

Monaghan County Council
Planning Offices
1 Dublin Street
Monaghan
H18 YT50

8th December 2023

Re: Part VIII Planning Application for Proposed Development at the Site which forms part of the 'Roosky Lands', located to the north-east (rear) of Dublin Street, west of Monaghan Harps GAA and south-west of St Davnet's Hospital, in the Townlands of Roosky and Tirkeenan, Monaghan Town, Co. Monaghan.

A Chara,

We act on behalf of the Applicant, Monaghan County Council, and wish to submit the enclosed planning application for permission pursuant to Part XI, Section 179 of the Planning and Development Act, 2000 (as amended) and Part VIII, Articles 80 & 81 of the Planning and Development Regulations, 2001 (as amended).

Location

Site which forms part of the 'Roosky Lands', located to the north-east (rear) of Dublin Street, west of Monaghan Harps GAA and south-west of St Davnet's Hospital, in the Townlands of Roosky and Tirkeenan, Monaghan Town, Co. Monaghan.

Nature & Extent of the Proposed Development

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.

The application is accompanied by a comprehensive set of supporting documentation as follows:

Input / Deliverable	Responsible Party
Planning	
Cover Letter (This Document)	McCutcheon Halley Planning
Site Notice	
Newspaper Notice	
Planning Statement	
Environmental Impact Assessment Screening Report	
Architecture	
Architectural Design Statement	Henry J Lyons
Architectural Drawings & Drawing Register	
Engineering	
Engineering Services Report	CORA Consulting Engineers
Engineering (Services) Drawings & Drawing Register	
Infrastructure Design Report	DBFL Consulting Engineers
Construction & Environmental Management Plan	
Traffic and Transport Assessment	
Engineering (Road) Drawings & Drawing Register	
Landscape	
Landscape Design Statement	The Paul Hogarth Company
Landscape Drawings & Drawing Register	
Photomontages	
Environmental & Other Assessments	
Townscape & Visual Statement	Macroworks
Resource and Waste Management Plan	AWN Consulting
Operational Waste Management Plan	
Noise Report	
TGD Part L Compliance & Sustainability Report	Homan O'Brien
Lighting Impact Assessment	
ESB and External Lighting Drawings & Drawing Register	
Archaeological, Architectural and Cultural Heritage Assessment	Archaeology and Built Heritage
Daylight, Sunlight and Overshadowing Study	IES
Ecological Impact Assessment	Flynn Furney Environmental Consultants
Appropriate Assessment Screening Report	
Tree Constraints Plan	Dr Philip Blackstock

Tree Survey Report Sheet	
Tree Survey and Report	
Arboricultural Impact Statement	

We trust that all is in order, however, should you have any queries please do not hesitate to contact the undersigned.

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Martina Keenan Rivero

McCutcheon Halley Chartered Planning Consultants