

Henry J Lyons

Proposed Monaghan County Council Civic Offices

MONAGHAN COUNTY COUNCIL

Architectural Design Statement - Rev A



CIVIC OFFICES



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HENRY J LYONS

EXECUTIVE SUMMARY

This design report has been prepared by Henry J Lyons Architects on behalf of Monaghan County Council for the development of the Civic Offices on the site of Roosky Lands, Monaghan Town Centre.

The project for the new Civic Offices Building for Monaghan County Council will provide the executive, elected members and staff with a modern, inclusive building which engages with the town and serves its population through quality of service, enhanced public realm design and high quality architecture.

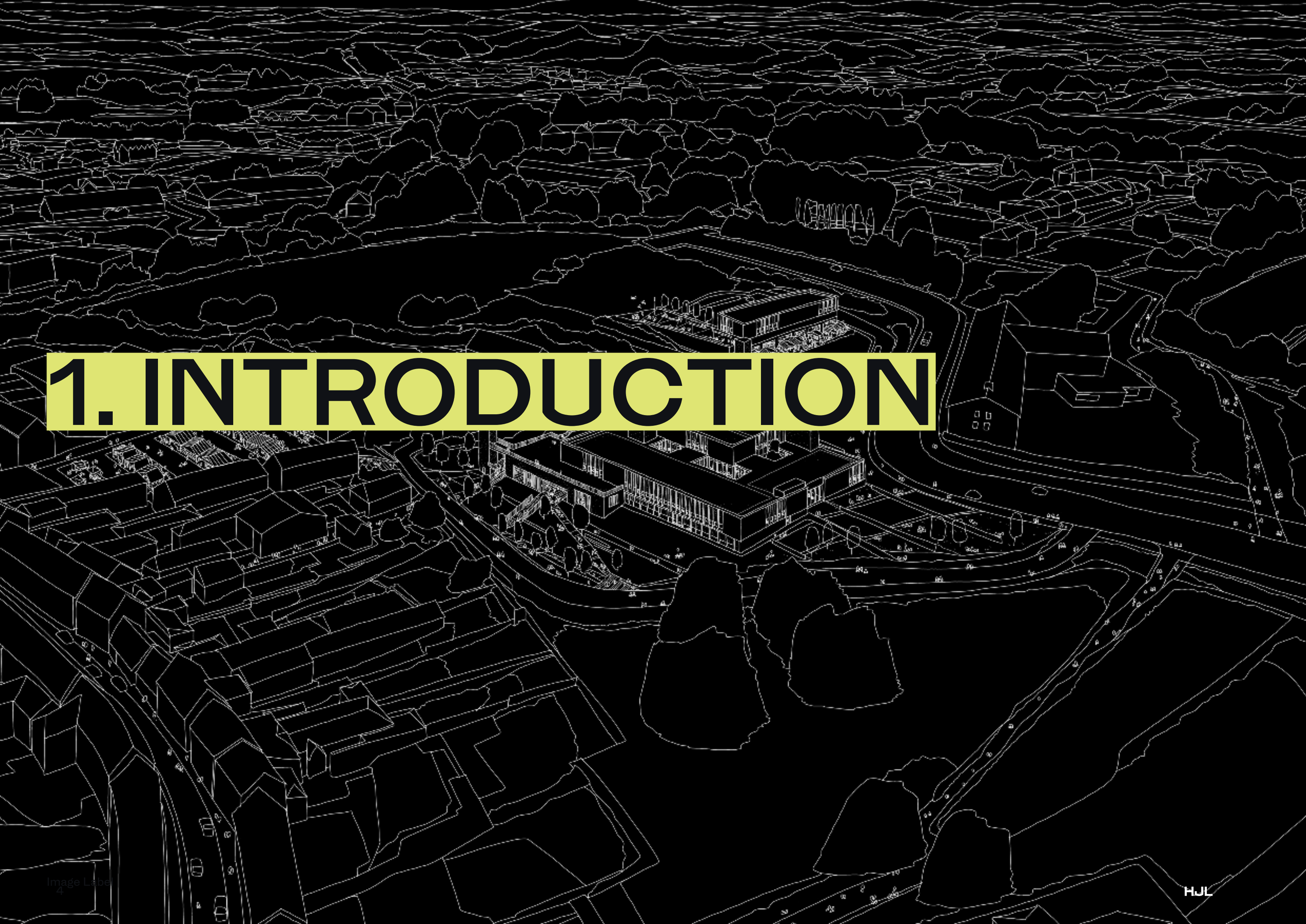
Alongside the design of the Civic Office Building, Monaghan County Council have also commissioned DBFL Consulting Engineers (DBFL) to develop and provide access and active travel infrastructure links as part of the larger Roosky lands development project.

The objectives of the Civic Offices Building include improving collaboration between departments, decreasing operational costs and improving overall service delivery of the council to the public. The project brief has been developed by the HJL workplace strategy team based on the input provided by Monaghan County Council through interviews and the steering committee.

A Civic Centre of Administration must be of its time, and exemplify the highest quality of urban and architectural design excellence without flamboyance. Through its siting, layout and architecture, Monaghan Civic Offices has the opportunity to create an urban fulcrum which promotes new, sustainable and attractive development in its immediate vicinity. This civic complex has a responsibility to both neighbouring masterplans, Roosky and Dublin Street North, to address the public realm in an intelligent and considerate manner whereby both future developments benefit and thrive, therefore exponentially increasing the value of the development without increasing the cost of it.

With a unique history of urban design and a highly varied network of public spaces, plazas and squares, this project provides a very special opportunity to build on this culture. With a simple but distinctive proposal that transforms, extends and physically as well as qualitatively elevates the town, this development has extremely high value potential to the people of Monaghan.





1. INTRODUCTION

DESIGN TEAM

This report has been prepared by Henry J Lyons Architects under the appointment of the applicant: Monaghn County Council.

This statement forms part of a Planning Application to Monaghan County Council for an office project at Roosky Lands, Monaghan Town Centre.

This report will briefly describe the scheme and provide information on the brief and objectives prescribed by the client.

Architecture

Henry J Lyons

Landscape Architecture

the paul hogarth company

Consulting Engineers

CORA

Fire Consultants

Maurice Johnson & Partners
FIRE SAFETY ENGINEERING & ACCESS CONSULTANTS

LVIA Consultants

the paul hogarth company

Environmental Consultants

Transsolar
KlimaEngineering

Planning Consultants

McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Cost Consultant

COGENT
ASSOCIATES

Services Consultants

HOMAN O'BRIEN
Engineering Excellence.

Project Management

COGENT
ASSOCIATES

CIVIC OFFICES BRIEF

Monaghan County Council staff currently report to a number of buildings throughout the county depending on the department they are assigned to. An office accommodation working group established in 2018 undertook a review of Monaghan County Council's civic buildings and it was found that the current buildings did not provide quality and inclusive customer services, some buildings have poor accessibility and are spread out at different locations within the town. The purpose of the development is to bring all of Monaghan County Council staff under one roof in a modern energy efficient building to improve departmental collaboration, decrease operational costs and improve the service delivery to Monaghan County Council's customers, the public.

Monaghan County Council have sought to design a new Civic Office building for Monaghan County Council staff including the provision of a council chamber, public reception, access, carparking and ancillary siteworks.

The following is a non-exhaustive list of the desired characteristics of the new facility as described by the end users:

- Functionality is the overriding deliverable,
- Efficient layout / use of space and wayfinding,
- Innovative and inspiring whilst keeping to local architectural character, while acknowledging the location and limitations on site,
- Sustainable, renewable, energy efficient and environmentally friendly building to NZEB standards,
- Respectful to residential neighbours in Monaghan Town.

The design will consist of a welcoming space providing a safe and secure environment for the customers and users with community amenities. It should be a collaborative space with an urban identity to encourage interaction and social engagement. The spaces shall be designed to be secure while setting a welcoming tone and approach through landscaping. Universal accessibility is a key requirement for all areas and adherence to Irish and EU Health and Safety regulations. It is intended that the proposed Civic Building Headquarters shall provide a modern facility for Monaghan County Council.



