of Market House- a protected structure of National significance. Until recent times, the lower floors of no.24-26 have been occupied by a paint shop, which utilised structures to the rear of the site for storage. The ground floor had an attractive shopfront. The windows of the first and second floor were PVC replicas of six over 6 sashes. The upper floors were in residential use. A fire in the paint shop destroyed much of the commercial premises and the upper floors of no.24.

Following the fire, two one over one sashes were installed to no.24. They mismatched the PVC windows of no.25 and 26. The future of the structure is unknown, with Monaghan County Council engaging with the building owner.

This action is intended to support restoration of the building to an active use, and should be implemented when the building owner commits to its full restoration. It involves restoration of timber sash windows to the upper floors and the shopfront. The profile and glazing bar arrangement for the windows should be informed by conservation architect advice, and research into historic photographs of the street.



Current view of no. 24 -26 Market Street



View of no. 24 -26 Market Street in 2011 (Google Maps)




# Section 10

# HII Action Plan



Section 10

HTI Action Plan



Phasing

High Priority  
Medium  
Low


Highly desirable to deliver ASAP  
Lower need to deliver ASAP  
Least need to deliver ASAP



Indicative Cost

Low  
Medium  
High

< €0.5m  
between €0.5m to €3m  
> €3m



Key Stakeholders

**Monaghan County Council**  
MCC Heritage  
MCC Culture  
MCC Tourism  
MCC Roads  
MCC Active Travel  
MCC Climate + Biodiversity  
MCC Town Regeneration  
MCC Horticulture  
MCC Housing

**Monaghan Town Team**  
**NTA**  
**TII**  
**Built Heritage Service**  
**Arts Council**  
**Tidy Towns**  
**National Monuments Services**  
**Youth groups**  
**Tusla**  
**Muineachán Le Gaeilge**  
**Parks and Wildlife Service**  
**Glaslough St, Market St, Park St and North Road residents and buisness owners**  
**Monaghan Shopping Centre management and individual business owners.**  
**Old Monaghan Society**

OBJECTIVE	FOCUS AREA	PRIORITY	PHASING	INDICATIVE COST	KEY STAKEHOLDERS	RELEVANT NATIONAL AND MCC POLICY
<b>H1</b> <b>Heritage Town Design Palette</b> - 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	High	Short	Medium	Heritage Council, MCC Heritage Department, MCC Culture and Tourism Departments, MCC Tourism  Old Monaghan Society, Tidy Towns, Town Team	
<b>H2</b> <b>Town Centre Shopfront Strategy.</b> 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	High	Short	Low	Heritage Council, MCC Heritage Department  Old Monaghan Society, Tidy Towns, Town Team	
<b>H3</b> <b>Architectural Conservation Areas Review.</b> 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	High	Short	Low	Heritage Council, MCC Heritage Department  Old Monaghan Society	Architectural Heritage Guidelines for Local Authorities  2000 Planning and Development Act
<b>H4</b> <b>St Louis ACA.</b> 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	High	Short	Low	Heritage Council, MCC Heritage Department	Architectural Heritage Guidelines for Local Authorities  2000 Planning and Development Act
<b>H5</b> <b>Review of Record of Protected Structures</b> 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	High	Short	Low	Heritage Council, MCC Heritage Department  Old Monaghan Society	Architectural Heritage Guidelines for Local Authorities  2000 Planning and Development Act
<b>H6</b> <b>Heritage Trail.</b> 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	Low	Short	Low	Heritage Council, MCC Heritage Department, MCC Culture, MCC Tourism Strategy 2022-28	
<b>H7</b> <b>Public Realm Enhancement Project- Glaslough Street.</b> 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	Medium	Short	Medium	MCC Roads, MCC Active Travel  Glaslough Street Residents and Business Owners  Old Monaghan Society	
<b>H8</b> <b>Public Realm Enhancement Project- Market Street and Park Street</b> . Public realm enhancement to improve the setting of the Market House and its connection to Market Street, Dawson Street and Hill 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.	Historic Core Character Area	Medium	Short	Medium	NTA, MCC Roads, MCC Active Travel  Market and Park Street Residents and Business Owners	MCC Tourism Strategy 2022-25  MCC Biodiversity and Heritage Strategic Plan 2020-2025



