



Placemaking: Monaghan Town

Presentation to OPR /
AILG Training for Elected
Members

Friday, 30 September 2022

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Presentation outline



Defining the issue



Overview of Monaghan's
Town Centre
Regeneration Plans



Creating and Supporting a
Shared Vision



Learning from the process

Dublin Street – strong identity with fine built heritage

Once a bustling residential street, small shop units to front and long back gardens, thriving places of employment and leisure

Transitioned to demonstrate high levels of vacancy and redundant back lands

Ground floor survey: 53 properties – 34% vacancy, 52% retail shop vacancy, 5 of 6 dwellings vacant (Heritage Council CTCHC, 2016)

Proliferation of take-aways

Social disorder and crime

NEED for Local Authority Intervention – ACTIVE LAND MANAGEMENT





Policy Context and Vision

‘National Planning Framework’

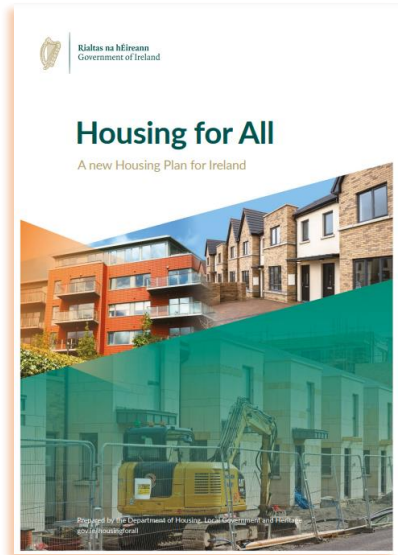
‘Northern & Western Regional Spatial and Economic Strategy’

‘Climate Action Plan’

‘Housing For All’

‘Our Rural Future’

‘Town Centre First’



Promoting Placemaking – compact urban centres with critical mass in population, encouraging the revitalisation of urban areas and re-inhabitation of urban cores and the development of quality of life factors and sense of place

Visioning and Activating the Potential of Dublin Street through Planning

Development Plan objective in 2013 & 2019 plans:

Promote sustainable compact development forms, including more comprehensive back lands development

Local Area Action Plan 2011 for Dublin Street North

Appointment of Consultants in 2016 to prepare Regeneration / Master plans – Sheridan Woods Architects and Urban Planners







Dublin Street / Roosky Plan Areas

- Town Centre
- Dublin Street South
- Dublin Street North
- Roosky







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Design Led Placemaking

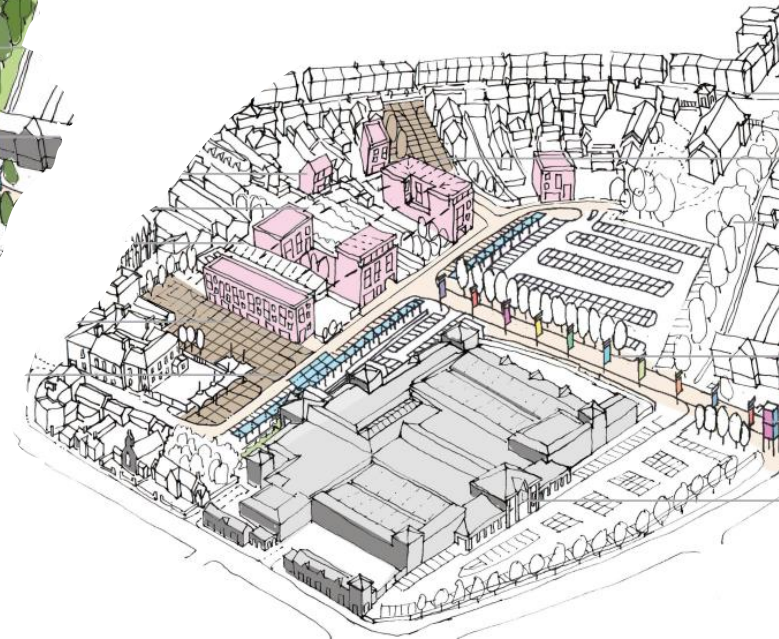
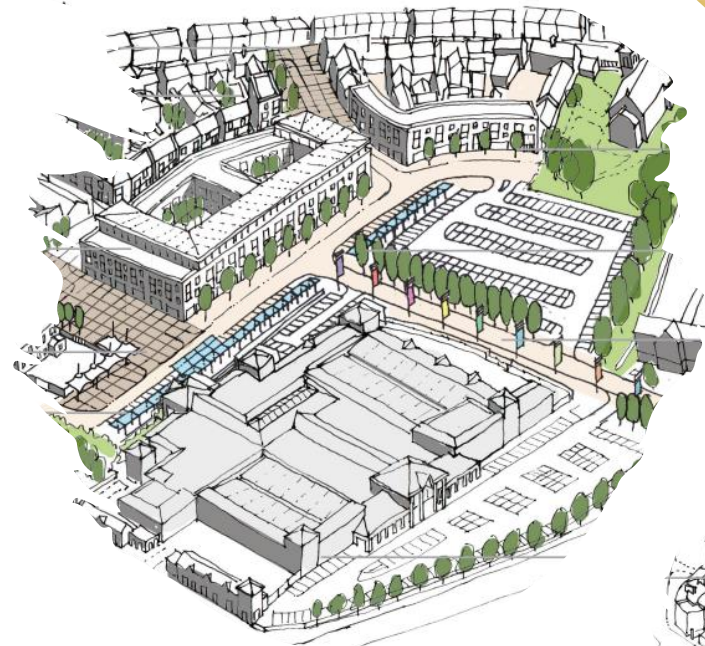
Design Led Placemaking

