



Roscommon County  
**Development Plan**  
2021-2027

Volume I:

**Roscommon County  
Development Plan  
2021-2027**

**Proposed Material  
Alterations to the  
Draft Plan**

**Your County**

**Your Plan**

**Your Future**



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council





## Contents

1.	Introduction .....	2
1.1	Proposed Amendments / Material Alterations to Volume I of the <i>Draft Roscommon Development Plan 2021-2027</i> .....	2
1.2	Document Format .....	2
2.	Proposed Amendments .....	3
2.1	Chapter 2: Core Strategy and Settlement Policy .....	3
2.2	Chapter 3: People, Places and Housing .....	11
2.3	Chapter 4: Towns and Villages.....	13
2.4	Chapter 5: Rural Development and Natural Resources.....	15
2.5	Chapter 6: Economic Development .....	17
2.6	Chapter 7: Infrastructure, Transport and Communications .....	20
2.7	Chapter 8: Climate Action, Energy and Environment .....	26
2.8	Chapter 9: Built Heritage .....	28
2.9	Chapter 10: Natural Heritage.....	29
2.10	Chapter 11: Social, Community and Cultural Development .....	32
2.11	Chapter 12: Development Management Standards.....	34
2.12	Appendices:.....	36
3.	Appendix 1 .....	41

# 1. Introduction

## 1.1 Proposed Amendments / Material Alterations to Volume I of the *Draft Roscommon Development Plan 2021-2027*

The proposed amendments / material alterations detailed in this document pertain only to Volume I of the *Draft Roscommon County Development Plan 2021- 2027*. Please refer to the accompanying *Introduction* document for detail of this stage of the plan preparation process and details of how and when to make submissions / observations on the proposed amendments / material alterations.

The proposed amendments / material alterations to Volume I should be read in conjunction with the proposed changes set out in Volume II and the *Renewable Energy Strategy* and the *Record of Protected Structures*.

## 1.2 Document Format

All proposed amendments / material alterations are included in the order of Chapters in Volume I, with each proposed change being assigned a unique reference number. The original location in the *Draft Roscommon County Development Plan 2021-2027* is referenced where applicable (references to page numbers are to the Draft Plan page number).

Proposed changes to the text of the Draft Plan are displayed in the following format:

- Proposed new text is identified in green.
- Proposed text omissions from the Draft Plan are identified by a single red line ~~strikethrough~~.

## 2. Proposed Amendments

### 2.1 Chapter 2: Core Strategy and Settlement Policy

#### Proposed Amendment MA1

Section	Title	Page
2.5	Population Projections	23

Replace the Core Strategy Table (Table 2.2) with the revised Core Strategy Table on the following page, to include population figures for the year 2031.

Settlement Type		Settlement	2016 Population	Population Growth 2021-2027	Population Growth 2028-2031	New Residential Units	Proposed Densities	Residential zoned land requirement	Units to be delivered on infill/brownfield lands
Regional Centre	Growth	Athlone (Monksland/Bellanamullia)	21,300 (4,350 in Monksland/Bellanamullia)	1,380	420	515	50/35 units/Ha <sup>1</sup>	10.3 Ha - 14.7 Ha <sup>1</sup>	206
	Key Town	Roscommon	5,900	1,608 (27%)	170	600	35 units/Ha	17.15 Ha	180
		Carrick-on-Shannon (Cortober)	4,100 (640 in Cortober)	172 (27%)	20	64	35 units/Ha	1.8Ha	19
	Self- Sustaining Growth Town >2000 population	Boyle	2,570	514 (20%)	280	190	20 units/Ha	9.5 Ha	57
		Castlerea	1,990	354 (19%)	180	132	20 units/Ha	6.6 Ha	40
	Self- Sustaining Growth Towns <2000 population	Ballaghaderreen	1,800	340 (19%)	175	127	20 units/Ha	6.35 Ha	38
		Strokestown	825	155 (19%)	80	58	20 units/Ha	2.9 Ha	17
		Elphin	565	107 (19%)	55	40	20 units/Ha	2 Ha	12
				<b>4,622</b>	<b>1,380</b>	<b>1,726</b>			<b>569</b>
	Serviced Villages	See Table 2.3		240		90			
	Unserviced Villages	See Table 2.3		80		30			
	Rural Areas			1,360		507			
<b>Totals</b>				<b>6,302</b>		<b>2,353</b>			<b>569</b>

*Table 2.2 Revised Core Strategy Table*

<sup>1</sup> RPO 3.7.17 of the NWRA RSES outlines a minimum density rate of 50 units per hectare in the town centre area and a default rate of 35 units per hectare otherwise.

### Proposed Amendment MA2

Section	Title	Page
2.5	Population Projections	23

To amend the Core Strategy Table (Table 2.2) in the Draft Plan to include the changes to the population allocations to Athlone (Monksland/Bellanamullia), Roscommon, Carrick-on-Shannon (Cortober), , Boyle, serviced villages, unserviced villages and rural areas. The overall amended Core Strategy Table is provided in Proposed Amendment MA1.

### Proposed Amendment MA3

Section	Title	Page
2.5	Population Projections	23

To amend the Core Strategy Table (Table 2.2) in the Draft Plan to include updated information regarding the residential zoned land requirement. The overall amended Core Strategy Table is provided in Proposed Amendment MA1.

### Proposed Amendment MA4

Section	Title	Page
2.5	Population Projections	23

Amend Table 2.2 (Core Strategy) contained in Chapter 2 (Core Strategy and Settlement Policy), page 23, to reflect the variable density level applicable to Athlone, as per RPO 3.7.17 of the RSES. The overall amended Core Strategy Table is provided in Proposed Amendment MA1.

### Proposed Amendment MA5

Section	Title	Page
2.6	Settlement Hierarchy	26

To change the title of the settlement types ~~Self-Sustaining Growth Town and Self-Sustaining Town~~ to Self-Sustaining Growth Town >2000 population and Self-Sustaining Growth Town <2000 population respectively.

