Regeneration Initiatives in Monaghan
Monaghan: Border Town Context

Town pop. 7,678, MD pop. 20,891, County pop. 61,386 (Census 2016)

Challenge of building critical mass of population

Indigenous agri-food and manufacturing tradition sustains our Border area and presents our challenges

BREXIT uncertainty – understated impact in terms of private investment

Local authority as leader in making our towns attractive to live in and to entice investment
Regeneration in our Towns

Breathe life back into towns - existing infrastructure, roads, water, heritage, amenities, shopping, services, community structure

Vacancy levels: 2016 TCHC findings Monaghan - 20% vacant residential, 23% vacant retail

Consolidate our town centres to accommodate modern society needs -
  – investigate models for this (back lands, narrow plot)
  – accommodate ageing population / families
  – incentivising supports to property owners
  – supports to Councils for land assembly and funding mechanisms
Proactive Urban Regeneration

Driven from Management Team – Municipal Districts, Planning, Housing, Heritage

Using available tools and powers:

**Legislation:** Derelict Sites Act, Planning Act, Vacant Sites Levy

**Funding:** Town & Village Renewal, REDZ, Heritage grants, Municipal District budget

Town Teams: collaboration

CTCHC / UCD: building strong relationships
CTCHC
Land use survey map
## Derelict Sites Register (2016 – present)

<table>
<thead>
<tr>
<th>Town</th>
<th>Derelict Sites on Register (No.)</th>
<th>Sites compulsorily acquired (No.)</th>
<th>Value of acquisitions *</th>
<th>Future plans</th>
<th>Removed from Register (No.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monaghan</td>
<td>13</td>
<td>6</td>
<td>€310,000</td>
<td>Public sale</td>
<td>2</td>
</tr>
<tr>
<td>Carrickmacross</td>
<td>4</td>
<td>1</td>
<td>€50,000</td>
<td>Retain for future development</td>
<td>1</td>
</tr>
<tr>
<td>Castleblayney</td>
<td>5</td>
<td>2</td>
<td>€90,000</td>
<td>Public sale</td>
<td>-</td>
</tr>
<tr>
<td>Clones</td>
<td>12</td>
<td>9</td>
<td>€285,000</td>
<td>Social housing</td>
<td>1</td>
</tr>
<tr>
<td>Ballybay</td>
<td>3</td>
<td>3</td>
<td>€130,000</td>
<td>Public sale / prepare scheme</td>
<td>1</td>
</tr>
<tr>
<td>Scotstown</td>
<td>1</td>
<td>1</td>
<td>€100,000</td>
<td>Social housing / public sale</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>38</strong></td>
<td><strong>22</strong></td>
<td><strong>€965,000</strong></td>
<td></td>
<td><strong>5</strong></td>
</tr>
</tbody>
</table>

* Subject to arbitration
Derelict Sites
Derelict Sites
Derelict Sites – Clones Renewal Scheme

Fermanagh Street / Analore Street

Estimate €350,000 in acquisitions by Compulsory Order / agreement:
Fermanagh Street: 4 by compulsory acquisition and 3 by agreement
Analore Street: 4 by compulsory acquisition

Car park (REDZ) – removing dereliction, improving amenity
‘Buy and Renew’ scheme (Analore Street)

€3.7m funding secured (Dept. HPLG) – 21 no. social housing units
Clones Renewal Scheme
(Rebuilding Ireland)
Clones Renewal Scheme
(Rebuilding Ireland)
Dublin Street Regeneration

Historic town core / ACA / narrow street width
Buildings with narrow street frontage and long back gardens (up to 120m long)
Properties individually owned

Dublin Street (N) section length 200m – 31 properties (200m/31 = 6.45m width) – 8 laneways / pathways, building frontages ranging from widths of 14m to 3m

Dublin Street (S) section length 166m – 24 properties (166m/24 = 6.92m width) – 6 laneways / pathways, building frontages ranging from widths of 16m to 3m

Challenges: suitability for re-use for modern requirements – retail, residential, leisure,
Issues of ownership, access, parking, building/fire requirements, age profile, development costs
Dublin Street Regeneration
Dublin Street Regeneration
Dublin Street Regeneration
Dublin Street Regeneration
Dublin Street Regeneration
Dublin Street Regeneration
Monaghan Town Team

Collaboration
Vision: Vibrant and inclusive town centre
Objectives:
1. The Offer
2. Citizen engagement
3. Public Realm
Planning and Funding