Activating the backlands

Land assembly

Permeability / connectivity

Facilitating development



Placemaking: The Vision

- Quality town centre living
- Reimagined backlands
- New streets and places to live
- Reuse and adaptation
- Multi-generational homes
- Public squares and cultural identity
- Amenity and relaxation
- Connectivity / permeability
- Historic evolution



From Concept Plan to Detailed Design

Concept steers Detailed Design: led by the Vision, principles & objectives of the Plan

Dublin Street South Consultant team appointed 2020: role of team leader to maintain overall Vision with a multi-disciplinary team: architecture, urban design, landscape, planning, engineering, ecologists, scientists,

- Progress to planning application, with EIAR & NIS to ABP (lodged 31 August)
- Develop design drawings into working drawings and specifications suitable for construction purposes, elevations, surface treatments, materials,

Ongoing engagement and communication



Building Understanding and Trust

Executive / Elected Members / Town Team / Property owners / Public / Media

Explaining the Process and Visualising the End Result

Listening, accommodating,

Dealing with an informed and educated public

Communication: Information flows

Value of Expertise: Architects, Landscapers, Creatives, Planners, Engineers, Environmental,

Elected Member as 'Champion'

Executive as 'Champion'



Handling conflict: addressing practicalities

Issues:

Enhanced pedestrianisation v. parking and traffic circulation

Demolition of historic fabric

Need to ensure that Interpretation and Implementation espouse the Vision, Principles and Objectives of the Plan – high quality



Dublin Street Regeneration and Roosky Lands

Estimated Timelines

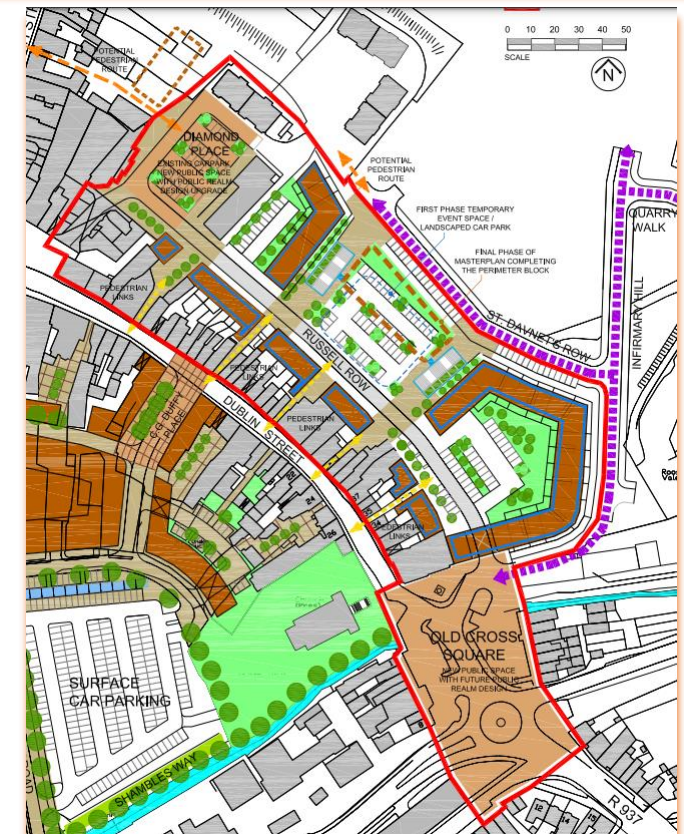
Dublin St. South:

- Regeneration plan adopted 2017
- Detailed design progressed and application lodged with ABP August 2022
- ABP decision due March 2023
- 2 year tender and construction period

Dublin St. North:

- Regeneration plan adopted April 2022
- Detailed design to commence Q3 2022
- Application to ABP 2023/4
- 2 year tender and construction

URDF funding approval of €14m in respect of Dublin Street North & South





Dublin Street Regeneration and Roosky Lands

Estimated Timelines

Roosky Lands

- Master plan adopted April 2022
- Delivery, with the exception of new Civic Offices and associated infrastructure, anticipated to be after the delivery of Dublin Street North and South

Funding allocated under Active Travel €200,000

Getting it right

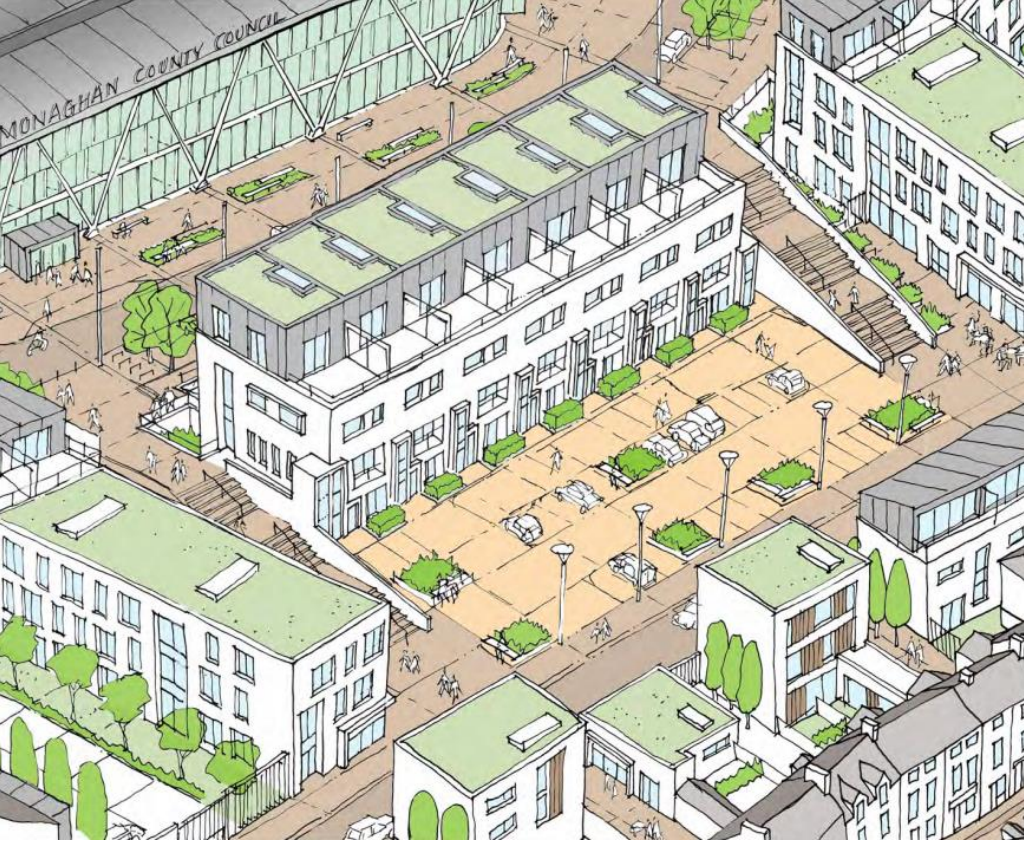


The Vision:

- Design-led plan
- Implementation and Delivery to be guided by the Plan
- Strong local authority leadership (Executive and Members) – '*Champion*'

Communication is key:

- Early and ongoing public and stakeholder engagement
- Developing understanding and support from the community, addressing issues as they arise
- What might new homes look like? When will activity on site commence?
- Dedicated webpage to the project with regular updates, key contact personnel



Getting it right

Multi-disciplinary Design Led teams:

- Delivering high quality public realm, pedestrian priority spaces, multigenerational homes, workplaces, amenity
- Specialist skills: architecture, urban design, planning, engineering, traffic, conservation, environmental, heritage, etc.

