

Regeneration Initiatives in Monaghan



An Roinn
Cultúir, Oidhreacht agus Gaeltachta
Department of
Culture, Heritage and the Gaeltacht

An Chomhairle Oidhreacht
The Heritage Council



 **RGDATA**
LOCAL SHOPS - LOCAL COMMUNITIES

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**



COMBiLiFT
LIFTING INNOVATION



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



*An Roinn
Ealaíon, Oidhreachta agus Gaeltachta
Department of
Arts, Heritage and the Gaeltacht*



Department of Rural and
Community Development
*An Roinn Forbartha
Tuaithé agus Pobail*

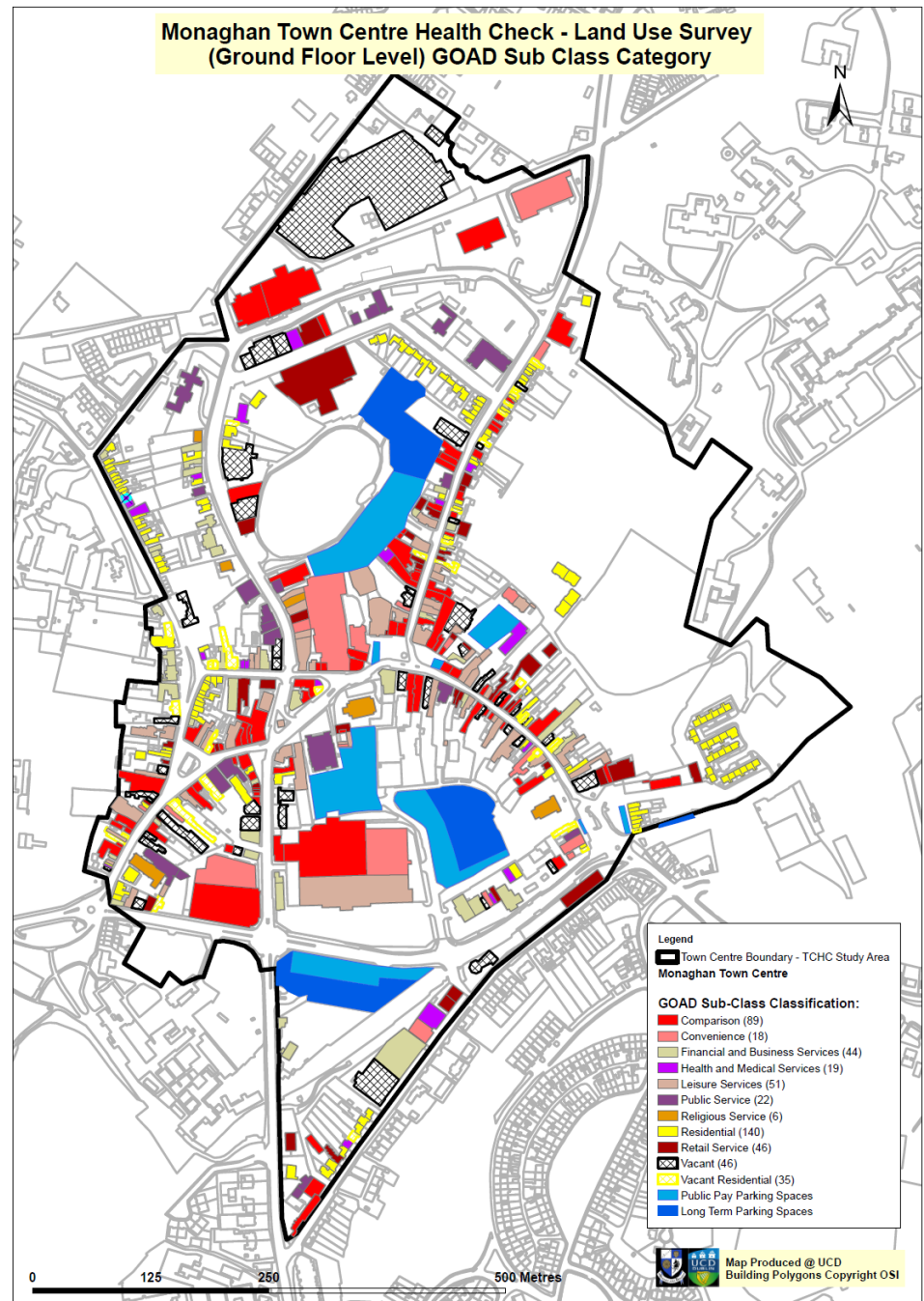


**MONAGHAN
HAS IT**



**An Roinn Tithíochta, Pleanála,
Pobail agus Rialtais Áitiúil**
Department of Housing, Planning,
Community and Local Government

CTCHC Land use survey map



Derelict Sites Register (2016 – present)

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

* 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

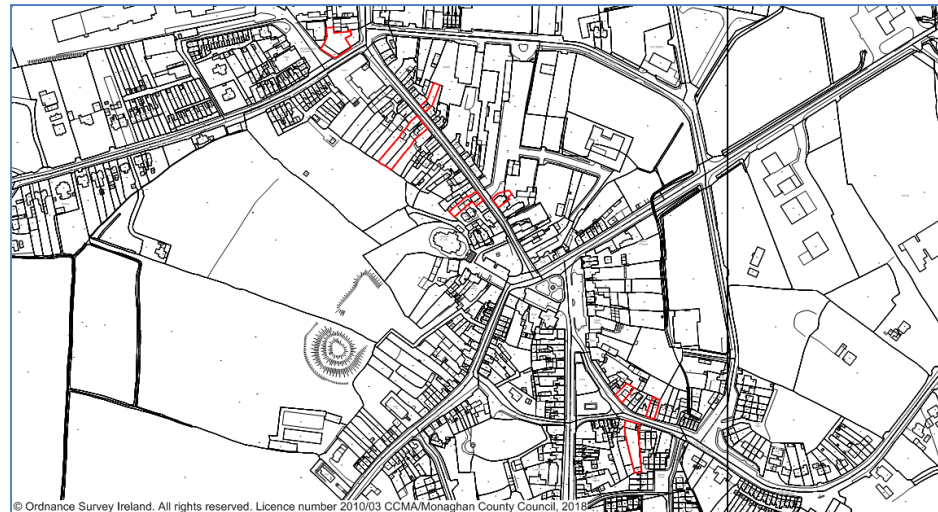
Analore Street: 4 by compulsory
acquisition



