

Planning and Regeneration

The Monaghan Experience

Presentation to Urban Regeneration Programme

24 April 2020

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County Monaghan - Background

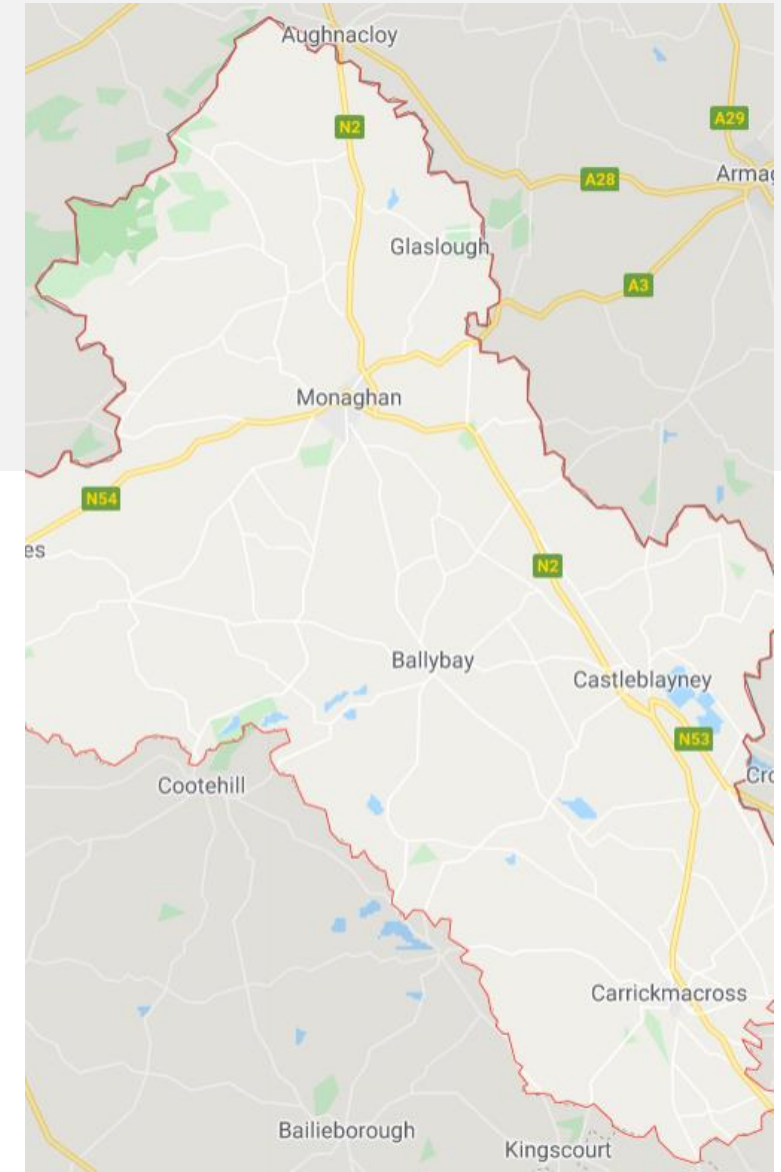
Five towns, dispersed villages and rural population

Largest town population: Monaghan 7,678 (CSO 2016)

Higher than average vacancy rates for rural towns – Border

Barriers:

- Youth leave, don't return (no Third level college)
- No train service
- No major single tourist attraction
- Lack of FDI
- Lack of highly paid skilled jobs
- Ageing population





Positives

'Can do' attitude – entrepreneurialism

Great community spirit and volunteerism

Outstanding architectural and natural heritage

Towns with remarkable form and character

Tidiest Town in Ireland (Glaslough)

