



Roscommon County Development Plan 2021-2027

Submission on the Draft Roscommon County Development Plan 2021-2027

Submission Date: June 18, 2021 1:14 PM

Name

Paddy & Phil Kenny c/o MKO, Tuam Road, Galway

What is the topic of the submission?

Core Strategy and Settlement Policy, People, Places and Housing, Infrastructure, Transport and Communications

Submission

Or

Attached Submission

210505 - Development Plan Submission F1 - 2021.06.14.pdf, 0.5MB



Forward Planning
Áras an Chontae
Roscommon
County Roscommon
F42 VR98

Our Ref: 210505
Your Ref:

18th June 2021

Re: Submission to the Draft Roscommon County Development Plan 2021-2027 – Lands at Barrymore Townland, Kiltoom, Athlone, Co Roscommon on behalf of Paddy & Phil Kenny

Dear Sir/Madam,

On behalf of our client, Paddy & Phil Kenny, we wish to make a submission to Roscommon County Council in respect of the Draft Roscommon County Development Plan 2021-2027. This submission relates to lands at Barrymore Townland, Kiltoom, Athlone, Co Roscommon as identified in Figure 1 below. A folio map of the subject lands is also enclosed with this submission. These lands are currently located within the settlement boundary of the Hodson Bay/Barrymore Area Plan in the Roscommon County Development Plan 2014-2021.

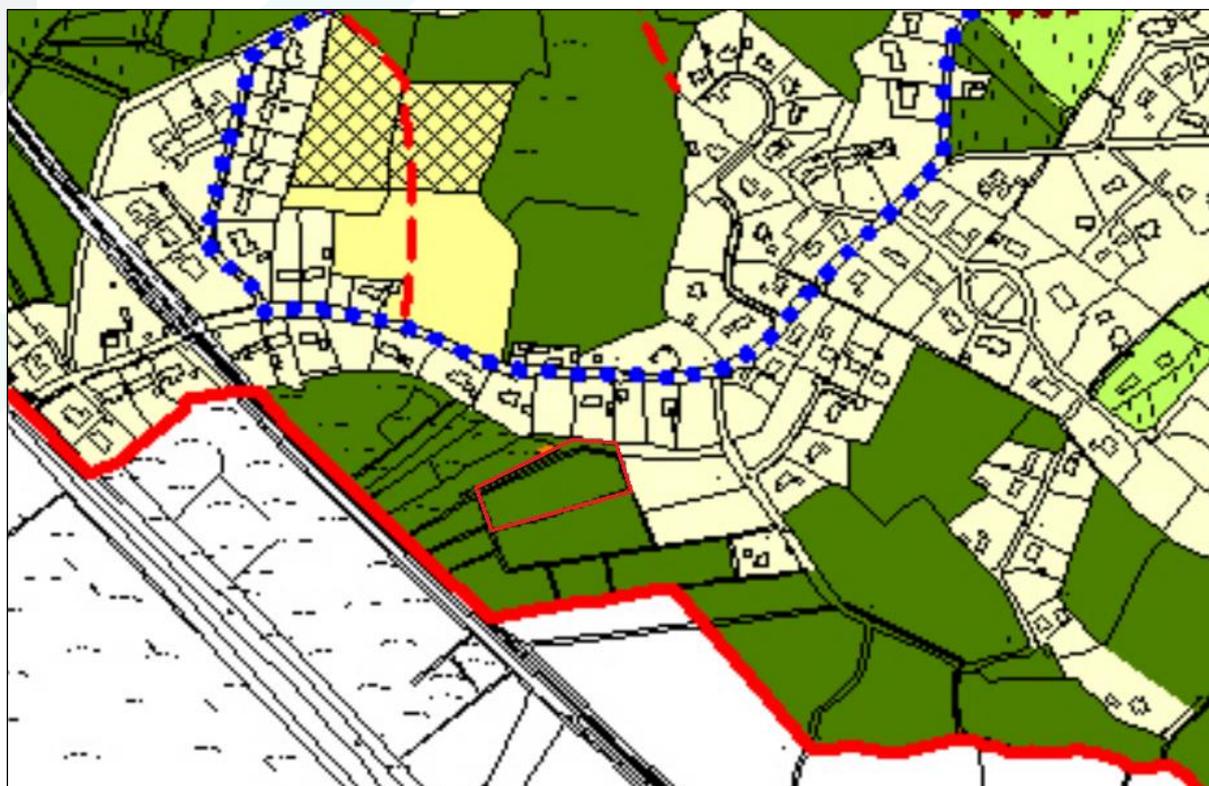


Figure 1 - Subject Lands as per Roscommon County Development Plan 2014-2021 (outlined in red)



We note that as part of the Draft Roscommon County Development Plan 2021-2027 and the Draft Hodson Bay/Barrymore Area Plan it is proposed to amend the settlement boundary resulting in these lands being outside the settlement (See Figure 2 below)