ACTIVE TRAVEL LINK

Alongside the design of the Monaghan County Council Civic Office Building, Monaghan County Council have also commissioned DBFL Consulting Engineers (DBFL) to develop and provide access and active travel infrastructure links as part of the larger Roosky lands development project.

This infrastructure project is being submitted for planning in combination with the proposed Civic Office Building, the Active Travel Links Project will have a separate Infrastructure design report that will be submitted with this application. The Roosky Lands active travel links project covers the area to the north-eastern area of the existing roundabout at Old Cross Square.

A comprehensive Roosky lands master plan has been developed by MCC for the Roosky Lands area, which includes future development of vacant lands, the establishment of active travel connections to Monaghan Town centre, the Ulster Canal Greenway, Monaghan Harps GAA grounds, and the integration of existing informal active travel routes within the Roosky Lands area.

In summary, the proposed works relevant to the Roosky lands active travel links project, as discussed previously involves the provision of active travel links, a vehicular link to the Roosky Lands and active travel linkages to and from the Roosky lands. The proposed works will involve:

Improvement works to existing road infrastructure and the provision of pedestrian, cycle and vehicular links comprising:

- Extension (approx. 120m in length) to existing vehicular route on Slí Ógie Uí Dhufaigh along the route of the existing Ulster Canal Greenway;
- Realignment of portion of the existing greenway;
- Construction of a priority junction on existing roadway serving Roosky Vale at the interface with the extended Slí Ógie Uí Dhufaigh;
- Provision of a new 13m clear span bridge over the River Shambles;
- Provision of new combined vehicular/pedestrian link, 'Quarry

Walk' (approx. 460m in length) comprising a 5.5m vehicular carriageway, two-way cycle track, footpaths, and roadside SuDs swale;

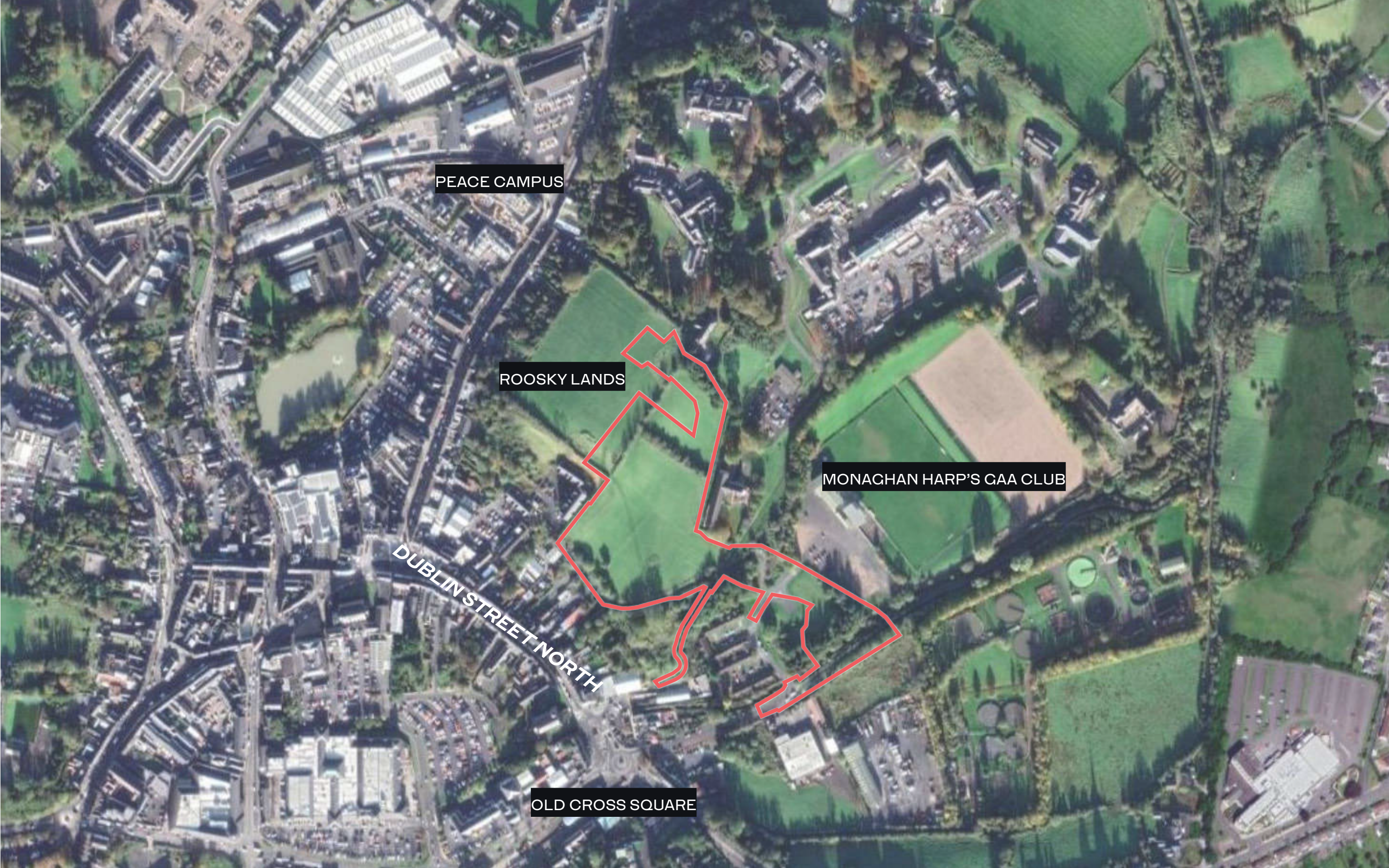
- Provision of a replacement vehicular access to Monaghan Harps GAA club and associated pedestrian links;
- Upgrade of existing pedestrian route (Davnet's Row) to Diamond Centre; and
- Upgrades to the existing Infirmary Hill Path to improve link to Old Cross Square.





2.SITE & PLANNING CONTEXT

EXISTING SITE



SITE CONTEXT

The site is bounded by Dublin Street to the south, Monaghan Harps GAA Club to the east and Gaslough Street to the west. To the north sits the Roosky Regeneration Masterplan Area.

The site hosting the proposed new civic offices is a circa 3.9 ha. green field site located to the rear of Dublin Street North and bound by Monaghan Harps GAA club to the East and an existing residential development to the West. The lands to the North of the site are proposed to be redeveloped as part of the Roosky masterplan in the future and will be served by a new access road which is currently being developed.

The subject site is envisaged as a “gateway” site between Monaghan town and future development, with the primary access from the North and opportunities to link with the town to the South.

Located on the hillside of a drumlin, the site is characterised by its steep topography, with changes in levels likely. The challenges presented by the topography, including accessibility issues, also provide the opportunity to exploit the commanding views from the hilltop.

The Southern boundary of the site is characterised by existing dense vegetation and has the potential to become an amenity open space linking Old Cross square with the new civic offices.

