

SUBMISSION TO ROSCOMMON COUNTY COUNCIL COUNTY DEVELOPMENT PLAN (LAP) ROSCOMMON
AS ADVERTISED IN ROSCOMMON PEOPLE ON 30TH JUNE 2022

I have read the pre-draft public consultation document on the Local Area Plan (LAP) for Roscommon Town. I agree with the aims and objectives outlined in this document. The recent upgrading of the infrastructure of Roscommon Town by the Council deserves praise for the excellence of this work.

I am a proud Roscommon man I have been involved in the business, sporting and community activities of the town all my life. I want to see the town achieve its potential through the co-operation of the local authority, the business community, the sporting organisations and the strong community groups in the town.

Roscommon Town possesses many advantages to its future development:

ideal location in the midlands of Ireland within 2 hours of three international airports - Ireland West (Knock) 1 hour, Dublin Airport 2 hours and Shannon Airport 2 hours

it possesses excellent educational institutions with a very high advance of second level students to third level. It is situated within 30 minutes of the Technological University of the Shannon in Athlone and within one hour of Galway - NUIG and Atlantic Technological University

excellent connectivity to Dublin (2 hours), Galway (1 hour) Limerick (2hours) and Dublin and Limerick are linked by motorway

Roscommon has excellent sporting facilities for GAA, Golf, Horse Racing and Rugby

Excellent connections to Dublin by rail (5 per day)

The town infrastructure - sanitary services, parks, parking and commuting is excellent

My view is that Roscommon Town has potential to expand and develop in the next 5/10 years if attention is given to:

Jobs - good quality agricultural/industrial employment
- creation of a well paid middle income family workforce

Commuter town facilities that can service towns such as Athlone, Galway and Dublin with reasonable commuting time

Roscommon Town can expand from its present population with little demand on services. The Table hereunder gives an indication of recent increased population

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Roscommon Town Population Census - 1991 - 3427



1996 - 3915
2006 - 5017
2011 - 5693
2016 - 5876

From the breakdown of the 2016 census only 42% of the population of the town are aged 20 - 50. Roscommon Town needs to be able to accommodate an increased population by the provision of good quality affordable housing. The Council is due credit for the high quality social housing provided. Hopefully this will continue in the future.

To make Roscommon attractive to work in, to visit and to invest in it is essential that its amenities and facilities are modern and viable. Key to this is the retention of a young well educated workforce whether engaged in industry services or agriculture. Affordability in housing is a key factor and Roscommon offers good value in this regard. Indeed figures will show that property in Roscommon is much more affordable than similar property in Dublin or Galway. A recent ESRI report found that the share of 25 - 30 year olds who own their own home fell, nationally from 60% to 27% between 2004 and 2019. Key to this is the partnership of the local authority and developers and landowners - a link that I think is deliverable. There is a tradition of people seeking to own their own home, preferably in their own locality where they share sporting links, extended family links and cultural links.

Roscommon County Council has a history of very effective provision of serviced sites making it possible for homeowners to build to their own wishes. With the availability of government incentives, subsidies, first time buyers grants etc. this could prove very attractive.

One point to note in Roscommon at present - examining the topography of the town environs, there are considerable areas of land that are subject to flooding making it imperative to maximise all available suitable sites.

In Summary:

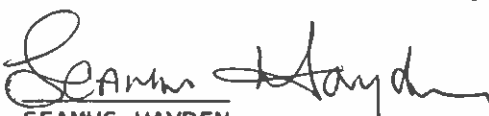
Every effort must be made to attract greater investment into Roscommon thereby providing more employment, better broadband, industrial employment, service industry allowing for off site working, are necessary.

Private affordable sites provided by Roscommon County Council have a successful history and should be encouraged.

Market Roscommon as a desirable location to visit with its rich heritage and tourist amenities.

I am a very proud Roscommon man who will support any initiatives for the progress of the town.

I am available to discuss any aspects of this submission, if required.



SEAMUS HAYDEN