Exceptional Entertainment and Food

Quality of life

Key components of Regeneration

Stakeholders

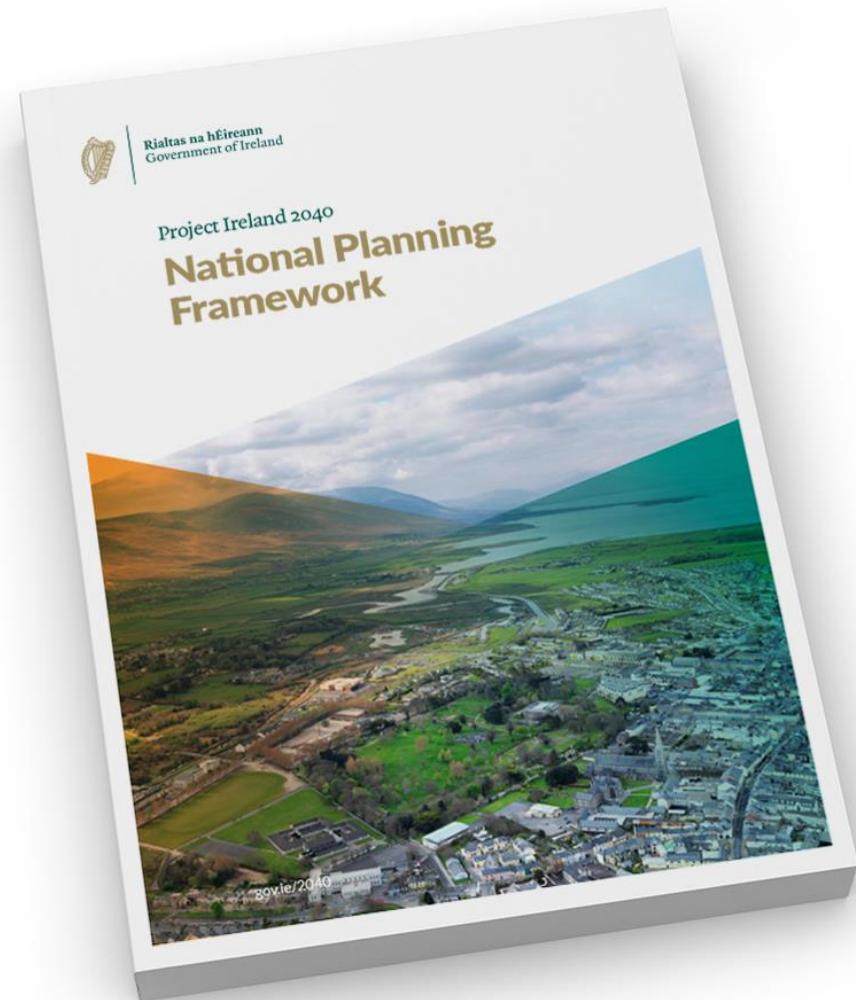
- Town Teams
- Elected Members
- Cross-departmental working

Planning

- Regeneration Plans
- Public Realm and Economic Plans
- Survey Reports
- Review all existing Plans on shelves

Funding

- Regeneration Funds (URDF / RRDF)
- Town and Village Renewal Scheme
- Heritage funding
- Rebuilding Ireland
- etc.





Case studies

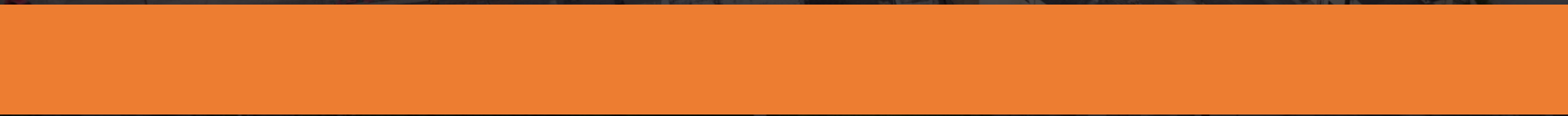
Monaghan: Dublin Street Regeneration

Clones: Clones Renewal Scheme

Castleblayney: Market Square Regeneration



Monaghan Town Centre: Visioning and Planning



Monaghan: Key Town in NPF/RSES

Town pop. 2011-2016 +3% growth (State +3.8%)