Site

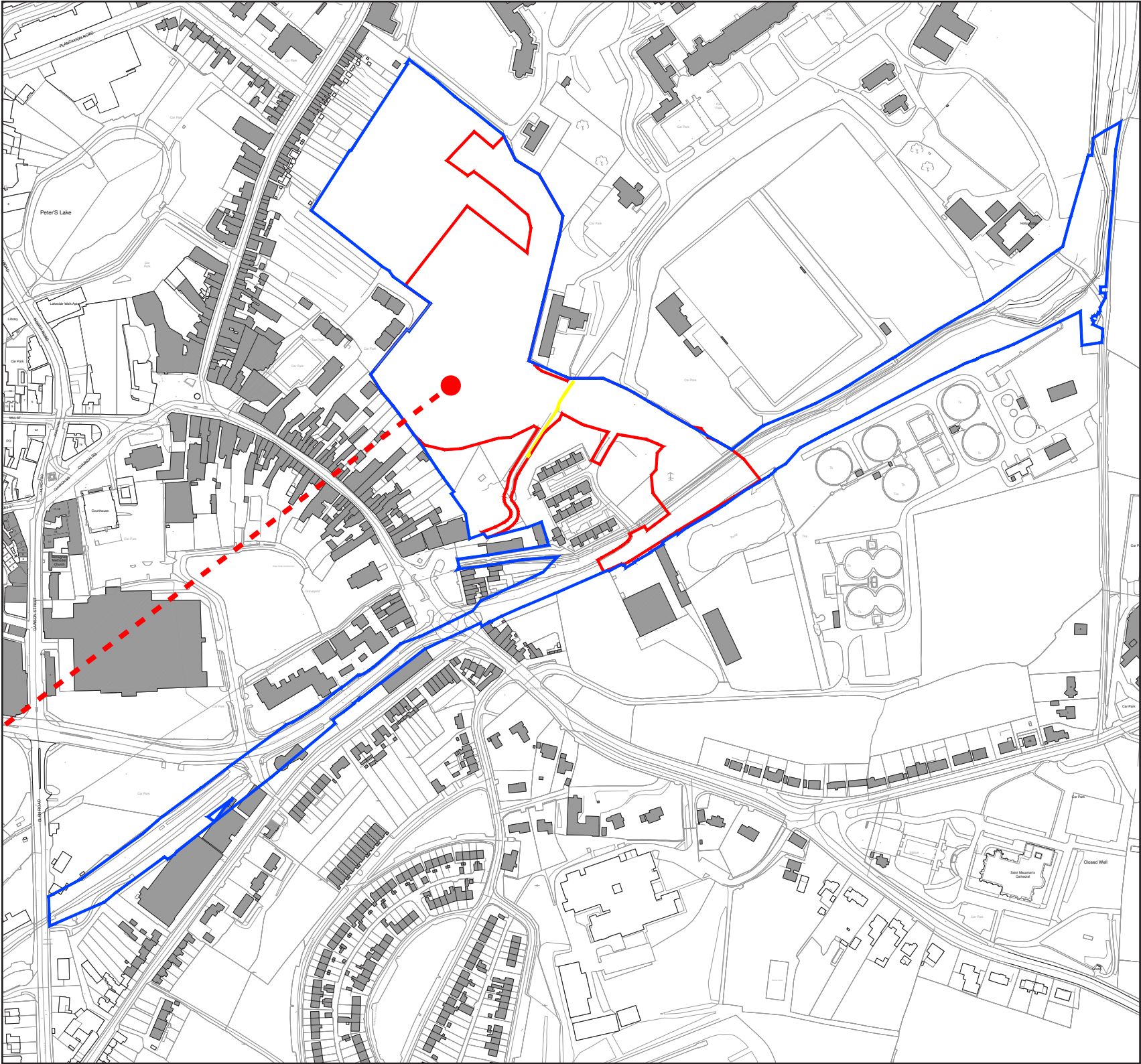
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Planning Scheme

Plot Division - TOWN CENTRE

Plot Area 3.9 HA

.....



- LANDS IN THE EXTENT OF THE APPLICATION
- LANDS IN THE CONTROL OF THE APPLICANT

LAND USE ZONING

TOWN CENTRE ZONING

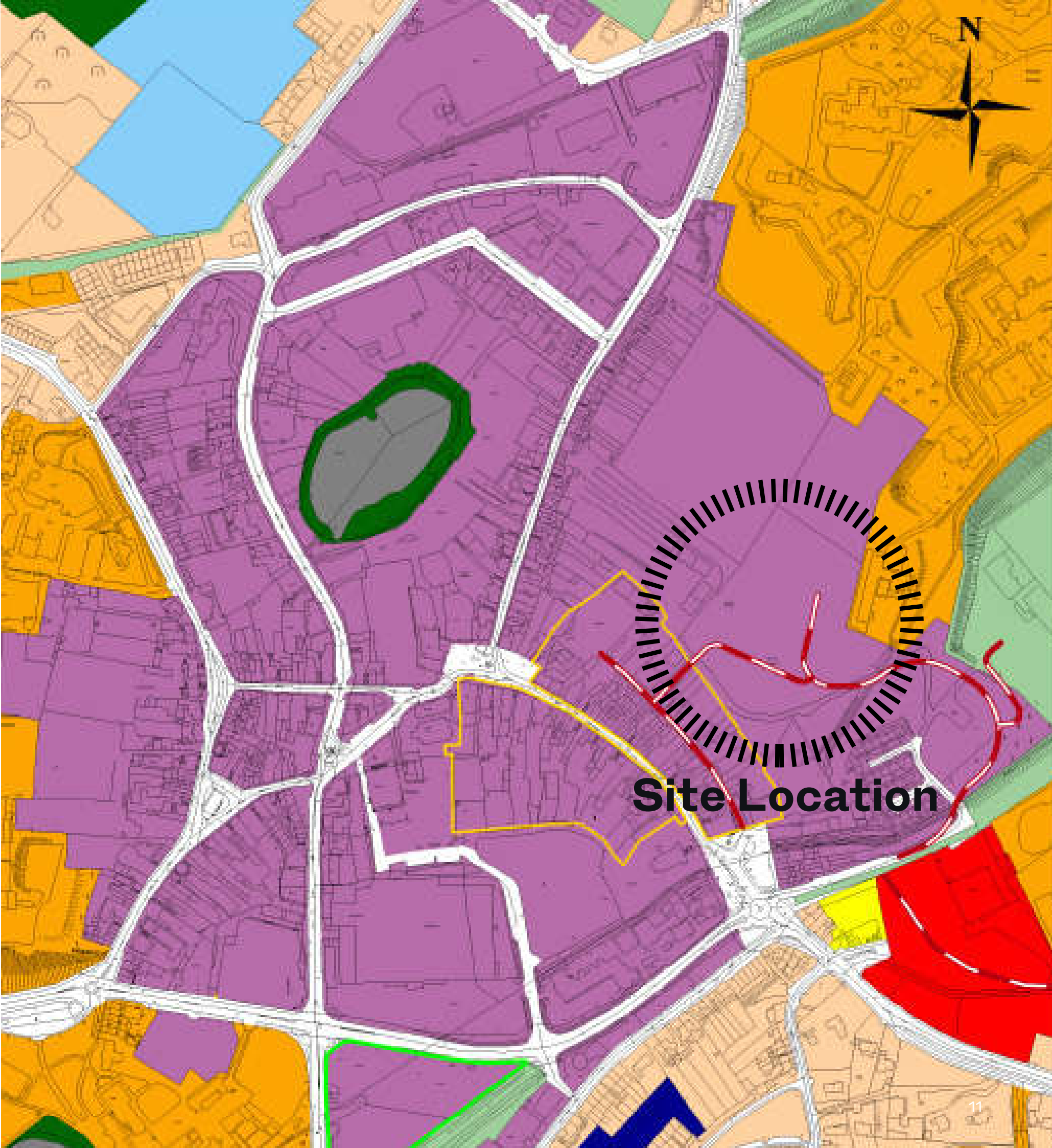
The Development Plan outlines that land use permitted zoning is for town centre purposes;

“Principal permitted land use will be town centre related uses including retail, residential, commercial, social uses, cultural uses, medical/health uses, hotels, pubs, restaurants and other similar type uses”.

The site is located within the administrative area of Monaghan County Council and its zoned objective ‘MTSO 1’ (Monaghan County Development Plan 2019-2025) states that:

‘To facilitate the development of Monaghan to maintain its position as the principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of the town centre.’