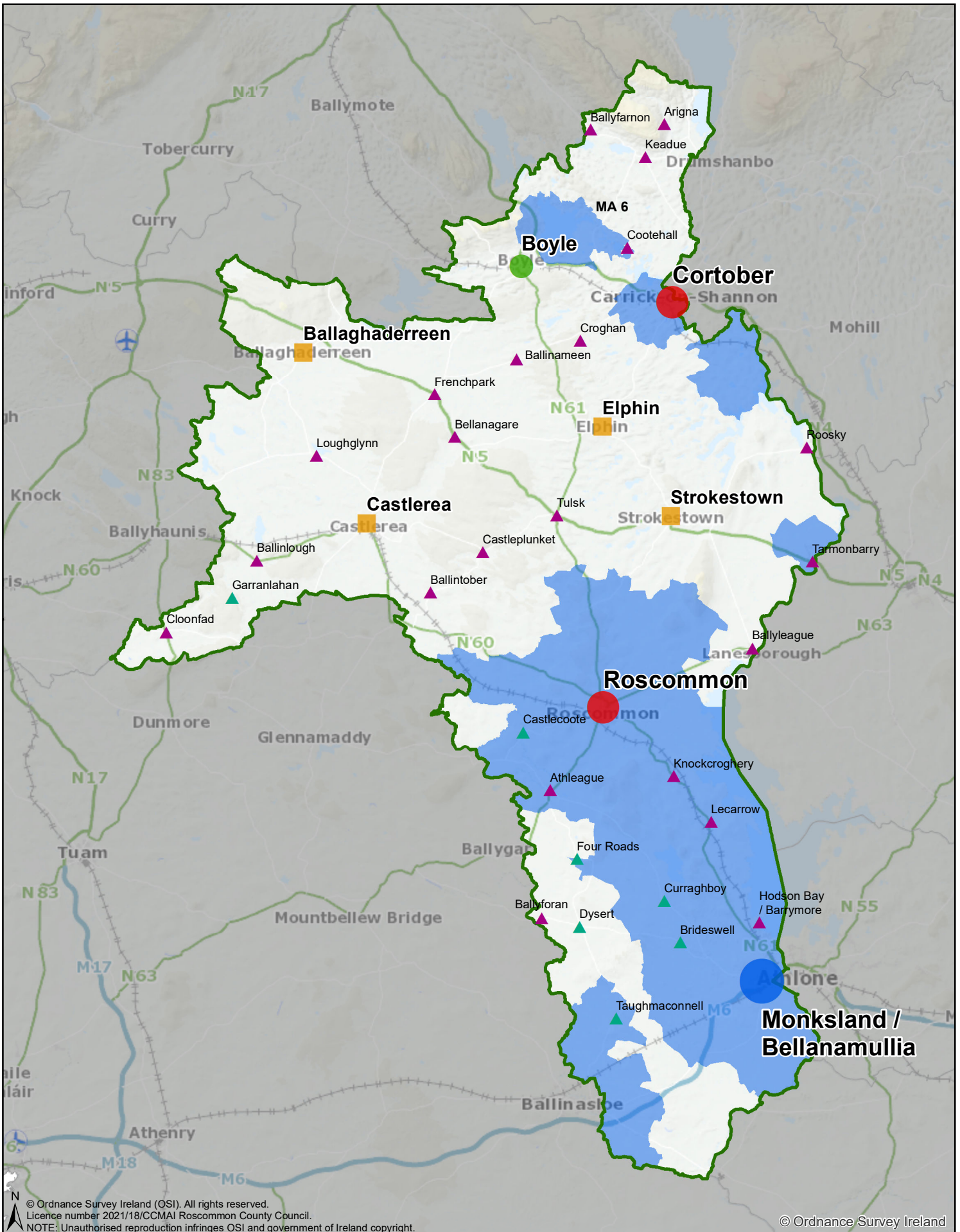
Note: This amendment has been applied throughout, where reference was made in the Draft Plan to Self-Sustaining Growth Town and Self-Sustaining Town.

### Proposed Amendment MA6

Section	Title	Page
2.5	Population Projections	24

Amend Map 2.1 (Core Strategy Map) as detailed in Volume I of the Draft Plan to reflect the inclusion of the Rural Housing Policy areas in the Lough Key Area Plan. The amended map is included on the following page.





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<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: blue;">●</span> Regional Growth Centre</li> <li><span style="color: red;">●</span> Key Town</li> <li><span style="color: green;">●</span> Self-Sustaining Growth Town</li> <li><span style="color: orange;">■</span> Self-Sustaining Town</li> <li><span style="color: purple;">▲</span> Serviced Villages</li> <li><span style="color: green;">▲</span> Unserviced Villages</li> <li><span style="color: green;">▲</span> Unserviced Villages</li> <li><span style="border: 1px solid green; display: inline-block; width: 10px; height: 10px;"></span> County Boundary</li> <li><span style="background-color: lightblue; display: inline-block; width: 10px; height: 10px;"></span> Areas Under Urban Influence</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Remaining Rural Areas</li> </ul>		<p><b>Proposed Material Alteration</b></p>	<p><b>Roscommon County Development Plan 2021-2027</b></p> <p><b>Core Strategy</b></p> <p>Roscommon County Development Plan 2021-2027</p>	<p>Planning Section,        Roscommon County Council,        Áras an Chontae,        Roscommon.        Telephone: (090) 6637175        www.roscommoncoco.ie        Date: September 2021        Author: P.S.        Scale: N.T.S.</p> <p><b>BOS        COMON</b>  <small>Comhairle Contae        Ros Comáin        Roscommon        County Council</small></p>
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### Proposed Amendment MA7

Section	Title	Page
2.6	Settlement Hierarchy	25

Amend policy objective CS 2.5 in Volume I, Chapter 2 (Core Strategy and Settlement Policy), Section 2.6 (Settlement Hierarchy) as set out below:

**CS 2.5** – Support the regeneration of town centre and brownfield/infill lands along with the delivery of existing zoned and serviced lands to facilitate population growth and achieve sustainable compact growth targets of 30% of all new housing to be built within the existing urban footprint of targeted settlements in the county. At least 40% of all new housing will be targeted within the the existing built-up footprint of the Regional Growth Centre of Athlone (Monksland/Bellanamullia).

### Proposed Amendment MA8

Section	Title	Page
2.6	Settlement Hierarchy	25

Insert the following policy objectives relating to Active Land Management on page 25, following existing Policy Objective CS 2.5, and renumber all subsequent policy objectives accordingly:

**CS 2.(TBC)**- To promote, support, and facilitate the re-use of under-utilised or vacant lands, or lands identified for regeneration, through a co-ordinated approach to active land management between the Council and stakeholders.

**CS 2.(TBC)**- To establish a database of strategic brownfield and infill sites and to promote and monitor their re-development, as part of an active land management process.

## Proposed Amendment MA9

Section	Title	Page
<b>2.6</b>	Settlement Hierarchy	26

Replace the Settlement Hierarchy Table (Table 2.3) in the Draft Plan with the proposed revised Table 2.3 set out below:

Settlement Type	Description	Settlement
<b>Regional Growth Centre</b>	Large towns with a high level of self- sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.	Monksland/Bellanamullia (as part of the Athlone Regional Growth Centre)
<b>Key Town</b>	Large economically active service and/or county towns that provide employment for their surrounding areas and with high quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres	Roscommon Town
<b>Self-Sustaining Growth Town &gt;2000 population</b>	Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more Self-Sustaining.	Boyle
<b>Self-Sustaining Growth Town &lt;2000 population</b>	Towns that play an important role in supporting the social, economic and cultural life within rural communities.	Ballaghderreen, Castlereaa, Elphin, Strokestown
<b>Serviced Villages</b>	Settlements that are serviced by public sewerage and have a capacity to facilitate a degree of residential demand.	Arigna, Athleague, Ballinlough, Ballinameen, Ballintober, Ballyfarnon, Ballyforan, Ballyleague, Bellanagare, Castleplunket, Cloonfad, Cootehall, Croghan, Frenchpark, Hodson Bay, Keadue, Knockcroghery, Lecarrow, Loughglynn, Roosky, Tarmonbarry, Tulsk.
<b>Unserviced Villages</b>	Settlements that are not serviced by public sewerage and have a limited capacity to facilitate a degree of residential demand.	Taghmaconnell, Four Roads, Dysert, Curraghboy, Brideswell, Castlecoote, Garranlahan.
<b>Rural Areas</b>	Smaller clusters and the open countryside	Smaller clusters and the open countryside

### Proposed Amendment MA10

Section	Title	Page
2.7	Settlement Strategy	28

Include the following Strategic Objectives for Athlone in Section 2.7 (Settlement Strategy), pg. 28, in the sub-section entitled Regional Growth Centre.