- attributed to by fall in 25-44 age bracket
- outward migration - combination of lack of employment opportunity and growing level of educational attainment

Challenges:

- Rural housing
- Lack of housing supply in the town
- Limited land banks
- Developers unwilling to build in town centre

Impact on:

- Job creation
- Where we live
- Services and amenity

	1966	2002	2016	Core Strategy Target 2025
Monaghan	4,895	5,938	7,678	9,415
Cavan	4,205	6,098	10,914	-
Letterkenny	4,527	15,231	19,274	-
Longford	4,129	7,557	10,008	-

Dublin Street – strong identity with fine built heritage

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

Transitioned to demonstrate high levels of vacancy and redundant backlands, that make limited contribution to the town centre in terms of commercial, residential or leisure use

Ground floor survey: 53 properties – 34% vacancy, 52% retail shop vacancy, 5 out of 6 dwellings vacant

Proliferation of take-aways

Social disorder and crime

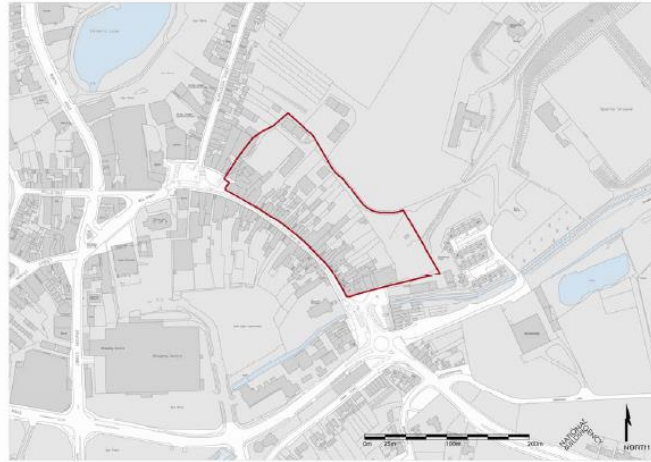


Stimulating future town centre development

Private sector investment slow to move
 Accommodate larger retailer interests

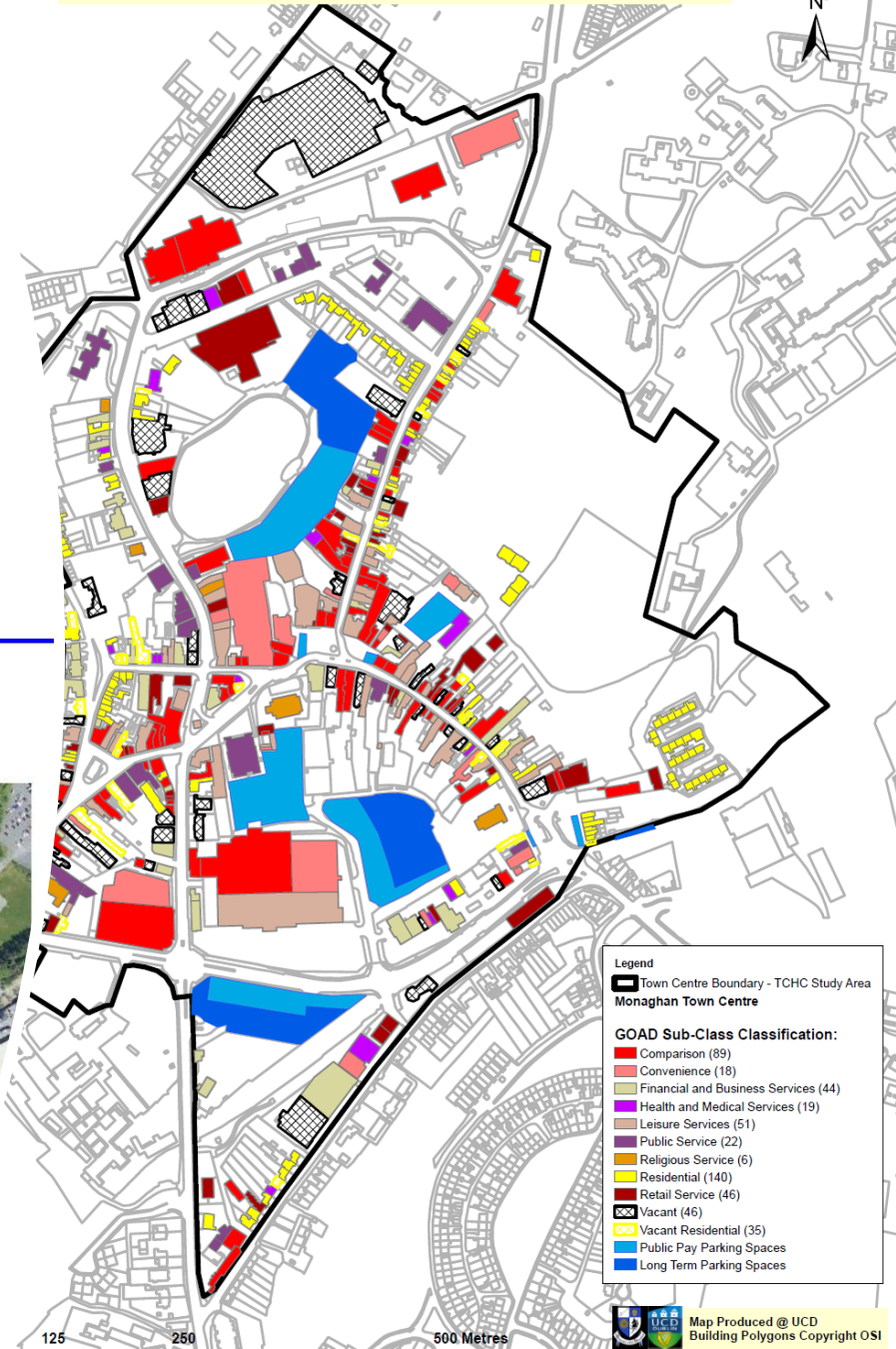
Local authority intervention required

- Local Area Action Plan 2011
- Dublin Street Regeneration Plan 2017