Refer to MH Planning Consultants Report



PUBLIC REALM

SPECIFIC OBJECTIVE UDP 1

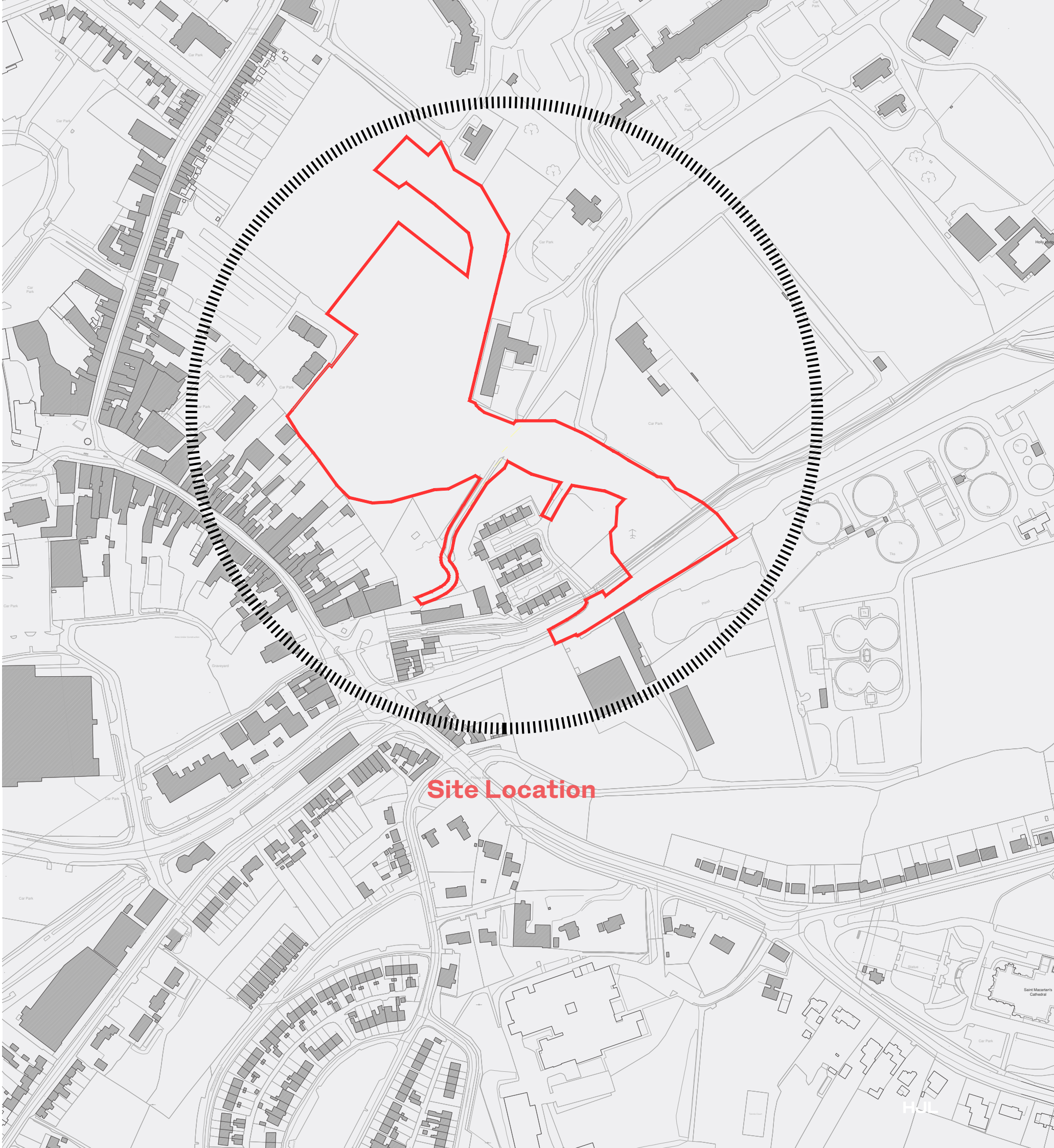
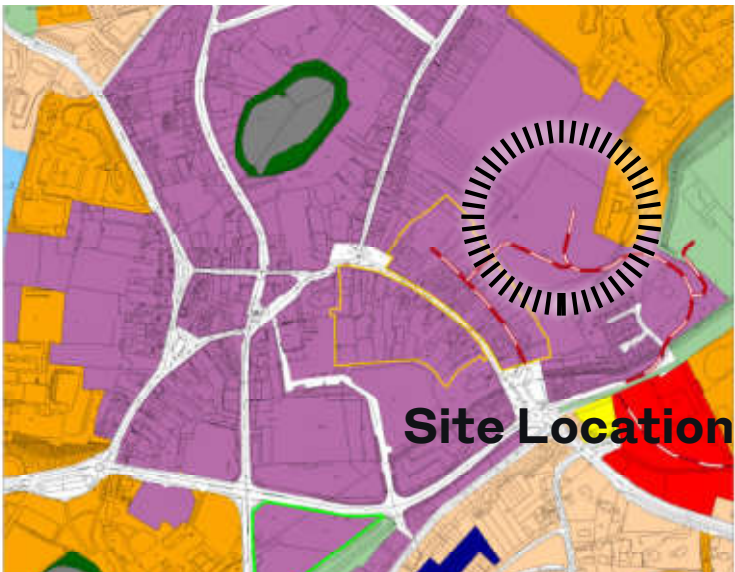
To promote the development of backland and infill sites and the reuse and regeneration of brownfield sites within the urban areas in accordance with the principles set out in Section 15.2 of Chapter 15 (Development Management Standards) of the Monaghan County Development Plan 2019-2025 unless otherwise provided for within the plan

SPECIFIC OBJECTIVE UDP 2

To require development within all urban areas to comply with the assessment criteria and guidance and principles set out in Section 15.2 Chapter 15 (Development Management Standards) of the Monaghan County Development Plan 2019-2025 unless otherwise provided for within the plan.

The public realm of a town or village includes all the outside spaces that are used and seen by people. A high-quality public realm is a place that is pleasant to use and easy to access. All new developments will be required to enhance and complement the public realm of the area comprising of facades buildings, shop fronts, signage, lighting fixtures on buildings, lamp posts, bollards, footpaths, squares, parks etc.

Minimal measures for improving public realm include reducing visual clutter, harmonising signage and adopting a consistent approach in terms of street furniture, lighting and paving. A public realm plan should be prepared for any urban area where significant improvements are being proposed.



ROOSKY LANDS MASTERPLAN

PLANNING OBJECTIVE MPO 16

The Roosky Lands Masterplan Strategy addresses the sloping topography to form new urban spaces of varying hierarchy and use. The urban spaces are connected with pedestrian, cycle and vehicular access routes. The development areas of these urban spaces are linked with access projects and routes from the Dublin Street North Regeneration Plan area, with potential future links to Glaslough Street, Old Cross Square and St. Davnet's Campus.

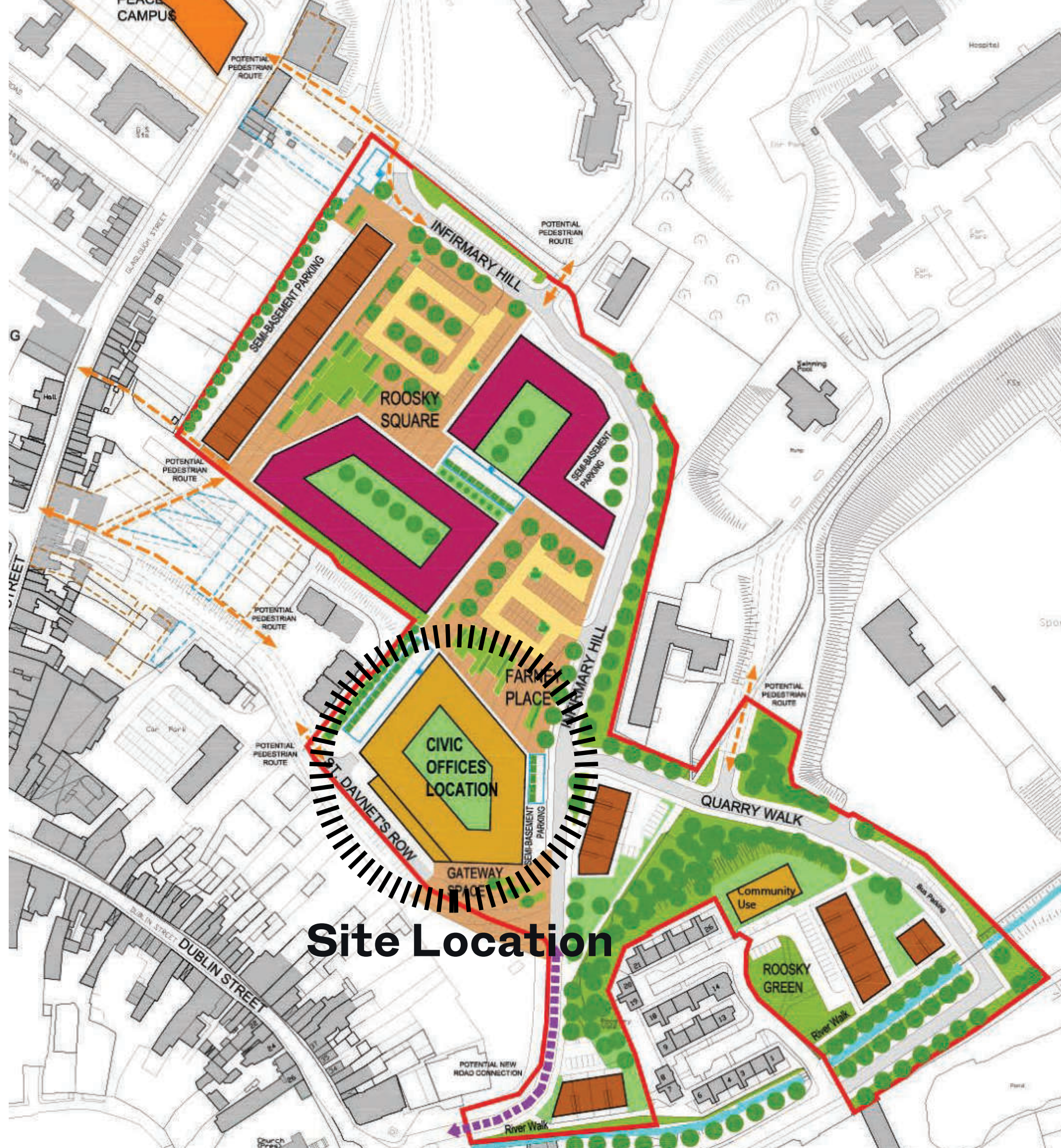
The plan incorporates the Monaghan Civic Offices at its centre to act as a catalyst for the development of the wider lands.