Section 10

HTI Action Plan

H9	<b>Public Realm Enhancement Project - North Road and Peter's Lake.</b> 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	Medium	Heritage Council, National Monuments Service, TII  MCC Roads, MCC Active Travel, MCC Climate and Biodiversity, MCC Heritage
H10	<b>Rossmore Monument Restoration.</b> Restoration of eroded historic stone carving to the perimeter and vaulted stone undercroft and paving, restoration of drinking fountain including bronze spout, stone cleaning. To be informed by Grade I or Grade II conservation architect report and methodology.	Historic Core Character Area	High	Short	Low	North Road Residents and Business Owners Heritage Council, MCC Heritage
H11	<b>Dawson Monument.</b> 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	Medium	Short	Low	Heritage Council, Built Heritage Service, MCC Heritage, MCC Culture
H12	<b>Step Free Access to the Old Museum Building.</b> Appoint heritage consultants to develop an accessibility strategy for the Old Museum Building in line with Access- Improving 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. Implementation of the strategy will be subject to establishing a long-term public user group for the building.	Historic Core Character Area	Medium	Short	Low	Heritage Council, Built Heritage Service, MCC Heritage, MCC Culture, Arts Council
H13	<b>Assembly Rooms- Façade Restoration and Pocket Parks.</b> 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	Medium	Low	MCC Climate and Biodiversity, MCC Town Regeneration  Tidy Towns, Other Community groups Future users of Assembly Rooms (Once Established)
H14	<b>No. 54-57 Dublin Street Façade Restoration</b> . 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, restoration of Wyatt windows and historic archway to no.55 Les Cadeaux.	Historic Core Character Area	Medium	Short	Low	Heritage Council, MCC Town Regeneration Team, MCC Heritage
H15	<b>24-26 Market Street Façade Restoration.</b> Project to restore timber windows following a fire, and replace remaining PVC windows with timber. Requires confirmation of end user and full commitment from building owner to bring the rest of the structure back into use.	Historic Core Character Area	Low	Short	Low	Building Owners Heritage Council, MCC Town Regeneration Team, MCC Heritage



# Section 11

## HTI Funding and Implementation Plan



# HTI Funding and Implementation Plan

## Responsibilities for Delivery - Key Stakeholders

### Town Team

Monaghan town has a Town Team comprising of local community members, as well as community group and business representatives. Monaghan County Council in the recent years have provided the Town Team with community liaison support as well as external support to build capacity. It is extremely important that the Town Team remains engaged in the implementation plan- as a link between the community, Monaghan County Council, consultants and contractors that come on board in the implementation stage.

### Community Groups

Monaghan Town has a number of active community groups who have successfully implemented small projects in the town, for example Tidy Towns and Old Monaghan Society.

### Monaghan County Council

The actions in this report should be led by Monaghan County Council departments- including Regeneration Team, Housing, Capital Projects, Biodiversity, Climate and Active Travel teams. Each action should have close involvement of the MCC Heritage department and Architectural Conservation Officer, when appointed.

### Heritage Council

As the main supporter of heritage led regeneration projects of the kind described in this report, the Heritage Council is a stakeholder in the implementation plan.

### Department of Rural and Community Development

DRCD supports sustainable rural development in Ireland and has several funding streams relevant to this report. The department is a key stakeholder in the implementation plan.

## Funding and Delivery Partners

The main funding sources for the plan are:

**1. The Local Authority.** It is envisaged that some of the actions can be implemented either fully, or partially, with support from Monaghan County Council. For example, other local authorities have funding supporting street enhancement within ACAs.

**2. Public Sector.** The HTI and Town Centre First reports for Monaghan town can be used as supporting documents for funding initiatives administered by various government departments and government bodies. Various public funding streams are listed in the section below.

**3. Private Sector.** It is important for Monaghan town regeneration team to continue engaging with the private owners of sites, businesses and houses. Private capital should be the primary source of funding to tackle vacancy and dereliction in the town, part supported by grant initiatives listed below.

**4. Regeneration initiatives.** Existing regeneration plans for Dublin Street North, South and the Roosky lands rely on buy-in from private landowners to facilitate large scale developments.

**5. The Heritage Council.** This report was prepared in consultation with the Heritage Council and has identified actions which can be actioned with support of the Heritage Council grant funding, with other funding partners where appropriate. The funding may be sought to develop conservation led methodologies, surveys and feasibility studies which could be implemented under other sources of funding.

## Implementation Plan

The implementation of the actions contained in this report requires co-operation and co-ordination between Monaghan County Council, national agencies and funders, private and commercial stakeholders in Monaghan town, landowners, local community groups, the Town Team and the elected members.

Actions marked as 'high priority' on the Action Plan above have the potential to instil confidence in the public, encourage private funders and embolden Monaghan County Council to carry out the other actions, marked as 'medium' and 'low' priority.

The appointment of the Architectural Conservation Officer (ACO) in Monaghan County Council will be instrumental in guiding the action plan, offering assistance to private and public stakeholders, and ensuring the spirit of the Historic Towns Initiative runs through the implementation period. Input from the ACO will also ensure the compliance of each project with the statutory requirements for heritage protection, and advising on the appropriate level of skill and experience required for consultants and contractors appointed on each project. Conservation Architects appointed on each project should be in accordance with the RIAI Conservation Skills Matrix [insert p.4 from here [https://www.riai.ie/uploads/files/general-files/RIAI\\_Skills\\_Matrix\\_for\\_Conservation\\_Projects.pdf](https://www.riai.ie/uploads/files/general-files/RIAI_Skills_Matrix_for_Conservation_Projects.pdf)]



# HTI Funding and Implementation Plan

## Potential Funding Sources

### Rural Regeneration Development Fund (RRDF)

**Type of support:** Mainly capital (minimum €500K) with minor revenue up to 3 years)

Annual call, highly competitive, requiring match funding and “shovel-ready” projects (e.g., planning permission in place). Supports rural renewal and regeneration projects in towns with populations under 10,000. Initial funding of €315 million allocated over 2019-2022, with a government commitment of €1 billion to be invested in rural Ireland from 2019 through 2027.