- Land Use and Transportation Strategy
- Car Parking Strategy
- Walking and Cycling Strategy
- Town Centre Health Check
- Derelict Sites







LAN

Monaghan Town Centre Health Check - Land Use Survey (Ground Floor Level) GOAD Sub Class Category



Dublin Street Regeneration: Planning for Compact Growth

-  Town Centre
-  Dublin Street South
-  Dublin Street North
-  St Davnet's Lands



Dublin Street Regeneration estimated timelines

Dublin St. South:

- Detailed design and CPO preparation under way
- Application to ABP Q4 2020
- CPO preparation under way
- URDF Cat. 1 application – Q3 2021
- 2 year tender and construction – complete Q4 2023

Dublin St. North:

- Regeneration Plan under preparation, proposed adoption by Council by Q3 2020
- Detailed design and CPO preparation to commence 2021
- Application to ABP Q1 2022
- URDF Cat. 1 application – Q 3 2022
- 2 year tender and construction – complete 2025

St. Davnet's lands:

- Master Plan under preparation, completion by end May 2020
- Application to URDF Concept by 29th May for access and infrastructure
- Identified location for new Council Civic offices, social housing, creche, other private uses

Dublin Street Regeneration: Planning for Compact Growth

Plan area: 6 hectares

Acquiring back lands 1.4 hectares (32 owners)