#### Strategic Objectives for Athlone

- To support the role of Athlone as a Regional Growth Centre and to facilitate the continued expansion and growth of the town based on the principles of balanced, sustainable development that enables the creation of employment, supports economic investment, and creates an attractive living and working environment.
- To support the continued growth of Athlone as a regional economic driver and to facilitate any infrastructural investment or employment generating sustainable development that will strengthen the role of the town and maintain its competitiveness.
- To promote Athlone as a sustainable transport hub, of national and regional importance.
- To support the development of Athlone as a key tourism destination in the midlands, building on Fáilte Ireland's Hidden Heartlands brand and the forthcoming Shannon Tourism Masterplan to develop the recreation and amenity potential of waterways

### Proposed Amendment MA11

Section	Title	Page
2.7	Settlement Strategy	28

Include the following Strategic Objectives for Roscommon Town in Section 2.7 (Settlement Strategy), in the sub section entitled Key Towns:

#### Strategic Objectives for the Future Growth and Development of Roscommon Town:

- To ensure that the growth planned for the town up to 2030 and beyond occurs in a sustainable and sequential manner, while prioritising a low carbon, compact, consolidated and connected pattern of development.
- To develop Roscommon as a vibrant and culturally rich town supported by an inclusive sustainable residential community.
- To create a distinct sense of place and community in which people will continue to choose to live, work, do business and visit. Movement, connectivity and permeability to key destinations within the town and wider region will be prioritised and a greater emphasis on safe active transport routes and an enhanced public transport network.
- To deliver and facilitate the regeneration and redevelopment of Core Regeneration Areas in tandem with a radically improved public realm and rejuvenated town centre while having regard to and optimising the heritage assets of the town.
- Enhance and build on Roscommon's role as the primary location in the county for the service and administration sector.

### Proposed Amendment MA12

Section	Title	Page
2.7	Settlement Strategy	29

Include the following Strategic Objectives for Boyle in Section 2.7 (Settlement Strategy), in the sub section entitled Self-Sustaining Growth Town >2000 population:

#### Strategic Objectives for the Future Growth and Development of Boyle:

- Promote the development of Boyle as a driver of economic growth for the North Roscommon region and fulfil its role as a designated Self-Sustaining Growth Town.
- Support the expansion of a range of services and facilities available to residents and the wider rural hinterland.
- Implement the objectives of the “Boyle 2040” Town Enhancement Plan to deliver and the regeneration and redevelopment of the town centre.
- Maximise the potential of developing Boyle as a tourist destination by facilitating the expansion of tourist attractions and developing a coordinated tourism product based on existing amenities within the town and its rural environs.

### Proposed Amendment MA13

Section	Title	Page
2.9	Housing Requirements	31

Include the following additional policy objective in the Plan, in Section 2.9 (Housing Requirements) after CS 2.16 and re-number all subsequent policy objectives accordingly:

**CS 2.17** – To monitor residential development permitted per settlement types identified in the Settlement Hierarchy, in accordance with any Departmental guidance that may issue.

## 2.2 Chapter 3: People, Places and Housing

### Proposed Amendment MA14

Section	Title	Page
3.6	Dwelling Mix and Tenure	37

Amend policy objective PPH 3.6 in Volume 1, Chapter 3 (People, Places and Housing), Section 3.6 (Dwelling Mix and Tenure), page 37, as follows:

Require new residential developments in excess of ~~20~~ 10 residential units to include a minimum of 5% 10% universally designed units, in accordance with the requirements of *'Building for Everyone: A Universal Design'* published by the Centre for Excellence in Universal Design.

### Proposed Amendment MA15

Section	Title	Page
3.6	Dwelling Mix and Tenure	37

Insert the following policy objective after PPH 3.6 in Section 3.6 (Dwelling Mix and Tenure) and renumber all subsequent policy objectives accordingly:

**PPH 3.7-** Support the development of quality residential schemes with a range of housing options having regard to the standards, principles and any specific planning policy requirements (SPPRs) set out in the 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' (2009) and *Circular NRUP 02/2021 Residential Densities in Towns and Village*.

### Proposed Amendment MA16

Section	Title	Page
3.10	Rural Area Types	43

Include the following footnote to Table 3.2 (Rural Housing Need Criteria):

Applicants relying on economic need criteria involving part-time occupations in farming or natural resources related activities will be required to submit sufficient evidence to demonstrate same, for example (but not limited to) a herd number or hours of activity as a farmer.



### Proposed Amendment MA17

Section	Title	Page
3.10	Rural Area Types	45

Insert the following policy objective after PPH 3.17 in Section 3.10 (Rural Area Types) and renumber all subsequent policy objectives accordingly:

**PPH 3.18** - Support the ongoing monitoring of new rural housing to ensure that 20% of all new rural housing is located on brownfield sites

### Proposed Amendment MA18

Section	Title	Page
3.10	Rural Area Types	47

Amend policy objective PPH 3.18 as follows:

**PPH 3.21** - Promote the provision of serviced sites, supported by Irish Water infrastructure, in order to provide opportunity for people to build their own home and live within the existing footprint of villages and Self-Sustaining Growth Towns < 2000 population.

## 2.3 Chapter 4: Towns and Villages

### Proposed Amendment MA19

Section	Title	Page
4.2	Placemaking	52

Include the following new policy objective in Section 4.2 (Placemaking) and amend all subsequent policy objective numbers accordingly:

**TV 4.(TBC)** - Promote enhanced and increased public realm opportunities including the shared use of spaces, for outdoor experiences, with a priority on pedestrian usage and designed to accommodate people with disabilities.

### Proposed Amendment MA20

Section	Title	Page
4.3	Town and Village Vision	53

Amend the opening paragraph of Section 4.3 (Town and Village Vision) as follows:

The vision for the towns and villages throughout Roscommon is to develop them to their full economic and social potential in order to support both the resident/hinterland community and enhance ~~the~~ sustainable economic development, ~~and~~ employment base and the development of inclusive communities.

### Proposed Amendment MA21

Section	Title	Page
4.9	Town Centre Living	58

Include the following paragraph in Section 4.9 (Town Centre Living):

The Night-Time Economy is a significant contributor to the economic performance of town centres, however, its full potential to the vitality and viability of town centres has, traditionally, been underutilised owing to rigid trading hours and singularity of uses operating during the day. The Council recognises the need to encourage a range of vibrant uses to promote the evening economy, whilst also taking into consideration the recreational and amenity needs of local residents.

Proposed Amendment MA22

Section	Title	Page
4.9	Town Centre Living	59

Include the following new policy objective in Section 4.9 (Town Centre Living), after TV 4.19 and amend all subsequent policy objective numbers accordingly:

**TV 4.(TBC)**- Support proposals for development involving evening and late-night commercial, retail, cultural, food and beverage or entertainment uses within, or immediately adjacent to, town centres where it can be demonstrated that the development will enhance the character and function of the area.

## 2.4 Chapter 5: Rural Development and Natural Resources

### Proposed Amendment MA23

Section	Title	Page
5.3	Rural Economic Development)	63

Include the following content after the second paragraph in Section 5.3 (Rural Economic Development):

*Our Rural Future, Ireland's Rural Development Policy 2021-2025*, published in March 2021, sets out a blueprint for the development of rural Ireland over the next five years. The policy will be implemented through 150 commitments which will address the challenges facing communities and deliver new opportunities for people living in rural areas. The policy will also help rural areas recover and create more resilient rural economies and communities for the future.

### Proposed Amendment MA24

Section	Title	Page
5.3	Rural Economic Development	63

Amend Policy Objective RD 5.1 in Section 5.3 as follows:

**RD 5.1** - Work with all relevant stakeholders to implement the recommendations of the CEDRA Report on *Energising Ireland's Rural Economy* and *Our Rural Future, Ireland's Rural Development Policy 2021-2025* to develop economic, social and cultural benefits for the rural community.

### Proposed Amendment MA25

Section	Title	Page
5.4	Agricultural Activity and Diversification	64

Revise the text in Section 5.4 (Agricultural Activity and Diversification) as follows:

#### 5.4 Agricultural Activity and Diversification

Agriculture remains an important part of the economic life of the county.

Census 2016 figures recorded a total of 2,311 persons identifying their occupation being in the industrial category of 'agriculture, fisheries and forestry'. However, this figure does not capture the full extent of engagement in the sector, given that it does not record those with multiple occupations including part time occupations in rural resourced based activities. Indeed, the more accurate reflection of the number of farmers in Co. Roscommon should be based on the number of herd numbers as pertaining to the District Veterinary Office and that figure is recorded at 5,535.