### National Transport Authority - Active Travel Programme

**Type of Support-** Capital

The NTA has a dedicated Active Travel team who work in collaboration with Local Authorities across the country on the delivery of hundreds of Active Travel projects. This includes the development of segregated cycle lanes and widened footpaths, new walking and cycling bridges, and new pedestrian crossings. The work of the NTA's Active Travel Programme is underpinned by the aims and objectives set out in the Government's Climate Action Plan 2023. One of the key aims cited is to increase the number of walking and cycling networks so that walking, cycling and public transport will account for 50% of all journeys made by 2030. Projects are funded by the Department of Transport through the National Transport Authority's Active Travel Programme and are managed and delivered by the Local Authorities. In 2023, 290 million euros was allocated by the NTA to enhance the delivery of hundreds of projects.

### National Development Programme

**Type of Support-** Mainly Capital

Climate Action Fund provides up to 50% project cost support for initiatives aligned with Ireland's climate and energy goals. Open to public bodies, private organizations, academia, and NGOs. Additional funds like the Disruptive Technologies Innovation Fund target large, multi-partner projects, potentially including retrofitting homes, electric charging points, and other sustainability-focused initiatives.

### Community Enhancement Programme (CEP)

**Type of Support-** Capital

Provides funding to disadvantaged communities across Ireland, supporting minor improvements to community centers, town parks, common areas, and energy-saving projects.

### LEADER 2023- 2027

**Type of Support-** Capital

A rural development initiative co-funded by the EU, aimed at addressing needs of rural communities and businesses. €180 million in funding available to support rural enterprises and communities through 2023-2027.

### Town and Village Renewal Scheme

**Type of Support-** Capital

Managed by the Department of Rural and Community Development, this scheme funds projects under Project Ireland 2040, providing up to €200,000 (increased to €500,000 max) to towns with populations under 10,000, supporting economic and social revitalization focused on town centers.

### Outdoor Recreation Infrastructure Scheme

**Type of Support-** Capital

Funds the development and enhancement of recreational infrastructure, including trails, walkways, and greenways, as well as other outdoor leisure and recreational facilities.

### CLÁR programme 2024

**Type of Support -** Capital

In 2024, over €11.4 were allocated to million to deliver 264 projects under the 2024 CLÁR Programme. The investment will support the development of sports and outdoor facilities such as playgrounds, astro-turf pitches, running tracks and spectator stands. The programme has a focus on supporting Schools by investing in play areas for the children. There is also significant funding to develop our green spaces, sensory gardens and biodiversity areas, with funding also going to a number of our Tidy Towns groups.

### Housing

**Type of Support -** Mainly capital

A range of housing assistance programmes are available (e.g., renovations, adaptations, energy efficiency improvements), excluding incentives (e.g., help to buy). Funding sources include Housing for All (Town) Croí Cónaithe schemes.

### Community Monuments Fund

**Type of Support-** Capital

The Community Monuments Fund was first established in 2020 to provide investment in Ireland's archaeological heritage. Funding is prioritised for local authorities, private owners and custodians and community groups for the care, conservation, maintenance, protection and promotion of archaeological monuments. Total funding available nationally for projects under Community Monuments Fund 2024 will be €7,000,000 .

### Creative Ireland Grant Scheme

**Type of Support -** Capital

Creative Ireland has several grant schemes which are administered by Local Authorities. There is potential for Monaghan County Council to engage with Creative Ireland in establishing community art projects for the town.

### IDA, Enterprise Ireland, and the Western Development Commission (WDC)

**Type of Support -** Capital and revenue

IDA and Enterprise Ireland provide a range of grants and support options, including Business Financial Planning Grant, with grants typically ranging from small amounts (approx. €25k-50k) to large (€800k). WDC can assist projects like developing hubs and financing local initiatives.



North West Regional Assembly

**Type of support:** Capital and revenue (indirect)

The region benefits from access to a wider pool of EU funds than most of Ireland, due to its strategic location near the border.

ERDF Programme for Towns

**Type of support:** Capital

The European Regional Development Fund (ERDF) supports the Town Centre First initiative, co-funded by the EU and Irish government, aiming to reduce town vacancy rates and support revitalisation.

Destination Towns Initiative

**Type of support:** Capital

Supported by Fáilte Ireland under the Government's Project Ireland 2040, this initiative promotes tourism growth by enhancing town centers.

Active Travel Fund & Sustainable  
Mobility Investment Programme

**Type of support:** Capital

These funds support rapid deployment of new and improved active transport infrastructure for walking, cycling, and other forms of sustainable mobility.