Accessing lands with service road infrastructure/parking

Creating quality public spaces and town centre connectivity

Assembly of viable development plots



Dublin Street Regeneration

Quality town centre living

Public squares and cultural identity

Amenity and relaxation

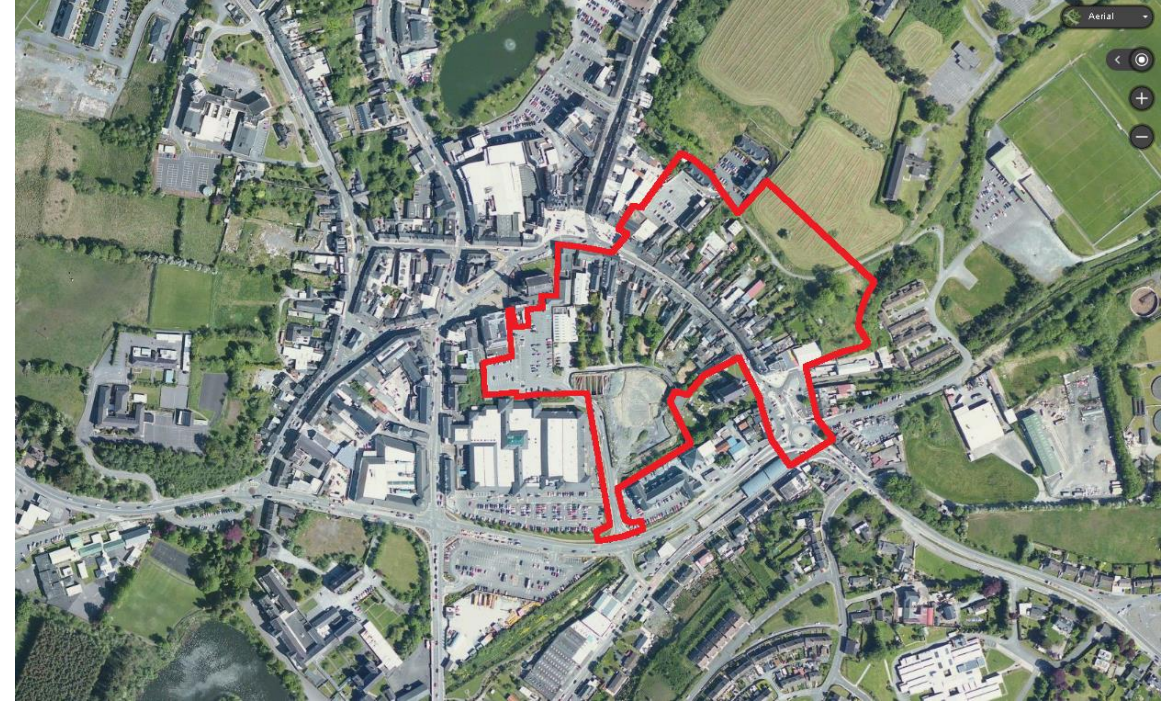
Connectivity / permeability

Historic evolution



Sustaining the future of Monaghan town centre

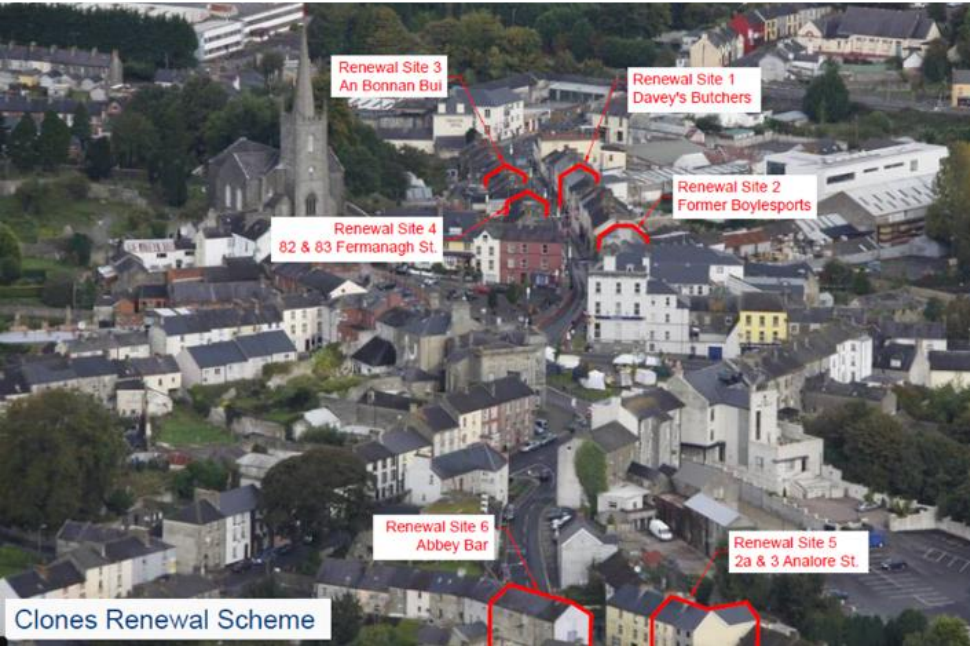
- Improved town centre vitality and viability
- Additional 30,000 sq. m. mixed use floorspace (compact growth and modern requirements)
- Estimate 120-140 residential units (330-385 persons)
- Estimate 700-800 office jobs
- Estimate 300-400 retail jobs (& reverse retail leakage)
- Town population growth – better service provision
- Improved 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



Property Excellence Awards
Excellence in Planning 2018

Irish Planning Institute Design
Award 2017/2018





Clones Renewal Scheme: Derelict Sites and Rebuilding Ireland

Proactive innovative approach adopting the 'Town Centre Living First' approach

Using basic survey and analysis, working within parameters of existing legislation and funding mechanisms

Engagement with property owners

Strong support from Members - SPC, CPG, Council

Multi-disciplinary skills –Regeneration, Planning, Housing, Municipal District, Finance