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

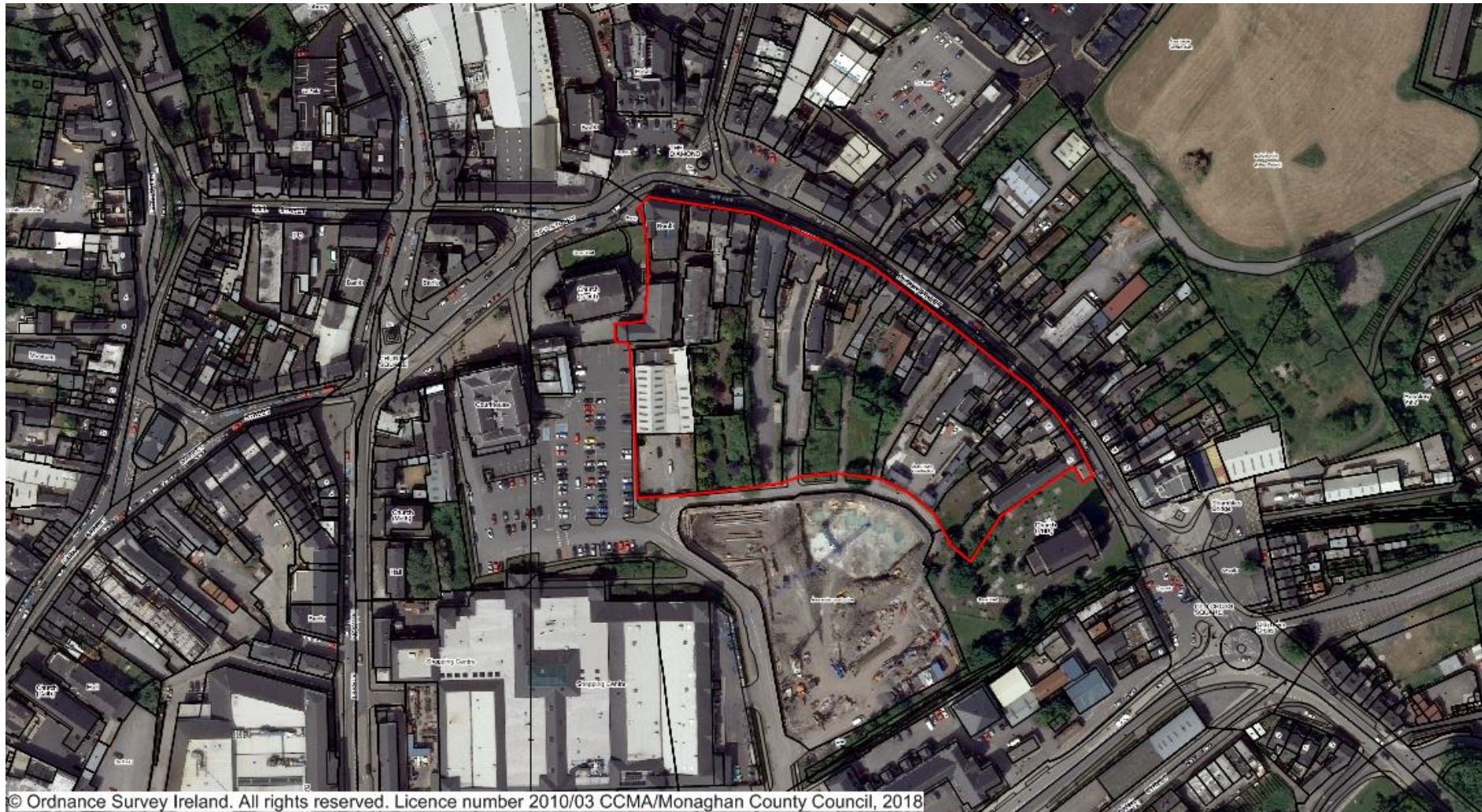
Dublin Street (N) section length 200m – 31 properties
($200\text{m}/31 = 6.45\text{m}$ width) – 8 laneways /
pathways, building frontages ranging from widths
of 14m to 3m

Dublin Street (S) section length 166m – 24 properties
($166\text{m}/24 = 6.92\text{m}$ 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



An Roinn Ealaíon, Oidhreacht,
Gnóthaí Réigiúnacha, Tuisithe agus Gaeltachta
Department of Arts, Heritage,
Regional, Rural and Gaeltacht Affairs



**Realising our
Rural Potential**
Action Plan for Rural Development



**IRISH PLANNING
INSTITUTE**
Institiúid Pleanála Na hÉireann

sheridan woods architects + urban planners

Design Award 2017/2018

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

COUNTRY MUSIC + MUCKNO LAKE

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, trees 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