Identification of Monaghan’s assets & deficits

**Assets:**
- Attractive historical town centre
- ‘Foodie’ destination
- Quality hotels
- Ulster Canal Greenway
- Boutique shops
- Border location
- Rossmore Park
- Castle Leslie
- Sliabh Beagh
- Work ethic
- Town Team

**Deficits:**
- Low population
- Lack of highly skilled labour
- Large scale investment absent
- Vacancy/dereliction
- Lack of town centre housing
- BREXIT uncertainty
- Infrastructure & connectivity
CTCHC – Measure of Success

Need for robust baseline of data – requirement for funding applications
Develop an understanding of the issues
Engaging all sectors and resources
Focus of Town Team activity, e.g. events, promotions
Focus Local Authority action: target areas
Shortcomings: resource-laden
Public Realm & Economic Plan - Castleblayney

NOTE:
This document is for discussion purpose only. All figures shown are an approximate estimation and are subject to further design development, accurate site survey and services (drainages, ESB, gas, etc.) and potential existing site restrictions (flooding, tree preservation, traffic, fire etc.). Please note also that any proposed concept layout in this document is subject to full planning permission being granted.
Public Realm & Economic Plan - Castleblayney
Public Realm & Economic Plan - Castleblayney

Main Street

ZOOM-IN PLAN 1:200

The large sidewalk, protected by the continuous vegetation, is made of green strips with trees and grey areas which become benches. These strips create intimate terraces for pubs and restaurants.

The sidewalk is connected to pedestrian paths coming from the backlands and is separated from the curbing space.

A thick green strip protects the sidewalk from the curbing space and from the road. The drivers themselves don’t like crossing the pedestrian space.

Wide crosswalks are created above the pavement representing famous country songs, highlighting Castleblayney’s link with country music. These crosswalks are located close to pedestrian links and pubs and restaurants.

A continuous green strip made of trees and plants creates a screen which completely protects pedestrians from the road and flames.

Trees are placed in front of the pubs and restaurants. It provides green quality urban space protected from the traffic by separators.

Pedestrian access link the backlands and car park to the main street with its shops and restaurants.

NOTE:
This document is for discussion purposes only. All figures shown are approximate estimations and are subject to further design development, accurate site survey and services (drainagages, ESB, gas, etc.) and potential existing site restrictions (floodings, tree preservation, traffic, fire etc.). Please note also that any proposed concept layout in this document is subject to full planning permission being granted.
Public Realm & Economic Plan - Castleblayney

ZOOM-IN PLAN 1:200

Market house area

NOTE:
This document is for discussion purposes only. All figures shown are approximate estimations and are subject to further design development, accurate site survey and services (drainages, EIB, gas, etc.) and potential existing site restrictions (foulings, trees, joint workings, traffic, fire, etc.). Please note also that any proposed concept layout in this document is subject to full planning permission being granted.
Enhancing the Urban Environment – Beautiful Street Initiative, Castleblayney
Amenity and Economic Initiatives
Enhancing the Urban Environment - Beautiful Street Initiative, Ballybay
NPO14: Protect and promote the sense of place and culture and the quality, character and distinctiveness of the Irish rural landscape that make Ireland’s rural areas authentic and attractive as places to live, work and visit.

NPO16: Target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.

NPO17: Enhance, integrate and protect the special, physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.

NPO18a: Support the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in public realm, the provision of amenities, the acquisition of sites and the provision of services.
Delivering Urban Regeneration (1)

Are Government funding programmes aligned to support NPF/Action Plan for Rural Ireland objectives?

Who do we want to carry out development in our towns?

Private sector investment not happening in Border towns (BREXIT): need to stimulate/incentivise private investment

Look to the bigger picture: overall long term investment in society using existing infrastructure (town centre lands, streets, footpaths, drainage, water, services, etc.), protecting our heritage/culture, retaining and enhancing our unique sense of place

Local Authorities need to be explicit as to their funding requirements, along with greater funding commitments from Government for delivery i.e. accessibility, CPO for backlands, investment to protect heritage/cultural assets
Delivering Urban Regeneration (2)

Do local authorities have adequate legislative powers?

Need for more specialist skills in local authorities: architects, conservation, landscape, public realm designers

Note the lack of qualified/experienced architects practising in Monaghan with experience in conservation/constrained sites

Acknowledge changing role of our town centres - revise zoning designations? – more residential opportunity and amenity?

Guidance and incentives for landowners
Midsummer in Monaghan

Thank you for listening

Máire Cullinan
Executive Planner
Economic Development & Urban Regeneration

mcullina@monaghancoco.ie
www.monaghan.ie