The masterplan was adopted on 4th April 2022 as a variation No. 4 of The Monaghan County Development Plan 2019 - 2025 under Section 13 of the Planning and Development Act 2000 as amended.

The variation includes a new objective within the Settlement Plan for Monaghan Town within the Monaghan County Development Plan 2019 - 2025.

The Objective MPO 16 is to, 'Ensure that all development proposals within the Roosky Lands Masterplan area have regard to the masterplan strategy and development objectives of the Roosky Lands Masterplan.'

Reason: To provide a vision for a place making approach that makes use of this sustainable town centre area to create a desirable and convenient place to live, work and thrive, in an area that has considerable development potential.




DUBLIN STREET NORTH REGENERATION PLAN


The Dublin Street Regeneration Plan area is located to the northeast of the town core, extending from The Diamond to the northwest, south eastwards along Dublin Street, and is defined to the southeast by Old Cross Square. The Regeneration Plan Strategy Vision:


‘The strategy proposes a consolidated development form to create an identifiable urban quarter with a strong sense of place and identity, to include the reuse adaption and infill of existing structures and new perimeter urban blocks, new streets and spaces that integrate and connect with the existing street network.’


The masterplan was adopted on 4th April 2022 as a variation No. 4 of The Monaghan County Development Plan 2019 - 2025 under Section 13 of the Planning and Development Act 2000 as amended.


The variation includes a new objective within the Settlement Plan for Monaghan Town within the Monaghan County Development Plan 2019 - 2025.


 Access Project Landscaped, Steps, Ramps / Lift


 Shared Surface Soft & Hard Landscaping with Parking & Seating Areas


 Regeneration Area Outlined in Red


 Potential Future Development


 Possible Pedestrian Links


 Semi-Private Open Space


 Pedestrian Priority


 Public Space High Quality Public Realm

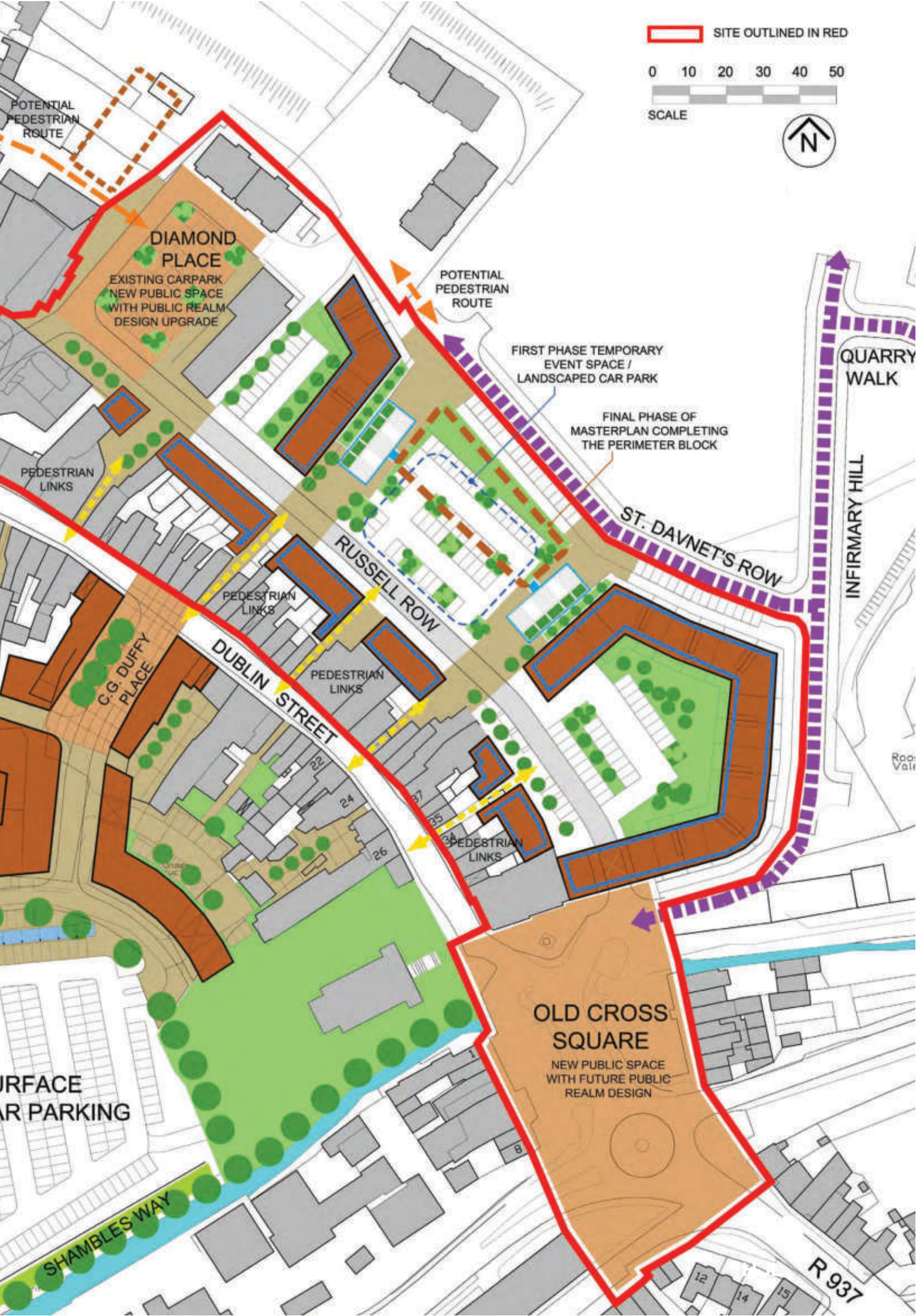
 Potential New Road Access

 New Residential Development Blocks

 Commercial Use Option at Ground Floor / Residential

 Pedestrian Links

 Phase 1 Temporary Event Space / Landscaped Car Park



ARCHITECTURAL HERITAGE

An archaeological, architectural and cultural heritage assessment report has been prepared by Archaeology and Built Heritage (ABH) on the proposal. The report sought to investigate the proposed development in relation to:

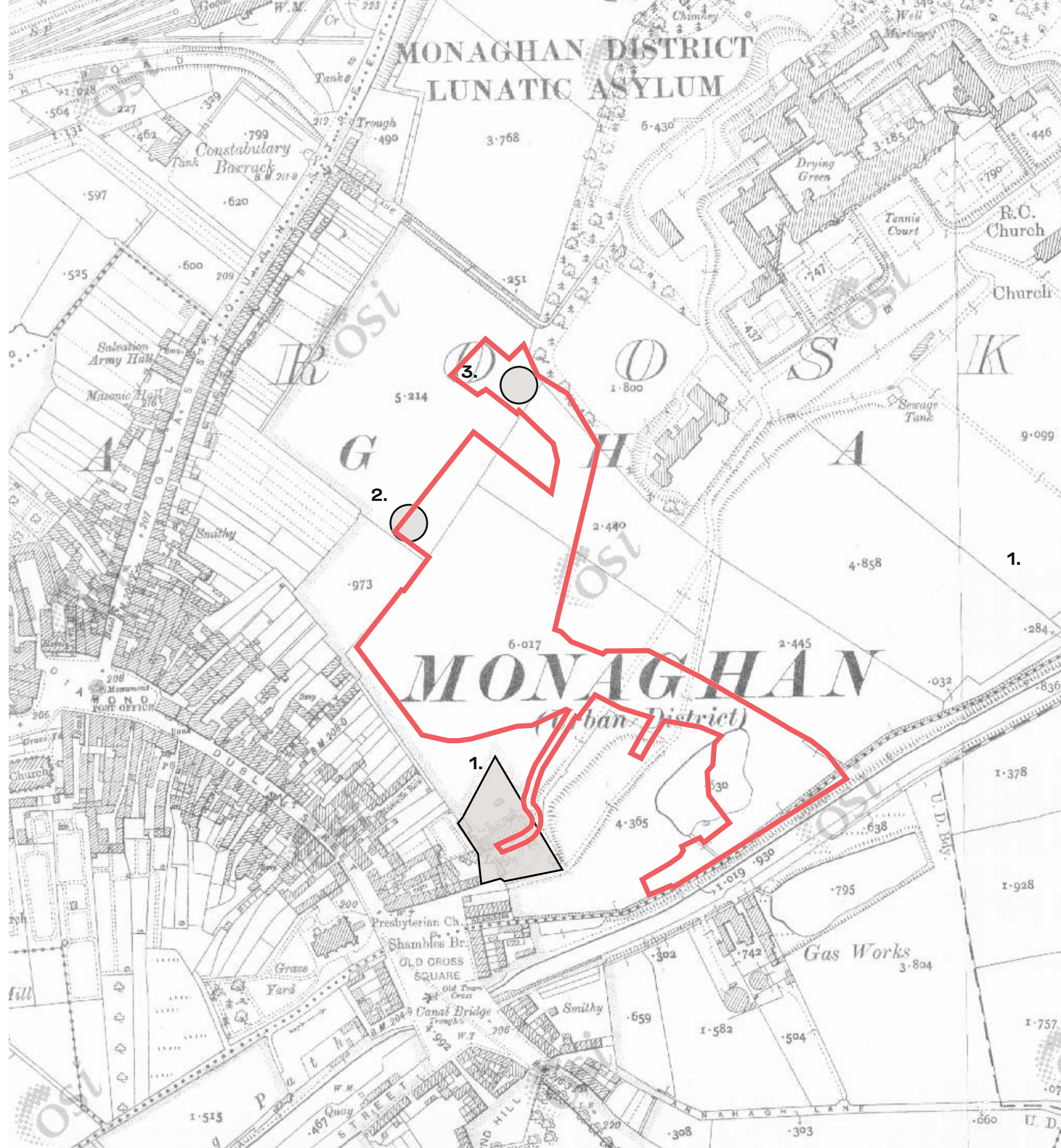
1. The Old Infirmary

The County Infirmary site is within the area designated for the development of the Civic Offices. The Record of Protected Structures for County Monaghan does not list the site of the former County Infirmary, which was established in 1768 on a sloping site off Old Cross Square.

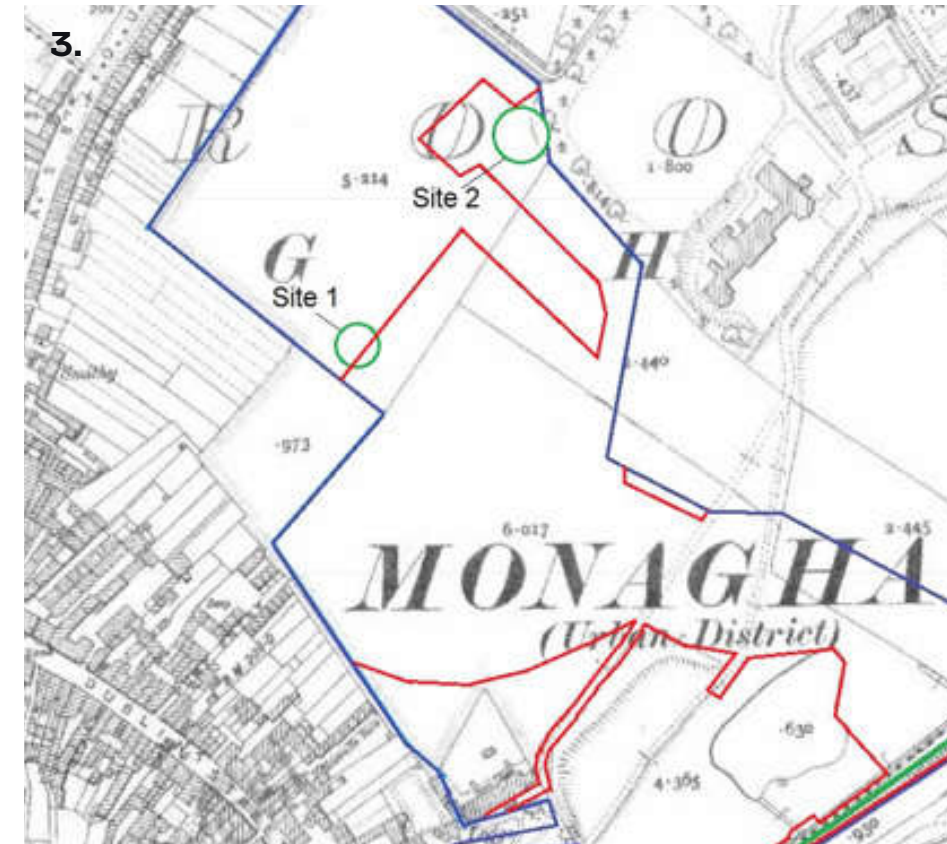
2. The site is located at the break of slope and comprised a raised, slightly curvilinear bank, approximately 25m in length, with the ground level considerably lower to the interior (south). The ovoid plan, partially formed was truncated by the cut stone wall which demarcated the asylum lands. The slope appears to be considerably steeper on the southern side of the wall. Subsequent inspection found it to be non- archaeological in nature.

3. The site is located on level ground just below a local spot height. Again, it presented as an ovoid, uncultivated area, with a slightly raised area towards the centre. Measuring approximately 25m in diameter. The archaeological testing of this feature under licence ref. 22E0956 established categorically that this was not an archaeological feature, but rather an uncultivated area where a concrete built shed structure had previously stood.