The Council seeks to ensure the continuity of agriculture for reasons which are not solely economic. This sector has important cultural significance, is the predominant land use in the county and has essentially shaped the landscape and settlement pattern of the County. For these reasons and for the

economic benefits for the County, the Council’s rural development strategy is centred on facilitating the continuity of agriculture as well as supporting agriculture by maintaining the integrity of viable farming areas.

### Proposed Amendment MA26

Section	Title	Page
5.4	Agricultural Activity and Diversification	64

Include the following additional policy objective in Section 5.4 (Agricultural Activity and Diversification) and renumber all subsequent policy objectives accordingly:

**RD 5.(TBC)** - Support the agricultural sector and the development of agriculture to facilitate the development of sustainable agricultural activities.



## 2.5 Chapter 6: Economic Development

### Proposed Amendment MA27

Section	Title	Page
6.2	The Contribution of Roscommon's Towns and Villages	72

Include a new Policy Objective in Section 6.2 (The Contribution of Roscommon's Towns and Villages) as follows and amend all subsequent policy objectives numbers accordingly:

**ED 6.(TBC)** - To facilitate the future expansion of existing Industrial/Business Parks, in circumstances where the existing parks are substantially complete and occupied and there is a demonstrable need for further expansion.

### Proposed Amendment MA28

Section	Title	Page
6.4	Retail Strategy	74

Include the following additional text in the introductory section of Section 6.4 Retail Strategy:

The priority for the location of retail development is in town and village centres in line with the sequential approach to retail development. The delineation of core town retail areas in the Settlement Plans for the four Self-Sustaining Towns contained in Volume 2 of the Plan establishes the framework from which the sequential approach can be applied. The same principle will apply in subsequent Local Area Plans.

Retail policies contained below should be read in conjunction with the *County Roscommon Retail Strategy* which forms part of this Plan.

### Proposed Amendment MA29

Section	Title	Page
6.4	Retail Strategy	74

Include the following additional policy objective in Section 6.4 (Retail Strategy) and amend all subsequent policy objectives numbers accordingly:

**ED 6.15** - Conduct a review of the *County Roscommon Retail Strategy* within two years of the adoption of the County Development Plan.

### Proposed Amendment MA30

Section	Title	Page
6.5	Extractive Industry	75

Amend the incorrect policy objective number from the twice used **ED 6.17** (this refers to the final policy objective listed on page 75, Section 6.5 (Extractive Industry)). Amend all subsequent policy objectives numbers accordingly.

Amend the text of renumbered policy objective as set out below:

**ED 6.(TBC)** - Require appropriate restoration of quarried lands and encourage the reuse of worked out quarries for ecological and geological benefit and / or for recreational, educational and agricultural purposes.

### Proposed Amendment MA31

Section	Title	Page
6.7	Tourism	77

Make the following amendments to the introductory paragraph of Section 6.7 (Tourism):

County Roscommon is rich in history and heritage, and benefits from a range of popular attractions such as the Rathcroghan Archaeological Complex, Lough Key Forest and Activity Park, The Beara Breifne Way, Roscommon Castle, Clonalis House, Arigna Mining Experience and Strokestown Park House, Gardens and National Famine Museum, attracting both national and international visitors.

### Proposed Amendment MA32

Section	Title	Page
6.7	Tourism	77

Make the following amendments to paragraph 5 of Section 6.7 (Tourism):

In 2018 Fáilte Ireland launched Ireland's Hidden Heartlands regional tourism brand. Working with Ireland's Hidden Heartlands, Roscommon County Council will build on the tourism assets of the county to create key visitor experiences and unique tourism offerings for the visitor. The implementation of the Shannon Tourism Master Plan and the Tourism Masterplan for the Beara-Breifne Breifne Activation Plan will enable the development of these two key resources within the wider region, both of which traverse County Roscommon. The Council will continue to work Working with all partners and the industry, to further increase the brand recognition of Ireland's Hidden Heartlands will become a recognisable brand, with both domestic and international appeal."

### Proposed Amendment MA33

Section	Title	Page
6.7	Tourism	79

Amend the detail in Table 6.1 (Walking and Cycling Routes in County Roscommon to refer to the length of the trails as 20km and not 1.5km as stated.

### Proposed Amendment MA34

Section	Title	Page
6.7	Tourism	80

Include the following new policy objective in Section 6.7 (Tourism) and amend all subsequent policy objectives numbers accordingly:

**ED 6.(TBC)** - Support the preparation and implementation of Regional Tourism Plans in the County Development Plan, to support the continued collaboration with Fáilte Ireland and tourism stakeholders to ensure successful implementation and delivery of these tourism plans.

## 2.6 Chapter 7: Infrastructure, Transport and Communications

### Proposed Amendment MA35

Section	Title	Page
7.3	Public Transport	85

Include the following paragraph after the subsection titled “Bus” in Section 7.3 (Public Transport):

#### Compressed Natural Gas (CNG)

CNG is natural gas that has been compressed to fit into a vehicle’s tank and is particularly suitable for use in commercial vehicles. The development of CNG Infrastructure will enable fuel switching from diesel to CNG for heavy goods vehicles (HGVs) and buses. CNG is an established technology that is used in many countries around the world. CNG vehicles can be run on 100% renewable gas. This is a clean, renewable and carbon neutral fuel, produced using Anaerobic Digestion (AD) technology from existing waste streams and a variety of sustainable biomass sources, including grass, animal waste, crop residues and food waste.

Infrastructure development for CNG is already underway in Ireland, with 14 fast fill CNG stations being installed across the Core TEN-T road network.

### Proposed Amendment MA36

Section	Title	Page
7.4	Road Transportation and Movement	86

Amend the text in the third paragraph of Section 7.4 (after the sub-section entitled ‘Smarter Travel’) to include reference to the N83 as follows:

Due to its location in the centre of the country, Roscommon and its urban centres are well served by a hierarchy of roads including sections of motorways, national roads, regional road and local roads. The M6, N4, N5, N60, N61, ~~and~~ N63 and N83 traverse the county, providing important linkages and networks within, into and out of the county.

### Proposed Amendment MA37

Section	Title	Page
7.4	Road Transportation and Movement	88

To revise Table 7.3 (Planned Road Improvements (Non-National Roads)) in Section 7.4:

6	Upgrade the following roads in Roscommon Town	Ballinagard Road L1814 Golf Links Road L7055 Gallowstown Road L1808 Lisnamult to Roscommon Gael L70525 Antogher Road L7052
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### Proposed Amendment MA38

Section	Title	Page
7.4	Road Transportation and Movement	89

Insert the following new policy objective in Section 7.4 (Road Transportation and Movement) and re-number all subsequent policy objectives accordingly:

**ITC 7.21** - To implement the recommendations of the Design Manual for Urban Roads and Streets (DMURS) in relation to urban streets and roads within the 50/60 kph zone.

### Proposed Amendment MA39

Section	Title	Page
7.6	Cycling and Walking	91

Include the following new content (including baseline information and new policy objectives) relating to modal share and sustainable transport in a new sub-section in Chapter 7 (Infrastructure, Transport and Communications). The new content will be included after Section 7.6 (Cycling and Walking) and will be numbered Section 7.7, with subsequent sub-sections and policy objectives re-numbered accordingly.