Site	No. units	Cost
Davey's, Fermanagh Street	3	€785,561
Boyle Sports, Fermanagh Street	3	€791,400
An Bonnan Bui & The Flower Shop, Fermanagh Street	6	€1,260,269
Nos. 82 & 83 Fermanagh Street	3	€723,409
Nos. 2 & 3 Analore Street	2	€678,312
The Abbey Gatehouse, Analore Street	4	€986,865
Total	21	€5,225,816

Clones Renewal Scheme: Delivering town centre housing

Acquired 10 properties:

- 8 by compulsory acquisition
- 2 by agreement

Compensation value €350,000 – recouped under Rebuilding Ireland

Average unit cost €249,000

Clones Renewal Scheme: a positive outcome



- Sustaining town population
- Improving vibrancy/vitality
- Increasing town centre surveillance / security
- Stimulating development on adjoining sites
- Adaptability of ground floors to retail/commercial
- An appropriate scale of intervention

	2006	2011	2016	Core Strategy Target 2025
Clones	1,767	1,761	1,680	2,017

Castleblayney: Spectacular Beauty & Amazing Potential

Neglected/forgotten

3rd town in County

Border / Troubles

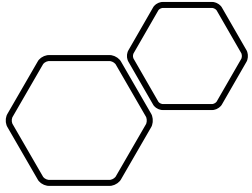
Dereliction

Deprivation

Protracted legal issues over Lough
Muckno key town resource







Transforming a Rural Town

Town Team established 2015 - partnership with Municipal District

Castleblayney Community Enterprise – partnership initiatives business space and training