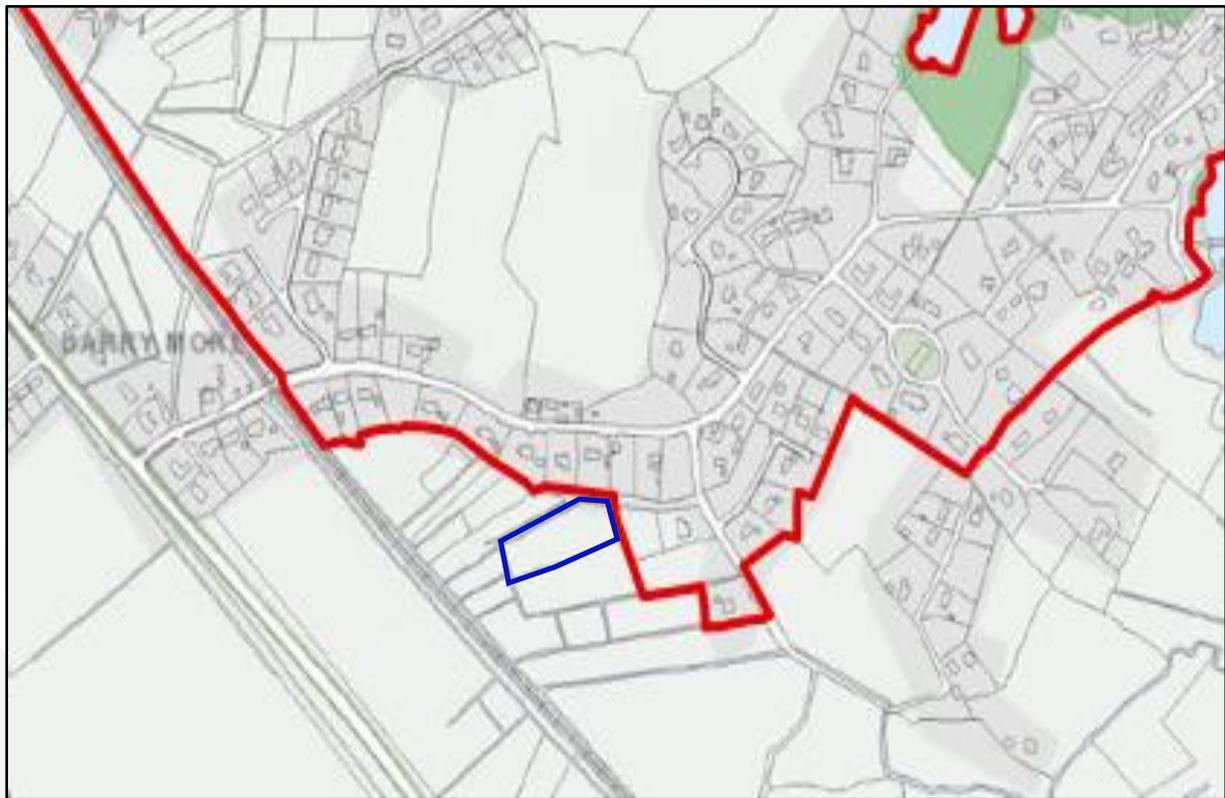


Figure 2- Subject Lands as per Draft Roscommon County Development Plan 2021-2027 (lands outlined in blue)

The subject lands extend to approximately 1.5 acres in area and are currently zoned *TA - Transitional Agriculture*. The pattern of development in the locality is characterised by one off single and two storey detached houses fronting onto the local road network.

Table 2.3 of the Draft CDP 2021-2027 identifies the Hodson Bay/Barrymore area as a serviced settlement. The Draft CDP identifies serviced settlements as “*Settlements that are serviced by public sewerage and have a capacity to facilitate a degree of residential demand*”.

It is noted that the Hodson Bay/Barrymore Area Plan states the following in respect of Residential Development in the Plan Area:

‘Residential development proposals arising within the settlement boundary of Hodson Bay/Barrymore, should provide access to existing infrastructure i.e., water, sewerage and the existing road network.’

It should be noted by the Planning Authority that the subject lands are serviced by water, sewerage, and the existing road network (See Figure 3 below). The Planning Authority will also note that the subject lands formed part of a grant of permission for the development of 43 no. residential units in 2011 under Pl. Ref. No. 11/322. More recently, in 2014, it is noted that there was a grant of permission to construct a one-off residential dwelling on an adjoining site under Pl. Ref. No. 14/251. On the basis of the above it is considered that there is precedent for residential development on the subject lands and that the lands should retain the benefit of inclusion in the settlement boundary.



On the basis of the above, it is reasonable to conclude that the subject lands, which are located within an existing residential setting, and which are serviced by water, sewerage, and the existing road network, should remain within the settlement boundary to facilitate the development of housing, in line with the Core Strategy of the Draft CDP 2021-2027. Furthermore, we would respectfully suggest that, in light of the significant investment made by Irish Water in Hodson Bay/Barrymore in terms of providing the Municipal Treatment Plant and associated infrastructure, the availability of development lands within the settlement boundary should be maximised. Removing the subject lands from within the settlement boundary (as proposed by the Draft CDP) renders their development potential limited to those who can demonstrate a Rural Housing Need at this location. Given the presence of existing infrastructure serving the site it is considered that the proposed removal of the lands from the LAP boundary would not constitute proper planning and sustainable development.