#### **Section 7.7 Modal Share and Sustainable Transport**

It is important to identify current mode share in order to plan for the future. Fig 7.1 sets out the modal share for Co. Roscommon based on Census 2016 data. The data identifies a high dependency on the private car as a mode of choice,



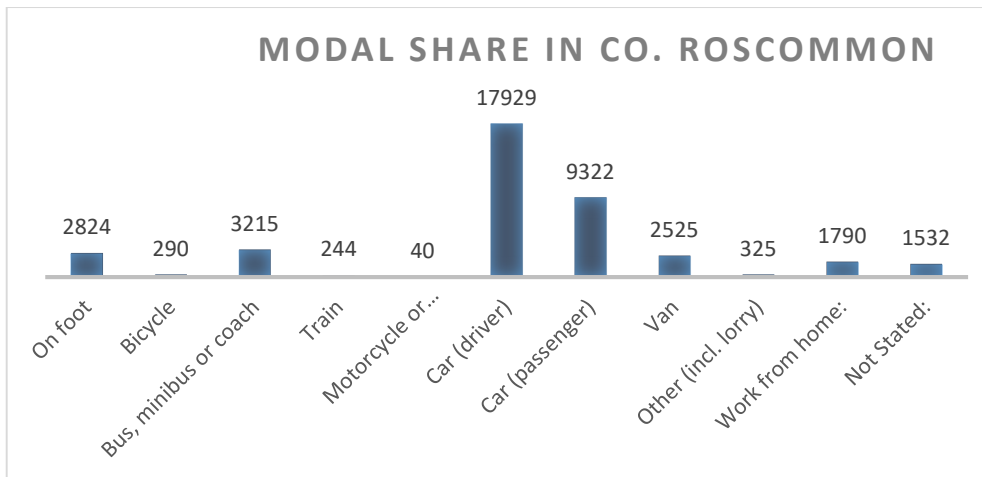


Figure 7.1 Modal Share in Co. Roscommon<sup>2</sup>

A key aim of Smarter Travel is to ensure that walking and cycling become the mode of choice for local trips. This not only supports active health initiatives and healthy communities, but also encourages the transition to sustainable modes of travel.

Although the existing countywide modal share is heavily reliant on the private car for commuter/school journeys, there is an opportunity to achieve a modal shift to sustainable transport within the county's compact urban settlements. The Council will work with the National Transport Authority through the preparation of Local Transport Plans (LTPs) and Active Travel Plans in identifying potential targets for a shift to sustainable modes of transport.

LTPs are to be prepared based on the Area Based Transport Assessment guidance produced by the National Transport Authority and Transport Infrastructure Ireland for Roscommon town, Carrick-on-Shannon and Boyle as part of the Local Area Plan process. The LTPs will be identify opportunities for each settlement in terms of public transport infrastructure and services, cycle investment, improvements to the pedestrian environment, EV infrastructure and road enhancements.

As part of LTP preparation, the '10 Minute Town' concept will be incorporated as a key tool to support permeability, accessibility, active travel and public transport. The policies, objectives and measures which emerge from the LTPs will be incorporated into the relevant LAPs for each Town. The Council will also prepare Active Travel Plans for the each of the other towns, over the lifetime of the Plan

#### **Infrastructure, Transport and Communications Policy Objectives:**

It is a policy objective of Roscommon County Council to:

**ITC 7.(TBC)** - Prepare Local Transport Area Plans for Roscommon town, Carrick-on-Shannon and Boyle based on the Area Based Transport Assessment guidance of the National Transport Authority and Transport Infrastructure Ireland.

**ITC 7.(TBC)** - Prepare Active Travel Plans for the towns of Ballaghaderreen, Castlerea, Elphin and Strokestown over the lifetime of the Plan.

**ITC 7.(TBC)** - Re-examine the modal share data following the completion of Census 2022 and identify targets to achieve a modal shift to sustainable transport on foot of this.

<sup>2</sup> The presentation of the information in graph format may be modified in the final graphic design process upon finalisation of the Plan.

### Proposed Amendment MA40

Section	Title	Page
7.6	Cycling and Walking	91

Revise policy objective ITC 7.26 in Section 7.6 (Cycling and Walking) as follows:

**ITC 7.26** - Design pedestrian and cycling infrastructure in accordance with the principles, approaches and standards set out in the National Cycle Manual, the Design Manual for Urban Roads and Streets, the TII publication 'The Treatment of Transition Zones to Towns and Villages on National Roads' and any subsequent revisions with a focus on a high level of service and encourage a modal shift from the private car to cycling and walking.

### Proposed Amendment MA41

Section	Title	Page
7.6	Cycling and Walking	91

Include the following new policy objective in Section 7.6 (Cycling and Walking) and re-number all subsequent policy objectives:

**ITC 7.(TBC)** - To support the retrospective provision of walking and cycling infrastructure in existing settlements, where feasible, to achieve growth in sustainable mobility and strengthen and improve the walking and cycling network.

### Proposed Amendment MA42

Section	Title	Page
7.7	Water Services	92

Amend general text in Section 7.7 (Water Services) as follows:

#### 7.7 Water Supply

In general, there is sufficient water supply treatment capacity in the county to meet the needs of the target population identified in the Core Strategy. ~~The public water supply in Roscommon is split into nine water resource zones (WRZs). Four of the WRZs (South Roscommon, North East Regional PWS, Roscommon Central WSS, Lough Mask RWSS) may require further investigative studies or interventions to facilitate significant new connections to the network. It is unlikely that there will be any issues facilitating new connections in the remaining WRZs (Arigna Regional PWS, Mount Talbot/Four Roads, Castlerea PWS, Boyle Regional and North Roscommon RWSS), although further investigative studies or interventions may be required in some instances.~~

~~The Plan will provide a framework for developing new water supply assets to improve the reliability, sustainability and resilience of the water supply over future investment cycles~~ The public water supply in Roscommon is split into nine water resource zones (WRZs). Monksland is supplied by South

Roscommon WRZ while Roscommon town and Cortober are supplied by Roscommon Central WSS and Boyle Regional WRZ respectively.

The recently adopted National Water Resources Framework Plan will provide a framework for developing new water supply assets to improve the reliability, sustainability and resilience of the water supply over future investment cycles. A water resources plan for the north-west region is being prepared which will identify plan-level approaches to address identified needs in a sustainable manner.

#### Proposed Amendment MA43

Section	Title	Page
7.7	Water Service	93

Revise policy objective ITC 7.31, contained in Section 7.7 (Water Services) as set out below:

**ITC 7.31:** Protect both ground and surface water resources including taking account of the impacts of climate change, support the implementation of the Rural Water Programme and to support Irish Water in the development and implementation of Drinking Water Safety Plans and the National Water Resources Plan

#### Proposed Amendment MA44

Section	Title	Page
7.7	Water Services	93

Amend policy objective ITC 7.34 in Section 7.7 (Water Services) as follows:

**ITC 7.34** - Ensure that new development proposals connect into the existing public water mains, where available. These will be subject to a connection agreement with Irish Water.

#### Proposed Amendment MA45

Section	Title	Page
7.8	Surface Water Drainage	95

Amend policy objective ITC 7.42 in Section 7.8 (Surface Water Drainage) as follows:

**ITC 7.42** - Support ~~in conjunction with Irish Water~~ the improvement of storm water infrastructure to improve sustainable drainage and reduce the risk of flooding in urban environments.

## Proposed Amendment MA46

Section	Title	Page
7.8	Surface Water Drainage	95

Amend policy objective ITC 7.43 in Section 7.8 (Surface Water Drainage) as follows:

**ITC 7.43** - Ensure new development is adequately serviced with surface water drainage infrastructure which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and CFRAM Management Plans. Furthermore, the Council will undertake its obligations under the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017

## 2.7 Chapter 8: Climate Action, Energy and Environment

### Proposed Amendment MA47

Section	Title	Page
8.2	National and Regional Policy Context	103

Amend the 4<sup>th</sup> paragraph in the Decarbonising subsection of Section 8.2 (National and Regional Policy Context) as follows:

Roscommon County Council ~~supports the identification and designation of a Decarbonising Zone within the county,~~ has selected Roscommon town as the first Decarbonisation Zone in the county, which will serve as an exemplar model for best practice in the context of decarbonisation, green infrastructure and energy efficiency.