Maintaining momentum

Ongoing communication and updates (long process)

Complementary funding opportunities / initiatives:

- ✓ Active Travel
- ✓ Town and Village Renewal Scheme / Streetscape Enhancement
- ✓ Historic Towns Initiative
- ✓ Croí Cónaithe / Repair and Lease
- ✓ Derelict Sites Act
- ✓ Brining Back Homes Manual

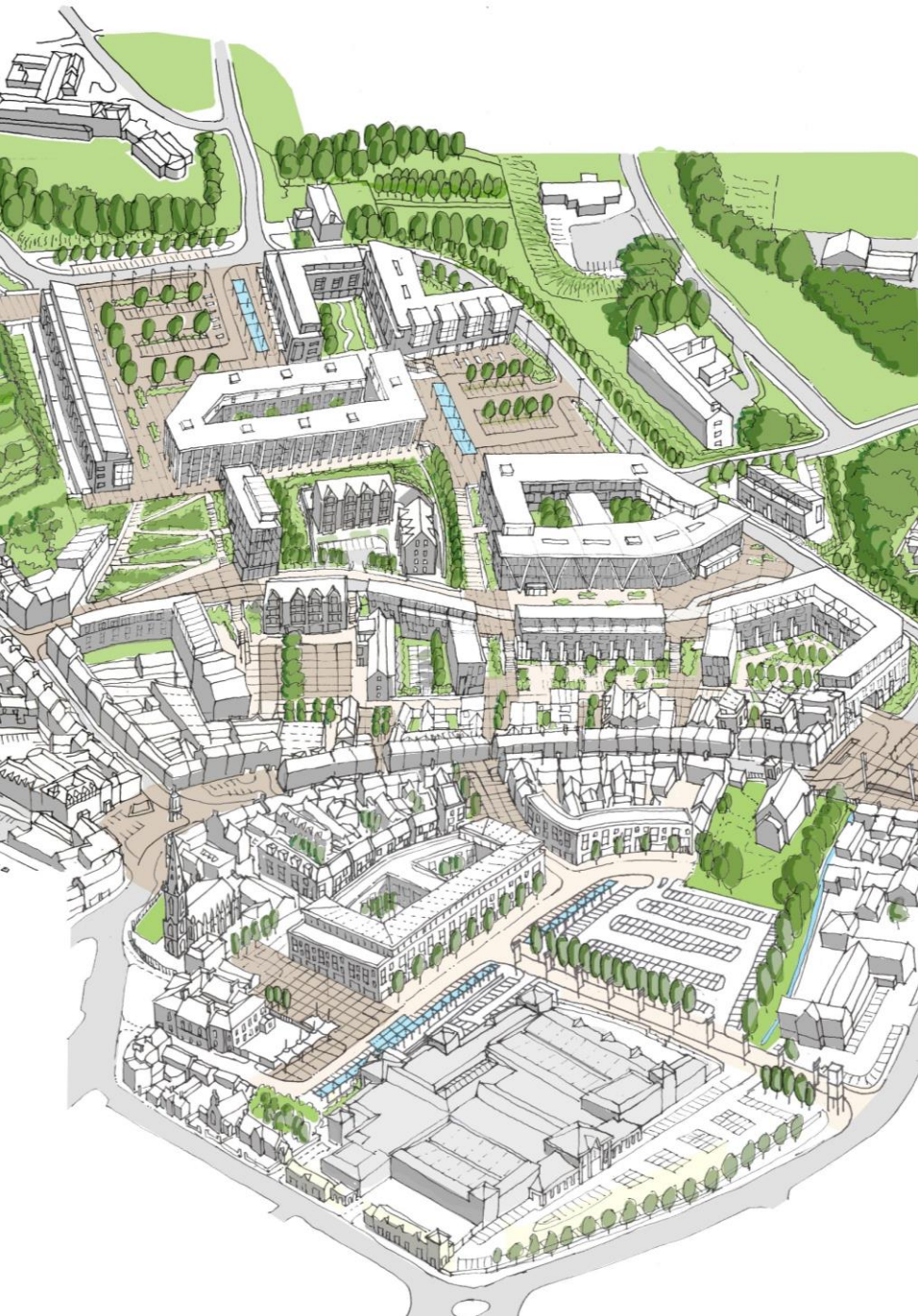
Town Centres First:

Opportunity to pilot projects in local authorities and share experiences



Croí Cónaithe (Towns) Fund:
Vacant Property Refurbishment Grant Scheme





Sustaining the future of Monaghan Town Centre

- **Improved town centre vitality and viability**
- **Additional 83,186 sq. m. mixed use floorspace (compact growth and modern requirements)**
- **€140m construction costs estimates (ex. VAT & professional fees)**
- **Estimate 318 residential units (875 persons)**
- **Estimate 1,941 office jobs**
- **Estimate 1,007 retail jobs (& reverse retail leakage)**
- Town population growth – better service provision
- Improved pedestrian/traffic circulation/distribution
- Sustainable mobility, link to Ulster Canal greenway
- Increased footfall and support for existing traders
- Enhanced amenity/cultural expression, e.g. festivals/events
- Enhanced development potential for Council owned lands, new Corporate Headquarters in town centre location
- Enhanced development potential of publicly owned lands
- Increased revenue from rates



Thank you

Property Excellence Awards
Excellence in Planning

Irish Planning Institute Design
Award