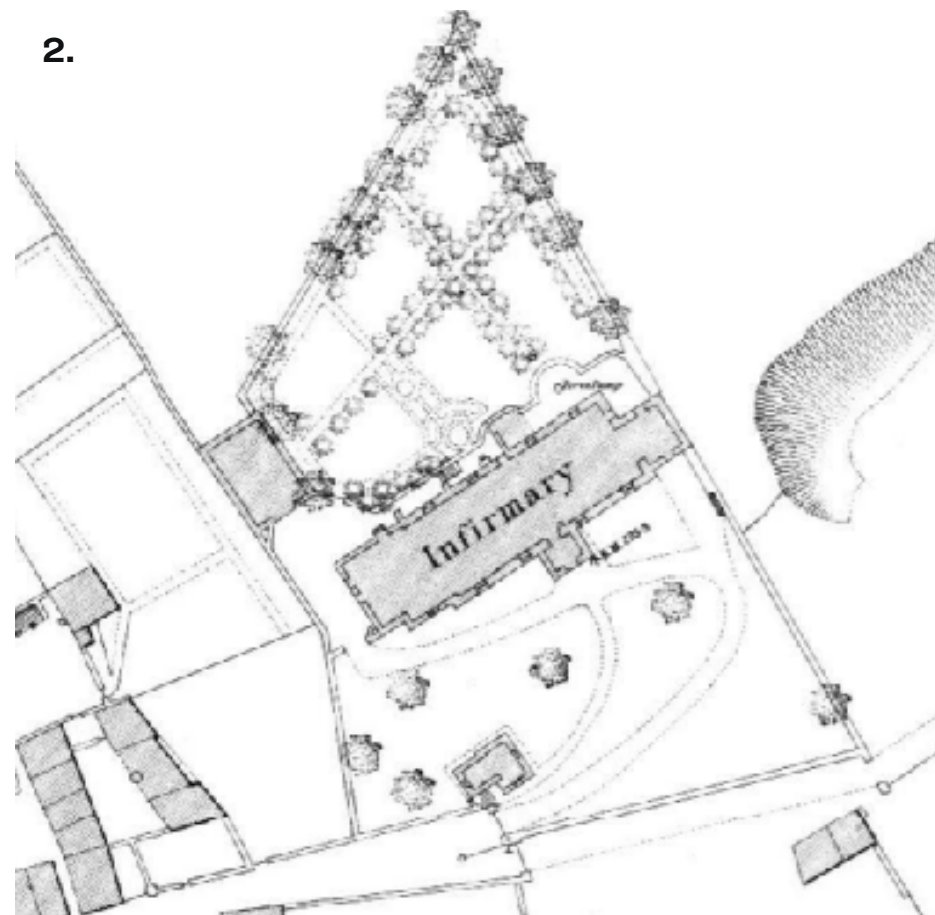
For further information please refer to ABH's archaeological, architectural and cultural heritage assessment report.



ARCHITECTURAL HERITAGE



- 1. Market Cross
- 2. The Old Infirmary, Ordnance Survey Map 1860
- 3. Extract of 25 Inch Map
- 4. Location of Possible Archaeological Sites



SITE ECOLOGY

NM Ecology visited the site on the 28th July 2022 and reported the following.

The habitats are broadly of low value, and there was no sign of any protected species within the site boundaries. The broadleaved woodland is of moderate ecological value, the hedgerow is of low value, and the improved agricultural grassland, dry meadow and existing road are of negligible value.

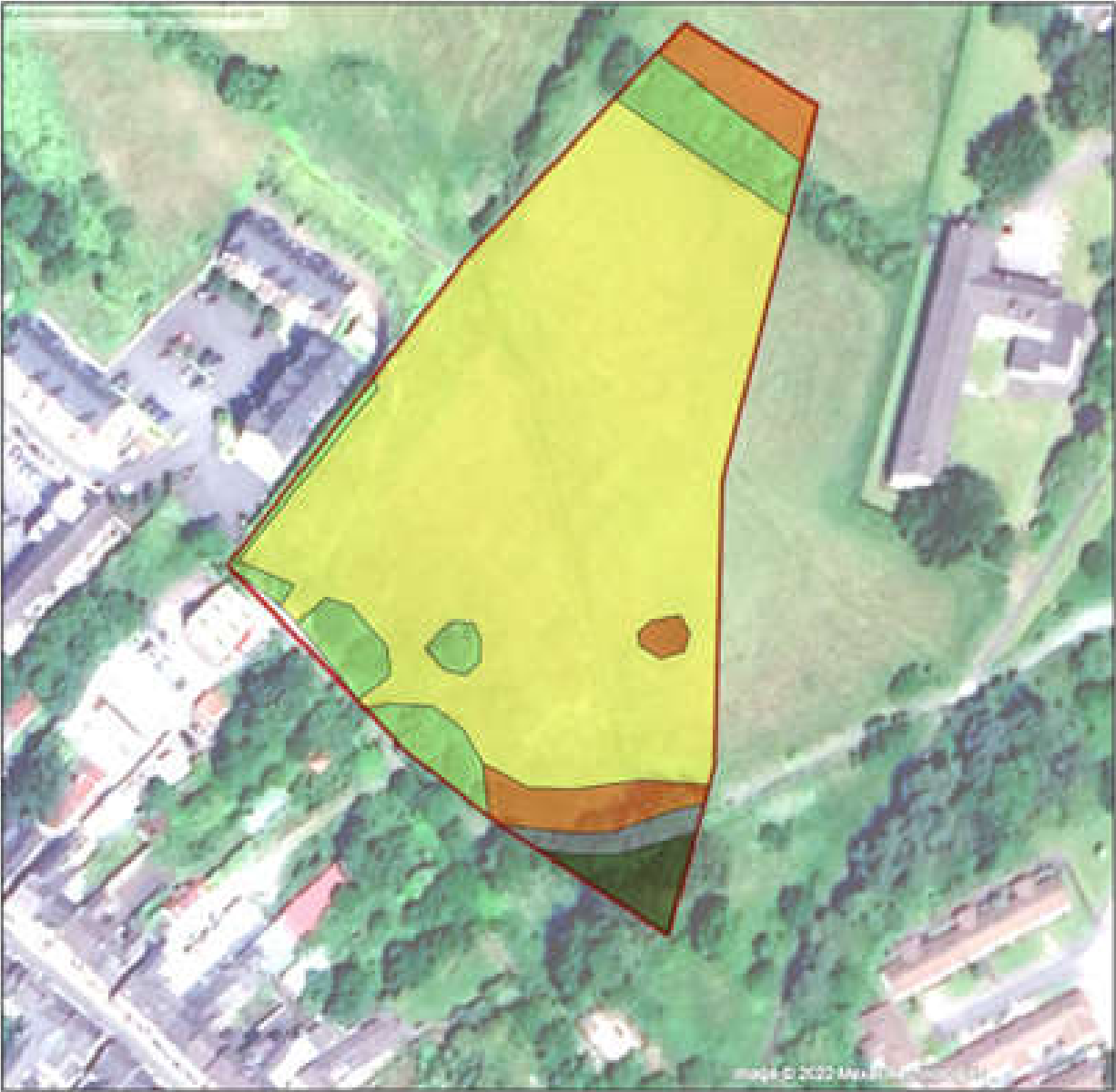
A bat survey was subsequently undertaken in August 2022 and the following is a high level synopsis of the findings;

- a)No bats were recorded emerging from the mature trees at the southern point of the site. This confirms that there are no bat roosts.
- b)Some bats were recorded feeding within the site, notably around the mature trees in the south, and the hedgerow in the north-east corner of the site. The activity would be best described as ‘moderate’ and expected for this undeveloped site.
- c)It would be intended to retain the vegetation in the south and north-east of the site, where possible and plant new hedgerows along the site’s boundaries where opportunities exist.
- d)Lighting in these areas and generally at the periphery of the site will be minimised and where it is proposed it will need to be sensitively designed.