### Proposed Amendment MA48

Section	Title	Page
8.5	Integrating Climate Action into County Roscommon	107

Amend policy objective CAEE 8.5 in Section 8.5 (Integrating Climate Action into County Roscommon) as follows:

**CAEE 8.5** - Facilitate wind energy developments primarily in areas designated in the Renewable Energy Strategy as “Most Favoured” primarily, and secondarily in areas designated as “Less Favoured” in the Renewable Energy Strategy, subject to normal planning criteria and having regard to the Wind Energy Guidelines (DECLG, 2006) and any update to the Guidelines that may issue during the lifetime of this Plan. This will include consideration of carbon benefit analysis, as appropriate.

### Proposed Amendment MA49

Section	Title	Page
8.5	Integrating Climate Action into County Roscommon	107

Revise policy objective CAEE 8.9 in Section 8.5 (Integrating Climate Action into County Roscommon) as follows:

**CAEE 8.9** - Work in collaboration with EirGrid and other service providers and statutory bodies to facilitate a modern electricity network within the county, including the 'North Connacht Project', in line with recognised best practice. The Council will require comprehensive studies to be undertaken for all technical and environmental considerations, to inform the assessment of proposed transmission routes.

Proposed Amendment MA50		
Section	Title	Page
8.5	Integrating Climate Action into County Roscommon	107

Include the following new policy objective in Section 8.5 (Integrating Climate Action into County Roscommon) and re-number all subsequent policy objectives:

**CAEE 8.(TBC)** - That wind turbine developments should only be considered at a minimum distance of 10 times the height of the turbine from residences, schools etc.

Proposed Amendment MA51		
Section	Title	Page
8.2	National and Regional Policy Context	107

Include the following new policy objective in Section 8.5 (Integrating Climate Action into County Roscommon) and re-number all subsequent policy objectives:

**CAEE 8.(TBC)** - Bio mass and bio energy developments will not be permitted within 1.5 km of residences.

Proposed Amendment MA52		
Section	Title	Page
8.5	Integrating Climate Action into County Roscommon	111

Insert the following content after the 4<sup>th</sup> paragraph on page 111 in the Agriculture subsection of Section 8.5 (Integrating Climate Action into County Roscommon):

#### AGRICULTURE

In 2019, the agricultural sector in Ireland was identified as responsible for the highest level of Greenhouse House Gas (GHG) emissions, at 35.3% nationally.....

One of the main challenges facing the agriculture sector is to reduce its overall GHG emissions in order to meet the National Policy Position on Climate Action which aims to achieve carbon neutrality, without compromising its capacity for quality in food production.

The *EU Farm to Fork Strategy* and *EU Biodiversity Strategy 2030* are key policy documents in the development of sustainable agriculture and the protection integration and management of wildlife habitats. This Draft Plan will continue to support the agriculture industry and will promote any changes to farming practice.

## 2.8 Chapter 9: Built Heritage

### Proposed Amendment MA53

Section	Title	Page
9.2	Architectural Heritage	119

Amend policy objective BH 9.13 in Section 9.2 (Architectural Heritage) as follows:

**BH 9.13** - Secure the preservation (i.e. preservation in situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In securing such preservation Roscommon County Council will have regard to the advice and recommendations of the National Monuments Section of the Department of ~~Culture, Heritage and the Gaeltacht~~ Housing, Local Government and Heritage.

### Proposed Amendment MA54

Section	Title	Page
9.8	Rathcroghan Archaeological Complex	132

Include the following additional policy objective in Section 9.8 (Rathcroghan Archaeological Complex) and re-number all subsequent policy objectives accordingly:

**BH 9.(TBC):** To support the Rathcroghan Archaeological Complex, as a historic landscape with viable land-use practices and a viable population, by continuing to support initiatives such as the Farming Rathcroghan European Innovation Partnership and the Royal Sites of Ireland application to Ireland's World Heritage Tentative List and progression to designation of the Royal Sites of Ireland as a UNESCO World Heritage Site.

## 2.9 Chapter 10: Natural Heritage

### Proposed Amendment MA55

Section	Title	Page
10.2	Biodiversity	135

Amend policy objective NH 10.2 in Section 10.2 (Biodiversity) as follows:

**NH 10.2** - Support the implementation of the relevant recommendations contained in the National Biodiversity Action Plan, including no net loss in biodiversity, and the All Ireland Pollinator Plan.

### Proposed Amendment MA56

Section	Title	Page
10.2	Biodiversity	135

Include the following additional policy objective in Section 10.2 (Biodiversity) and amend all subsequent policy objective numbers accordingly:

**NH 10.4** - Proposals where woodland, tree or hedgerow removal is proposed will be required to demonstrate a sufficient level of protection to Annex IV species, such as Bats and Otter, in accordance with the Habitats Directive.

### Proposed Amendment MA57

Section	Title	Page
10.2	Biodiversity	135

Include the following additional policy objective in Section 10.2 (Biodiversity) and amend all subsequent policy objective numbers accordingly:

**NH 10.5** – Ecological Impact Assessment (EiA) will be required for proposed developments likely to significantly impact on natural habitats and/or species, and which are not subject to Environmental Impact Assessment

### Proposed Amendment MA58

Section	Title	Page
10.2	Biodiversity	135

Include the following policy objective in Section 10.2 (Biodiversity) and amend all subsequent policy numbers accordingly:

**NH 10.6** - Require all new developments in the early pre-planning stage of the planning process to identify, protect and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes, bat roost sites, green roofs, etc.) having regard to the recommendations outlined in the *Habitat Mapping in Co. Roscommon, 2011* and the *County Roscommon Swift Survey, 2020*



### Proposed Amendment MA59

Section	Title	Page
10.7	Woodlands, Trees and Hedgerows	140

Amend policy objective NH 10.12 in Section 10.7 (Woodlands, Trees and Hedgerows) as follows:

**NH 10.12** - Ensure that hedgerows that are required to be removed in the interests of traffic safety or where breaches to hedgerows occur ~~due to river drainage/maintenance works and flood repair~~ in compliance with relevant legislation, are replaced by the applicant/developer with suitable native species to the satisfaction of the Council

### Proposed Amendment MA60

Section	Title	Page
10.7	Woodlands, Trees and Hedgerows	140

Amend policy objective NH 10.13 in Section 10.7 (Woodlands, Trees and Hedgerows) as follows:

**NH 10.13** - Protect and enhance the valuable peatland resource in County Roscommon whilst protecting the heritage and environmental value of these peatland areas. Support the aims of the *National Peatlands Strategy and the implementation of the National Raised Bog Special Areas of Conservation Management Plan 2017-2022* and the Enhanced Decommissioning Rehabilitation and Restoration Scheme. Proposals for developments on peatlands must comply with the Planning and Development Regulations, 2001 (as amended), with respect to environmental assessment.

### Proposed Amendment MA61

Section	Title	Page
10.9	Wetlands	141

Amend policy objective NH 10.15 in Section 10.9 (Wetlands) as follows:

**NH 10.15** - Ensure that the county's watercourses are retained for their biodiversity and flood protection values and to conserve and enhance where possible, the wildlife habitats of the County's rivers and riparian zones, lakes, canals and streams which occur outside of designated areas to provide a network of habitats and biodiversity corridors throughout the county. The Council shall be available to engage with the NPWS with the objective of facilitating the monitoring and surveying of wetland sites in Roscommon

### Proposed Amendment MA62

Section	Title	Page
10.10	Inland Waterways	142

Amend policy objective NH 10.16 in Section 10.10 (Inland Waterways) as follows:

**NH 10.16** - Protect waterbodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. To this effect, consideration should be given to Inland Fisheries Ireland's guidance document *Planning for Watercourses in the Urban Environment* (2020).

