

**COMHAIRLE CHONTAE MHUINEACHAIN
MONAGHAN COUNTY COUNCIL**

SITE NOTICE

Part XI Planning and Development Act 2000 (as amended)

Part 8, Article 81 Planning and Development Regulations 2001 (as amended)

Monaghan County Council hereby gives notice that it proposes to carry out development on a site which forms part of the 'Roosky Lands', located to the north-east (rear) of Dublin Street, west of Monaghan Harps GAA Club and south-west of St Davnet's Hospital, in the Townlands of Roosky and Tirkeenan, Monaghan Town, Co. Monaghan. A protected structure (RPS No. 41001248) is listed at the site, being the possible Site of a Fort.

The proposed development will consist of the following:

- i. Construction of a new civic office building consisting of:
 - a. office accommodation with a cumulative gross floor area (GFA) of 5,601 sq.m distributed over 3 floors incorporating entrance foyer, office spaces, meeting rooms, staff canteen, Council chamber, public counter and reception desk, welfare facilities, internal landscaped courtyards and supporting spaces;
 - b. external plant enclosure and single storey ESB substation and storage room at ground level; and
 - c. covered services enclosure at ground level containing waste store room, plant, water tanks, UPS room, power distribution and supply rooms, and fire escape.
- ii. Surface car parking spaces and drop-off area.
- iii. Bicycle parking spaces.
- iv. Improvement works to existing road infrastructure and the provision of pedestrian, cycle and vehicular links comprising:
 - a. extension (approx. 120m in length) to existing vehicular route on Slí Ógie Uí Dhufaigh along the route of the existing Ulster Canal Greenway;
 - b. realignment of portion of the existing greenway;
 - c. construction of a priority junction on existing roadway serving Roosky Vale at the interface with the extended Slí Ógie Uí Dhufaigh;
 - d. provision of a new 13m clear span bridge over the River Shambles;
 - e. 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;
 - f. provision of a replacement vehicular access to Monaghan Harps GAA club and associated pedestrian links;
 - g. upgrade of existing pedestrian route (Davnet's Row) to Diamond Centre; and
 - h. upgrades to the existing Infirmary Hill Path to improve link to Old Cross Square.
- v. Works to facilitate potential future pedestrian and cyclist connections to the adjoining Diamond Centre and the existing public right of way known locally as 'Pump Entry'.
- vi. Signage is to be erected consisting of:
 - a. Wayfinding signage at 4 locations; to the south-west at Davnet's Row Plaza, to the south along Davnet's Row, to the east at the junction between Infirmary Road and Davnet's Row and at the proposed entrance on Infirmary Road.
 - b. Building identity signage comprising 2.1m x 2.1m backlit logo panels on the north-east and south-west facades at building entry points and will include 300mm high text to read Monaghan County Council.
- vii. Provision of surface water attenuation, diversion of existing watermain infrastructure and provision of new surface water, foul and watermain infrastructure.
- viii. Associated earthworks, utilities, landscaping, boundary treatments, lighting, roof-mounted solar PV on the civic office building and all ancillary site development works.

In accordance with Article 81(2)(ca) and 120(1B)(b)(i) of the above-mentioned regulations, Monaghan County Council, as the competent authority, has concluded from a Screening Determination, which is based on an examination of the nature, size and location of the proposed development, that there is no real likelihood of significant effects on the environment arising from the proposed development, and as such has determined that an Environmental Impact Assessment is not required. This Screening Determination is available for inspection, and at any time before the expiration of 4 weeks from the date of publication of this notice, any person may apply to An Bord Pleanála for a

screening determination as to whether the proposed development would be likely to have significant effects on the environment.

In accordance with Article 250(1)(ca) of the above-mentioned regulations, Monaghan County Council, as the competent authority, has concluded from a Screening Determination, which is based on an assessment of best scientific knowledge, that the proposed development, either individually or in combination with other plans or projects, is not likely to have a significant effect on a European site, and as such has determined that an Appropriate Assessment is not required. This Screening Determination is available for inspection, and any person may apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effect on a European site.

Plans and particulars of the proposed development may be inspected or purchased, at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of Monaghan County Council, Planning Section, No.1 Dublin Street, Monaghan H18 X982 until 5pm on **29.02.2024**.

The plans and particulars of the proposed development may also be inspected online at www.monaghan.ie

Submissions or observations with respect to the proposed development, dealing with proper planning and sustainable development of the area in which the development will be situated may be made in writing to Monaghan County Council, Planning Section, No.1 Dublin Street, Monaghan H18 X982 or in electronic format via the Local Government Portal <https://planning.localgov.ie/en/search/application> before 5pm on **14.03.2024**.



Signed

Cathal Flynn

Director of Services

Economic Development, Planning & Capital Projects

Monaghan County Council

Dated 01.02.2024