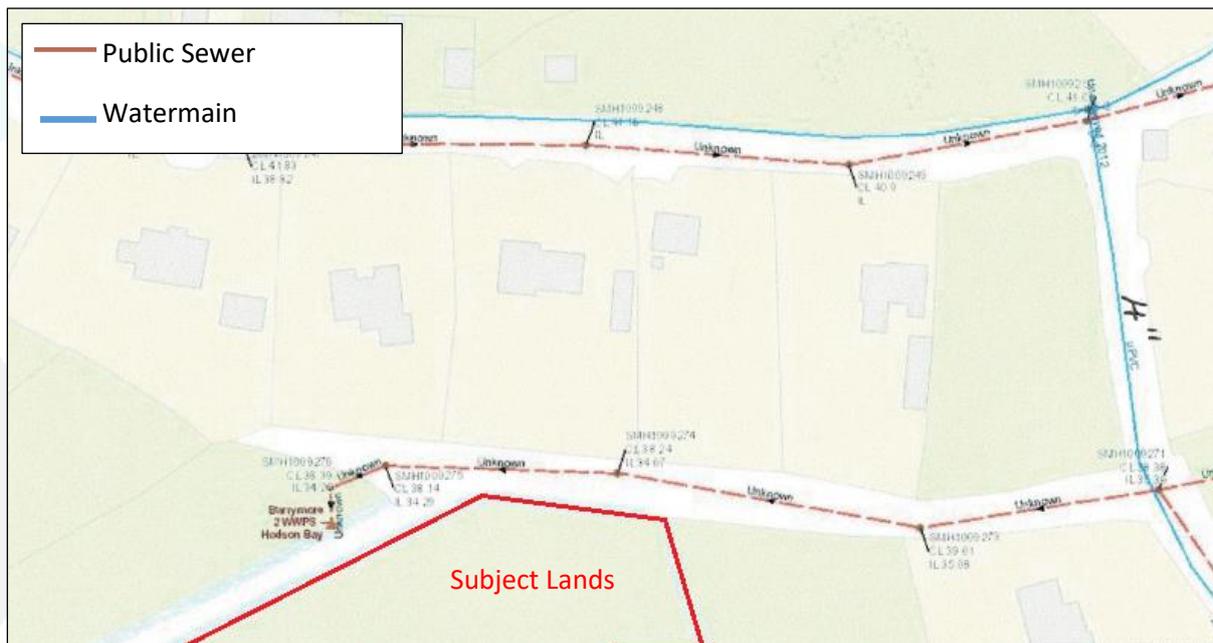


Figure 3: Existing Water & Sewer Mains (Subject lands in red)

We note that the Draft CDP proposes 2 no. land use zoning objectives for the Plan Area namely, Leisure Tourism/Amenity & Green Belt. It should be noted by the Planning Authority that the subject lands are not affected by either of these land use zonings nor will the provision of residential development on the subject lands infringe in any way on these land use zoning objectives.

It should also be noted by the Planning Authority that the lands are not the subject of any flood risk, ecological, environmental or archaeological designations/constraints. We note that Section 4.3 of the current Local Area Plan states that it is an objective

“To ensure the proper planning and development of the Hodson Bay/Barrymore area, the Council will require that housing proposals do not cause traffic or environmental problems or damage visual amenity, and that all new residential accommodation is designed to modern standards of energy consumption, convenience and sanitation.”

The provision of residential development on the subject lands would not result in any traffic or environmental problems or damage visual amenity. On this basis, and considering that the lands are serviced, the provision of residential development on the lands would accord with the proper planning and sustainable development of the area. Therefore, it is considered reasonable to request that the subject lands remain within the settlement boundary of the Hodson Bay/Barrymore Area Plan.



It is noted that Section 4.2.1 of the current Development Plan states that:

“It is imperative that those areas which are more remote and potentially do not have direct access to a public sewer system should be developed over the longer term. It should be noted that planning permissions will only be approved within the Area Plan boundary once it is proven that sewerage with adequate capacity is available for the development.”

It is considered appropriate to limit new development proposals in areas which have no direct access to the public sewer system. However, the inverse of this provision is also applicable i.e., that lands which do have direct access to the public sewer system should be able to facilitate development.

Based on the matters set out above we would respectfully request that the settlement boundary for the Hodson Bay/Barrymore Area identified in the Draft Roscommon County Development Plan 2021-2027 is extended to include the subject lands in the adopted Development Plan. We trust that this submission will be given due consideration in the preparation of the Roscommon County Development Plan 2021-2027.

Should you require any further information or clarification in respect of this matter please do not hesitate to contact this office.

Yours sincerely,



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Senior Planner
McCarthy Keville O’Sullivan Ltd.