### Proposed Amendment MA63

Section	Title	Page
10.13	Landscape Character	144

Include the following additional policy objective in Section 10.13 (Landscape Character), after NH 10.21, and re-number all subsequent policy objectives accordingly:

**NH 10.(TBC)** - To co-ordinate with all adjoining Local Authorities in reviewing Landscape Character Assessments (LCAs) to ensure consistency in classification and policy in adjoining areas of similar character. A targeted review of the LCA shall be undertaken following the completion of the National Landscape Character Assessment, and any associated statutory Guidelines as well as the Regional Landscape Character Assessment to be completed by the Regional Assembly.

## 2.10 Chapter 11: Social, Community and Cultural Development

### Proposed Amendment MA64

Section	Title	Page
11.7	Sports, Recreation and Open Space	154

Amend policy objective SCCD 11.15 in Section 11.7 (Sports, Recreation and Open Space) as follows:

**SCCD 11.15** - Work in collaboration with the Department of Education and Skills, to ensure that adequate serviceable land is available in appropriate locations to meet current and envisaged future educational requirements beyond the Plan period. The expansion of existing school sites in accordance with the proper planning and sustainable development of the area will also be supported.

### Proposed Amendment MA65

Section	Title	Page
11.10	Fire Station Services	160

Amend the text in Section 11.10 (Fire Station Services) as follows:

In addition, ~~Athlone Town Council~~ Westmeath County Council provides the service, by Agreement, in the southern part of the county.

### Proposed Amendment MA66

Section	Title	Page
11.11	Library Services	161

Amend the text in Section 11.11 (Library Services) as follows:

Roscommon County Council Library Service operates a comprehensive, modern and accessible service through a network of 6 library branches and a mobile library service. The library service provides for the information, cultural, educational, recreational and learning needs of the people of County Roscommon through the service points and administrative headquarters. It offers a mix of traditional and modern services including reading and literacy, services to schools, local studies, research study spaces, events programmes, sensory resources, free Internet and Wifi , 3D printing and a wide range of eResources including eBooks, eAudiobooks and eMagazines.

Proposed Amendment MA67

Section	Title	Page
11.11	Library Services	161

Amend policy objective SCCD 11.20 in Section 11.11 (Library Services) as follows:

**SCCD 11.20** - Support, develop and improve ~~the provision of~~ library facilities across the county on an ongoing basis, as resources allow, through the provision of a high standard of modern, innovative and accessible library services

## 2.11 Chapter 12: Development Management Standards

### Proposed Amendment MA68

Section	Title	Page
12.15	Commercial Developments	176

Include the following additional bullet point in Section 12.15 (Commercial Developments) under the sub-section entitled 'Service Station':

- Proposals for new on-line or off-line motorway service facilities will be assessed in accordance with the guidance set out in the *Spatial Planning and National Roads Guidelines for Planning Authorities*, DECLG (2012)

### Proposed Amendment MA69

Section	Title	Page
12.17	Advertising	178

Include the following additional paragraph at the end of Section 12.17 (Advertising):

Signage on National Roads will be strictly controlled and will generally only be permitted in accordance with the provisions set out in Section 3.8 of the *Spatial Planning and National Roads Guidelines* (2012) and the *TII Policy on the Provision of Tourism and Leisure Signage on National Roads* (2011)

### Proposed Amendment MA70

Section	Title	Page
12.24	Roads and Transportation	186

Include the following new sub-section entitled Workplace Travel Plans in Section 12.24 (Roads and Transportation):

#### Workplace Travel Plans

Work Place Travel Plans (Mobility Management Plans) seek to reduce the demand for the car by increasing the attractiveness of alternative modes of transport. Developments that will generate significant trip demand such as new schools or developments with in excess of 100 employees will be required as part of a planning application, to prepare a Work Place Travel Plan.

Other considerations, which may trigger the requirement for these Plans, include the location of the development e.g. town centre, the employment type, and the shift pattern associated with the development. The requirement for the preparation of a Work Place Travel Plan for such developments will be considered on a case-by-case basis. The Work Place Travel Plan shall include measures to promote a modal shift towards public transport, walking, cycling in addition to car sharing and flexible working if feasible. This can be achieved by providing facilities such as showers, locker rooms, and cycle parking for walkers and cyclists, the promotion of car sharing between employees, and providing

information in relation to public transport availability and walking and cycling routes. The following information should be provided with any Work Place Travel Plan:

- Details of vehicular and cyclist parking provision;
- Links between the development and public transport;
- Cyclist and pedestrian facilities;
- How the needs of people with impaired mobility will be met; and
- How people will be encouraged to use sustainable modes of transport

### Proposed Amendment MA71

Section	Title	Page
12.24	Roads and Transportation	188

Insert additional text in Section 12.24 (Roads and Transportation) in order to provide more guidance in relation to bicycle parking standards as follows:

Provision of secure cycle storage facilities is essential in order to support the promotion and development of cycling as a more sustainable mode of transport. High quality secure cycle storage at origins and destinations is considered to be a key element of any strategy aimed at encouraging cycling. Bicycle parking should be located in an accessible location close to the entrance to buildings (or internally within the building), it is secure, overlooked, lit and sheltered. In particular, long-term parking (e.g. for staff) should be secure and sheltered. Consideration should also be given to the provision of locker, shower and changing facilities in the design of new developments.

### Proposed Amendment MA72

Section	Title	Page
12.24	Roads and Transportation	188

Amend the Development Management Standards text relating to Electric Vehicles in Section 12.24 (Roads and Transportation) as follows:

All developments should provide facilities for the charging of battery operated cars at a rate of at least ~~10%~~ 20% of the total car parking spaces. The remainder of the parking spaces should be constructed so as to be capable of accommodating future charging points, as required. Rapid Charging points should be provided within centres of commercial activity in collaboration with ESB networks.

## 2.12 Appendices:

Proposed Amendment MA73		
Section	Title	Page
Appendix 4	Wastewater Treatment Capacity	198/199

Revise Appendix 4 (Wastewater Treatment Capacity) as follows:

Roscommon	5,900	<b>Adequate Capacity for anticipated growth over the Plan period.</b> The current wastewater treatment plant has capacity for approximately 9,550 Population Equivalent (PE) and currently has sufficient capacity to meet the demands of existing development. <del>The Roscommon Town Main Drainage scheme involves the full upgrade of the Waste Water Treatment Plant (WWTP). This includes works to upgrade the WWTP to a PE of 13,000.</del>
Strokestown	825	<b>Adequate Capacity for anticipated growth over the Plan period</b> <del>(upgrade of system in progress)</del> . The wastewater treatment plant has a design PE (population equivalent) capacity of 3,020.

Proposed Amendment MA74		
Section	Title	Page
Appendix 4	Wastewater Treatment Capacity	199

Include the *Planning and Infrastructure Assessment*, below, as a new Appendix 5 in Volume I of the Draft Plan and re-number all subsequent Appendices accordingly:

### 1. Introduction

This report supports the Roscommon County Development Plan 2021-2027 with regard to the delivery of infrastructure required for the implementation of the Plan and the additional land zonings proposed in it. The assessment is required by the National Planning Framework (NPF) which sets out a tiered approach for the zoning of lands as follows:

*Tier 1: Serviced Zoned Land, comprising lands that are able to connect to existing development services for which there is service capacity available and can therefore accommodate new development; and*

*Tier 2: Serviceable Zoned Land, comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan.<sup>3</sup>*

NPO 72a requires planning authorities to apply a standardised tiered approach to differentiate between tier 1 (serviced land) and tier 2 (lands that can be serviced during the plan period) for all land use zoning types.

<sup>3</sup> The NPF refers to 'development services' as "road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply" (pg175).