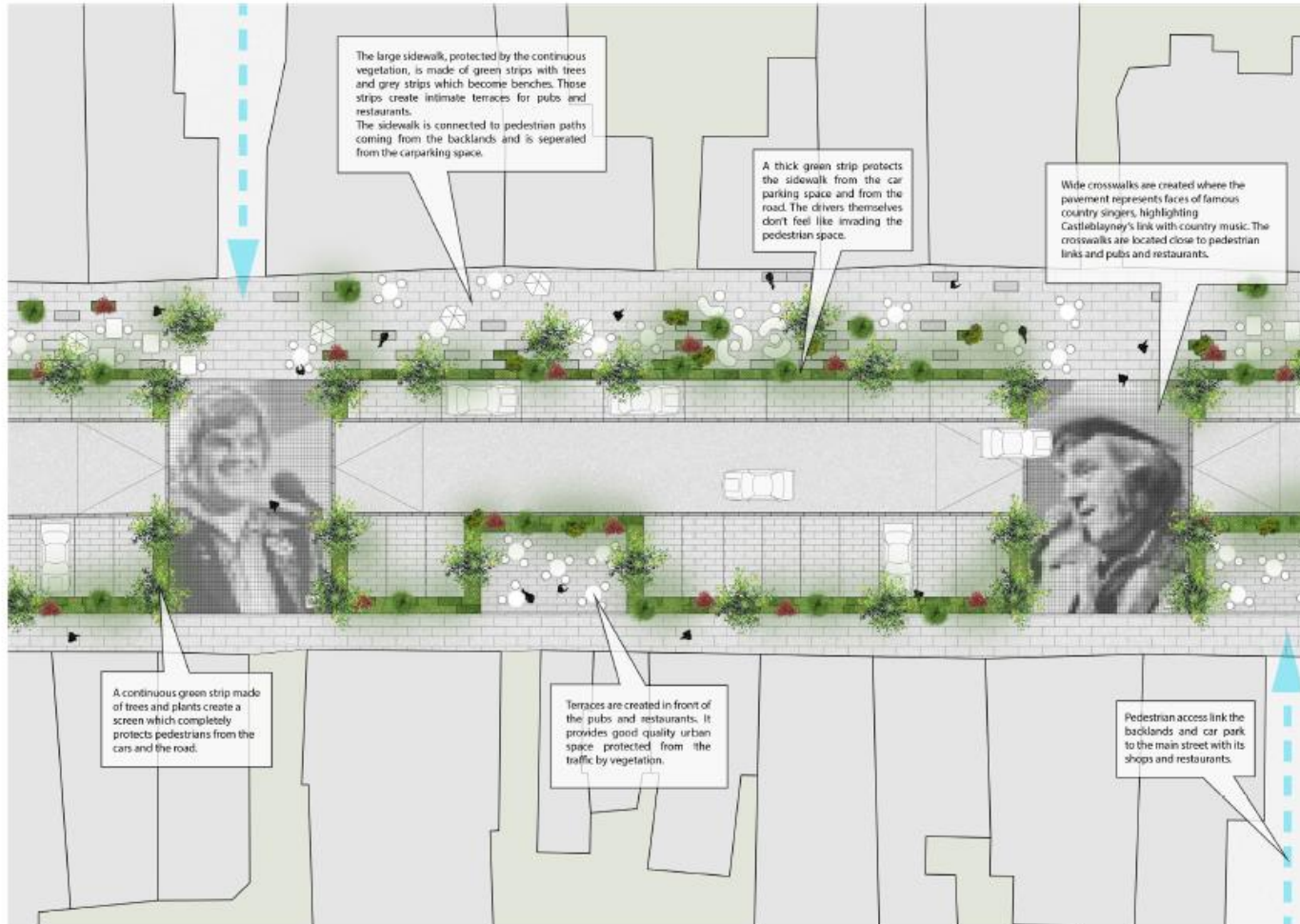
Public Realm & Economic Plan - Castleblayney

ZOOM-IN PLAN 1:200

Main Street

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Public Realm & Economic Plan - Castleblayney

ZOOM-IN PLAN 1:200

Market house area

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Enhancing the Urban Environment – Beautiful Street Initiative, Castleblayney



Amenity and Economic Initiatives



Enhancing the Urban Environment - Beautiful Street Initiative, Ballybay





National Planning Framework



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

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An Chomhairle Oidhreachta
The Heritage Council