Derelict Sites Act

Development Plan 2019 - 2025

Public Realm and Economic Plan 2019

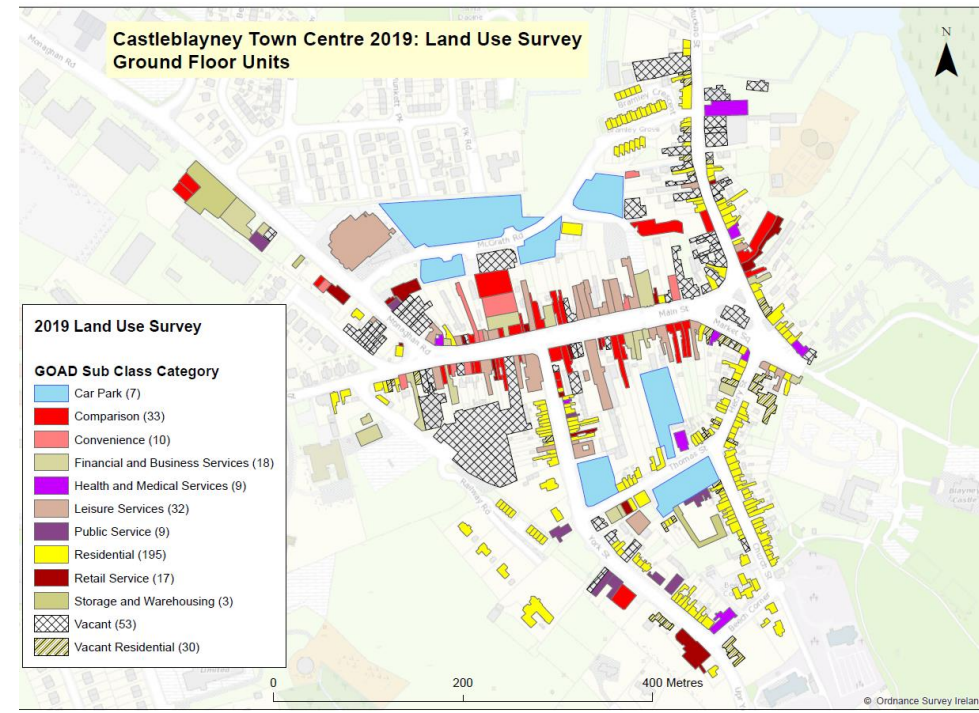
Free Market exhibition July 2019

Pilot Town Centre Living Initiative 2019-2020

Land Use Surveys

Online petition – Save our Market House

****Extensive consultation, understanding and learning****





Fund	Deliverables	Grant €
REDZ 2015	Beautiful Street, Car park, Welcome Wall, retailer training, Town Voucher set up ***BUILDING MOMENTUM and CONFIDENCE***	75,000
TVRS 2016	Streetscape enhancement, heritage interpretive signage	38,750
TVRS 2017	Public Realm & Economic Plan	40,000
TVRS 2018	Public realm to facilitate 'Big Tom' statue, Market Square	100,000
RRDF 2018	Enterprise Centre	2,138,560
RRDF 2019	Market Square Regeneration – convert derelict Gate Lodge to public library and public realm	2,611,150
ORIS 2018	Lough Muckno Leisure Park upgrade	117,772
ORIS 2019	Mindzenty Park upgrade	20,000
ORIS 2019	Black Island Muckno upgrade	20,000
TCLI 2019	Pilot study to identify mechanisms to increase living in town centres	100,000
		5,261,232

SHOP & STAY
TOWN
VOUCHERS



available to purchase at
Churchview Flower & Garden Centre
Castleblayney Post Office
and Cozy Café





Public Realm Interventions





Recommendations

Healthy Town Centre: check system to identify areas in need of regeneration – Health Checks, Land Use Surveys – fall below a standard – LA must prepare a report & recommendations to Elected Members and Dept.

Pilot Town Centre Living Initiative:

LAs to have a greater role in facilitating private owners:

- mechanisms
- research
- finance

'Town Centre First' principle across all Government departments

Climate change agenda the biggest ally of town centre regeneration