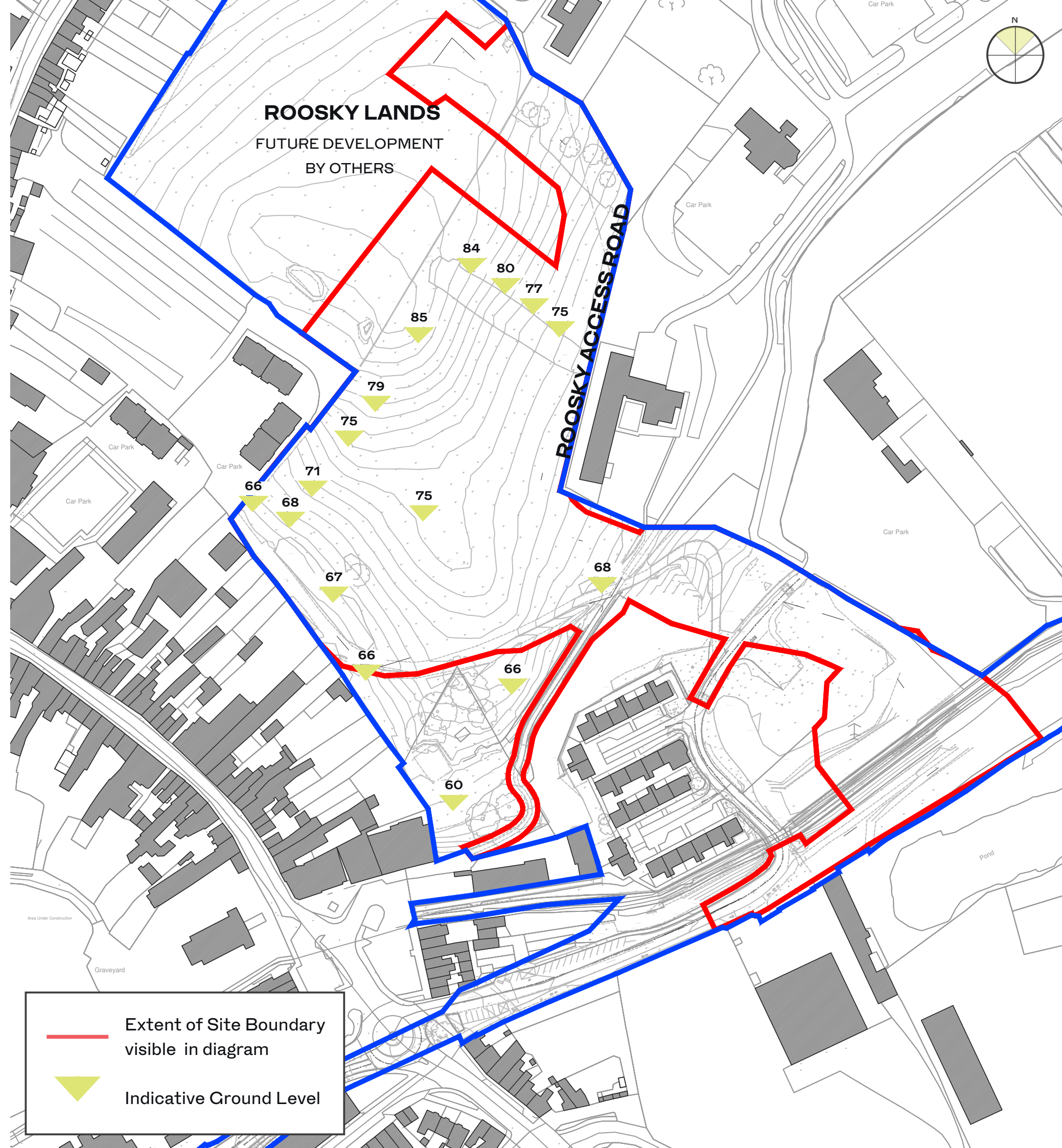


Map Extract: MH Planning - Location of Protected Trees

Figure 1	Habitat map
Location	Monaghan Civic Offices
Applicant	Monaghan County Council
Date	03 Sep 2022
NM Ecology Ltd - Ecological Consultants Website: www.nmecology.com Email: info@nmecology.com Tel: 087-6839771	
Habitats Existing road Improved agricultural grassland Dry meadow Hedgerow Broadleaved woodland	



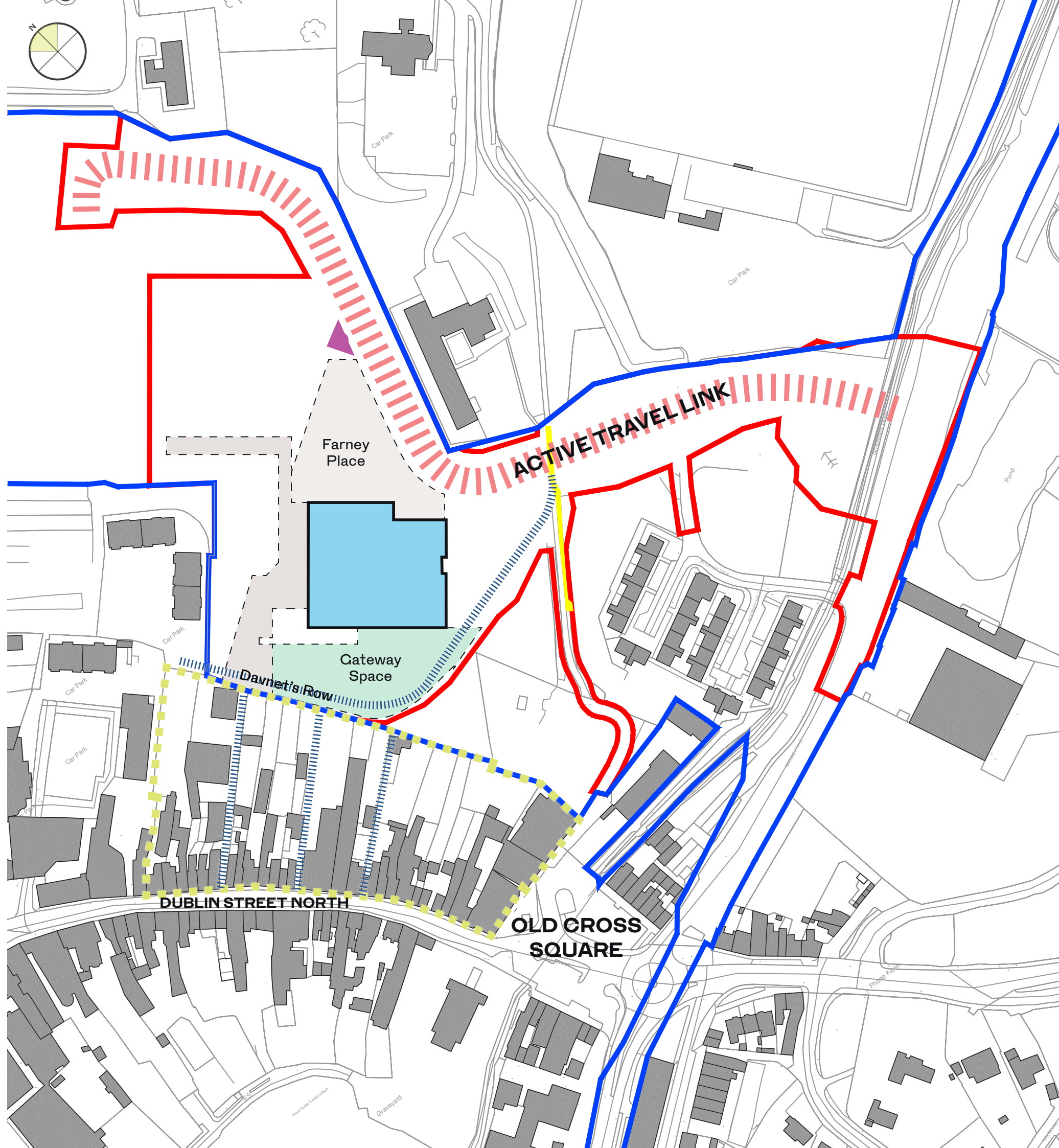
SITE LEVELS



SITE CONSTRAINTS

TOWN CENTRE SITE
PLOT AREA = 3.9HA

- Extent of Site Boundary visible in diagram
- The Specific Objective MPO 16 is to, 'Ensure that all development proposals within the Roosky Lands Masterplan area have regard to the masterplan strategy and development objectives of the Roosky Lands Msterplan.'
- Soft Landscaping Infrastructure to form part of legible, accessible and pleasant outdoor environment to Comply with Specific Objective MPO 16
- Hard Landscaping Infrastructure to form part of legible and accessible outdoor environment to Comply with Specific Objective MPO 16
- The Specific Objective MTSO 1 is to, 'facilitate the development of Monaghan to maintain its position as the principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion viability of the town centre.'
- Proposed New Road Layout to Achieve the Specific Objective MTSO1
- The Specific Objective UDP1 is to, promote the development of backland and infill sites and the reuse and regeneration of brownfield sites within the urban areas in accordance with the principles set out in Section 15.2 of Chapter 15 (Development Management Standards) of the Monaghan County Development Plan 2019-2025.
- Local Area Plan; Dublin Street North Regeneration
- Proposed New Pedestrian Routes to Achieve the Specific Objectives of the North Dublin Regeneration Plan
- Indicative Vehicular Access Point





3.DESIGN PROPOSAL