The NPF places an emphasis on the need for compact, smart and sustainable growth and requires 30% of all new housing to be within existing urban footprints (outside of the five cities), thus reducing the amount of greenfield land required to meet future housing requirements. It is therefore appropriate that sustainable planning criteria are used to inform the assessment of each site, in addition to infrastructural criteria, in line with the NPF's requirement of the prioritisation of development land.

## 2. Methodology

All sites identified for assessment and review have been appraised based on infrastructural requirements and land use criteria. For infrastructural requirements, each site is assessed in terms of road & footpath infrastructure, and water supply and waste water capacities. Table 1.1 provides a summary of the evaluation process for physical infrastructure (Tier 1, Tier 2 and un-serviced). Table 1.2 sets out the land use evaluation criteria: Compact Growth, Public Transport & Co-ordinated Growth. Sites evaluated either meet (✓) or do not meet (✗) these criteria.

**Table 1.1: Infrastructure Requirements**

Score	Infrastructure Requirements
1	Existing infrastructure can support the development of the site, subject to on-site works, some minor works at access points or linking into available existing systems.
2	Some off-site works are required but could be delivered as part of a planning application to develop the site or capital investment is identified to facilitate development over the course of the Plan.
0	The land could not reasonably be serviced over the course of the plan and capital investment works have not been identified to meet the infrastructural need to develop the site over the course of the Plan. These sites are discounted, and no further assessment is made.

**Table 1.2: Planning and Land Use Criteria**

Characteristic	Description
Compact Growth	Proximity to the site to the town / village centre and services
Co-ordinated Development	That the development of the land will contribute to or complete the strategic development of the wider area

In order for a parcel of land to be identified as 'Tier 1' there shall be no infrastructure impediments restricting the development of the lands i.e. all transportation and water services infrastructure needs to be in place. Sites which may require minor additional works or investment have also been identified as Tier 1 in certain circumstances. This is dependent on the nature and scale of the works required.

Each site is addressed in turn in the assessment as below.



### 3. Planning and Infrastructure Assessment by Settlement

#### Ballaghaderreen:

##### Residential Sites

Site	Roads	Footpath	Water Supply	Waste Water <sup>4</sup>	Compact Growth	Co-ordinated Development
Pound St	2	2	2	1	√	√
Boher Bui	1	1	1	1	√	√
Circular Rd	1	1	1	1	√	√
C'rea Rd	1	1	1	1	√	√

##### Employment Sites

Site	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Co-ordinated Development
Frenchpark Rd (N)	1	1	1	1	√	√
Frenchpark Rd (S)	1	1	1	1	√	√
Charlestown Rd	1	1	1	1	√	√
L5559	1	1	1	1	√	√

#### Castlerea:

##### Residential Sites

(Explanatory note – detail below to be read in conjunction with MA75, which addresses incorrect place names)

Site	Roads	Footpath	Water Supply	Waste Water <sup>5</sup>	Compact Growth	Co-ordinated Development
Pound St	1	1	1	1	√	√
Boher Bui	1	1	1	1	√	√
Circular Rd	1	1	1	1	√	√
C'rea Rd	1	1	1	1	√	√

##### Employment Sites

Site	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Co-ordinated Development
The Demesne	1	1	1	1	√	√
Fires Station	1	1	1	1	√	√

<sup>4</sup> The Ballaghaderreen Wastewater treatment plant has a design PE (population equivalent) of 2,500. The Core Strategy outlines a population growth to 2,140 by 2027.

<sup>5</sup> The Castlerea Wastewater treatment plant has a design PE (population equivalent) of 4,950. The Core Strategy outlines a population growth to 2,344 by 2027.

## Elphin:

### Residential Sites

Site	Roads	Footpath	Water Supply	Waste Water <sup>6</sup>	Compact Growth	Co-ordinated Development
Windmill Road	1	1	1	1	√	√
Windmill Park	1	1	1	1	√	√

### Employment Sites

Site	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Co-ordinated Development
Mart Road	1	1	1	1	√	√

## Strokestown:

### Residential Sites

Site	Roads	Footpath	Water Supply	Waste Water <sup>7</sup>	Compact Growth	Co-ordinated Development
Church Street	1	1	1	1	√	√
Tulsk Road	1	1	1	1	X	√
The Maples	1	1	1	1	X	√

### Employment Sites

Site	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Co-ordinated Development
Bridge Street	1	1	1	1	√	√
R 368	1	2	1	2	√	√

## 4. Findings:

All identified sites have been extensively examined and appraised, and the results have been outlined above.

As a result of this Planning and Infrastructural Assessment, all identified residential sites fall within Tier 1 and are appropriate for zoning within the Plan, subject to the required housing targets and population growth as detailed in the Draft Roscommon County Development Plan. It is also recommended that the employment sites examined have the potential to be developed for economic uses during the lifetime of the Plan and are also classed

<sup>6</sup> The Elphin Wastewater treatment plant has a design PE (population equivalent) of 3,020. The Core Strategy outlines a population growth to 672 by 2027.

<sup>7</sup> The Strokestown Wastewater treatment plant has a design PE (population equivalent) of 1,900. The Core Strategy outlines a population growth to 980 by 2027.

**Proposed Amendment MA75**

Section	Title	Page
<b>Appendix 5</b>	Planning and Infrastructure Assessment	TBC

To amend the location names for Residential sites in Castlerea in Appendix 5 (Planning and Infrastructure Assessment) as follows:


Site	Roads	Footpath	Water Supply	Waste Water <sup>8</sup>	Compact Growth	Co-ordinated Development
<del>Pound St</del> Termon	1	1	1	1	✓	✓
<del>Boher Bui</del> Ballinlough Road	1	1	1	1	✓	✓
<del>Circular Rd</del> Arm	1	1	1	1	✓	✓
<del>C'rea Rd</del> Knockroe	1	1	1	1	✓	✓

<sup>8</sup> The Castlerea Wastewater treatment plant has a design PE (population equivalent) of 4,950. The Core Strategy outlines a population growth to 2,344 by 2027.

### 3. Appendix 1

Proposed Amendment no.	Chief Executive's Recommendation no.
MA 1	1
MA 2	5
MA 3	8
MA 4	15
MA 5	
MA 6	17
MA 7	4
MA 8	13
MA 9	2
MA 10	28
MA 11	9
MA 12	10
MA 13	3
MA 14	87
MA 15	16
MA 16	
MA 17	18
MA 18	31
MA 19	45
MA 20	88
MA 21	46
MA 22	47
MA 23	32
MA 24	33
MA 25	90
MA 26	91
MA 27	
MA 28	19
MA 29	20
MA 30	36
MA 31	48
MA 32	49
MA 33	95
MA 34	44
MA 35	94
MA 36	37

MA 37	
MA 38	23
MA 39	22
MA 40	39
MA 41	52
MA 42	53
MA 43	30
MA 44	54
MA 45	55
MA 46	66
MA 47	89
MA 48	25 and 65
MA 49	50
MA 50	
MA 51	
MA 52	68
MA 53	85
MA 54	34
MA 55	58
MA 56	60
MA 57	61
MA 58	83
MA 59	59
MA 60	62
MA 61	63
MA 62	64
MA 63	29
MA 64	78
MA 65	86
MA 66	92
MA 67	93
MA 68	41
MA 69	42
MA 70	40
MA 71	51
MA 72	69
MA 73	56
MA 74	14
MA 75	

\*  Shading identifies proposed amendments arising from a motion from an Elected Member at the Council meeting on the 16<sup>th</sup> November 2021.





Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Roscommon County  
**Development Plan**  
2021-2027

Get involved, make a submission, keep up to date on the plan process at [www.rosdevplan.ie](http://www.rosdevplan.ie) and via Twitter [@rosdevplan](https://twitter.com/rosdevplan)

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In Writing: Forward Planning  
Roscommon County Council  
Aras an Chontae  
Roscommon  
F42 VR98