



Planning Ref: 2560105

11 April 2025

Planning Section  
Monaghan County Council

Dear Sir/Madam

**Re: 2560105 – Planning permission for alterations and extensions to existing three-storey building to comprise of the following: 1\_Change of Use from Public house and associated accommodation to 1no. 2 Bed Apartment & 2no. 2 Bed Duplex apartments. 2\_Demolish existing single-storey structure to rear elevation & construct a flat roof single-storey extension. 3\_Refurbish existing dwelling. 4\_Alterations of existing facade treatments to include openings and materials. 5\_Alterations of external boundary treatments to include reduced footpath levels. 6\_Upgrade of existing Storm & Foul Drainage Connections together with all associated works AT 10 McCurtain Street, Clones, Co. Monaghan.**

Comment

The Heritage Council was established in 1995 as a statutory body under the Heritage Act 1995 with a Council (the Board of the body) appointed by the Minister. The Heritage Council is a prescribed body under the provisions of the Planning and Development Acts 2000-2010 and S.I. No. 600/2001 of the Planning and Development Regulations, section 28 inter alia, in accordance with its functions under Section 6 of the Heritage Act, 1995. We seek to provide submissions on forward planning, development management and strategic infrastructure developments as they relate to Ireland's heritage, namely built, cultural and natural heritage.

The Heritage Council supports refurbishment of existing buildings in our historic towns and settlements. We are growing increasingly concerned regarding vacancy and dereliction in Irish towns and villages. This unfortunate trend has been, and continues to be, a major threat to the country's built heritage. The historic environment of Irish towns is typically characterised by a formal linear street layout, public spaces, key junctions, and streetscapes. Within this arterial streetscape individual notable buildings (often important merchant, ecclesiastical or administrative) are interspersed within the uniform building rhythm. Clones, which has three architectural conservation areas (ACAs), two of which are in the immediate vicinity of the application site, is a good example of this townscape. The three ACAs in the town, as listed in the Monaghan County Development Plan 2019-2025 are the Diamond, the Ball Alley, and Mc Curtain Street (between the Diamond and Ball Alley). This signifies the historic character of the town. Within this otherwise attractive linear townscape there are some cases of vacancy and dereliction, including the development site itself.

**Baill na Comhairle | Council Members**

Martina Moloney (Cathaoirleach | Chairperson),  
Michael Farrell, Dr. John Patrick Greene, Fionnuala May,  
Deirdre McDermott, Dr. Patricia O Hare, John G.  
Pierce, Sheila Pratschke, Prof. Mark Scott,  
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The application site is not located within any ACA but lies adjacent to two (the Ball Alley and McCurtain Street ACA)<sup>1</sup>, therefore forming an important part of the streetscape. The Ball Alley ACA is the location of numerous archaeological monuments and holds a significant historical asset – the Clones Round Tower, which is a national monument of significant importance. Therefore, the position of this building, which directly overlooks the ACA and creates a strong corner, makes it a prominent element in the town's historic environment (as evidenced by its appearance on the 1837-1842 OSI map), despite its modest appearance, and current vacant state. The streetscape to the south of the development also has an attractive historic built form which includes the Court House and several other individual properties.

Objectives CPO 10 of the Monaghan County Development 2019-2024 seeks *“To protect and conserve the streetscape character, architectural quality, and heritage of the Diamond, Mac Curtain Street, Cara Street and Fermanagh Street”*, while Policy HSP 9 seeks *“to adopt a flexible and supportive approach towards alternative uses of vacant unit's subject to appropriate scale, design and compatibility with existing and proposed surrounding areas”*.

Vacancy and dereliction undermine the historic fabric of our towns and villages, and a high prevalence of such also negatively impacts the setting of historic heritage assets including ACAs and nationally important archaeological monuments. The re-use of existing buildings should be supported and in this regard the Heritage Council recommend that Monaghan County Council apply any development management standards with regard to car parking, amenity, and privacy flexibly when determining this planning application, so as to not compromise strategic national town centre first objectives, and other local and national planning policy outcomes for compact growth. This flexibility is rightly identified through Policy HSP 9 of the Monaghan County Development Plan 2019-2025.

The physical alterations to bring the building back in to use appear modest, and minimal, with the benefits to the local historic environment from the refurbishment of the building apparent. The proposed new balconies facing on to the Round Tower and Ball Alley ACA will maximise the views available of this picturesque setting and allow for a greater appreciation of the architectural and archaeological heritage of the area. Furthermore, supporting such re-use enables a supportive precedent to be set for other properties in the locality, with the terraced single-bay two-story vernacular houses on McCurtain Street being an obvious case (NIAH listings **41304063, 41304064 and 41304065**).

The only recommendation is that an effort should be made to retain and repair as much as the original fabric as possible through sympathetic interventions, particularly the 4 no. historic windows on the north elevation. If there are no remnants of historic glass

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<sup>1</sup> Please note former ACA mapping has been sourced as it appears that Monaghan County Council are currently redrafting the ACA maps, assumedly in line with the final stages of the new county development plan.

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remaining, consideration should be given to replacing the glass panes with double glazed units<sup>2</sup>. This can be resolved by condition if necessary.

The Heritage Council supports the application, believing it complies with national and local compact growth policies, but more pertinently Objective CPO10 and Policy HSP 9 of the Monaghan County Development Plan 2019-2025.

I trust these views will inform Monaghan County Council's determination of the application.

Yours sincerely

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**Virginia Teehan**

**Chief Executive Officer**

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<sup>2</sup> [Energy\\_Efficiency\\_in\\_Traditional\\_Buildings.pdf](#)

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