

SUBMISSION

RE.

**DRAFT ROSCOMMON
TOWN LOCAL AREA PLAN
2024–2030**



Name – Frank Wall & Sarah-Kate Wall

Mobile No. – [REDACTED]

Email – [REDACTED]

Introduction – This submission concerns the plot of ground shown outlined in blue on Image 1 below (the “Plot”).

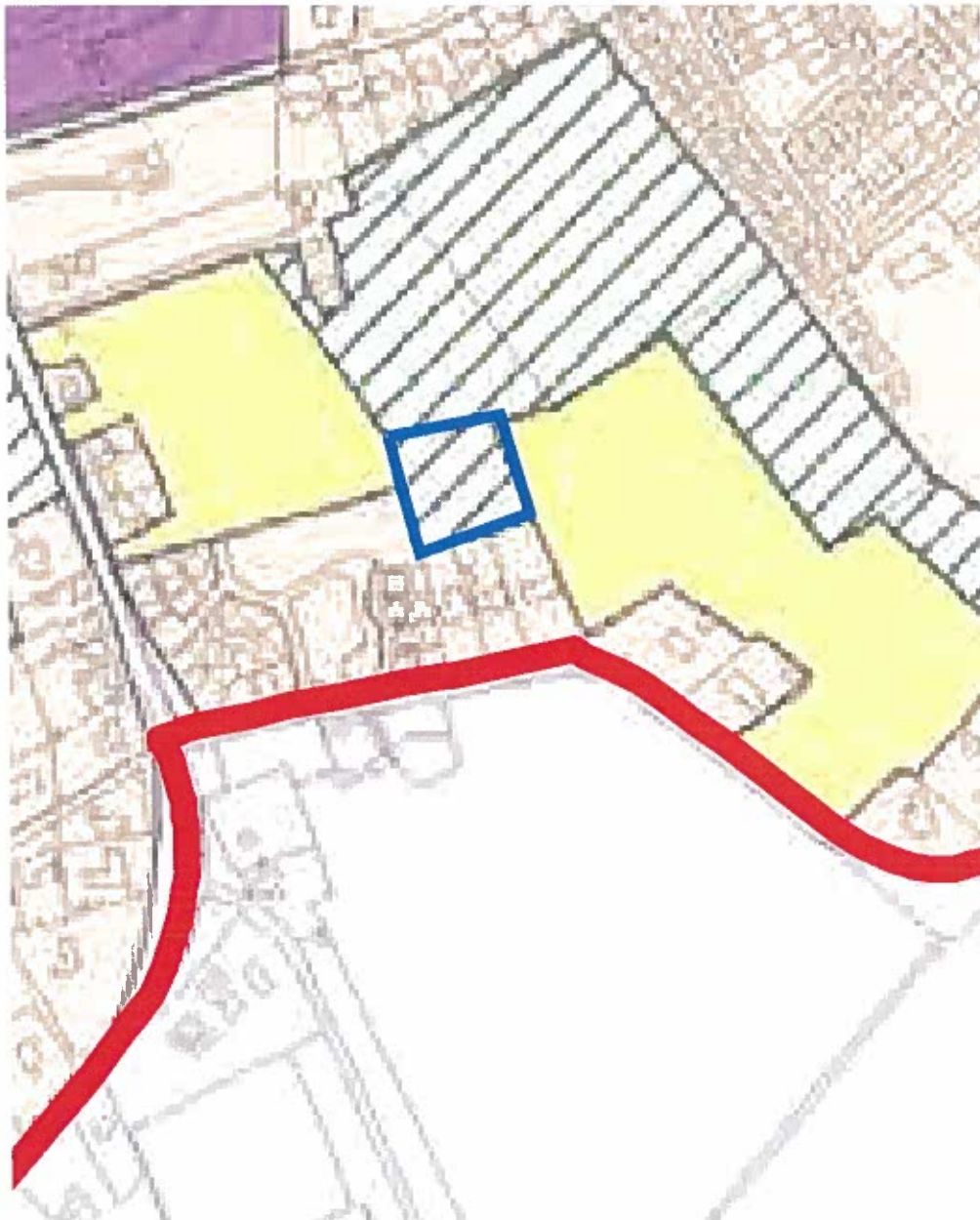
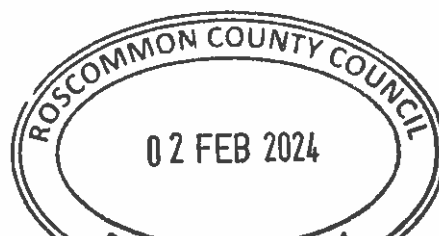


Image 1 – Plot outlined in blue.

The Plot, which measures 0.35 hectares, comprises part of the back garden of our residential property (Mount Prospect Lodge, Golf Links Road, Roscommon Town, F42 E179). Our entire residential property, including the Plot, is outlined in orange on Image 2 below and is situated immediately to the north of the golf club.



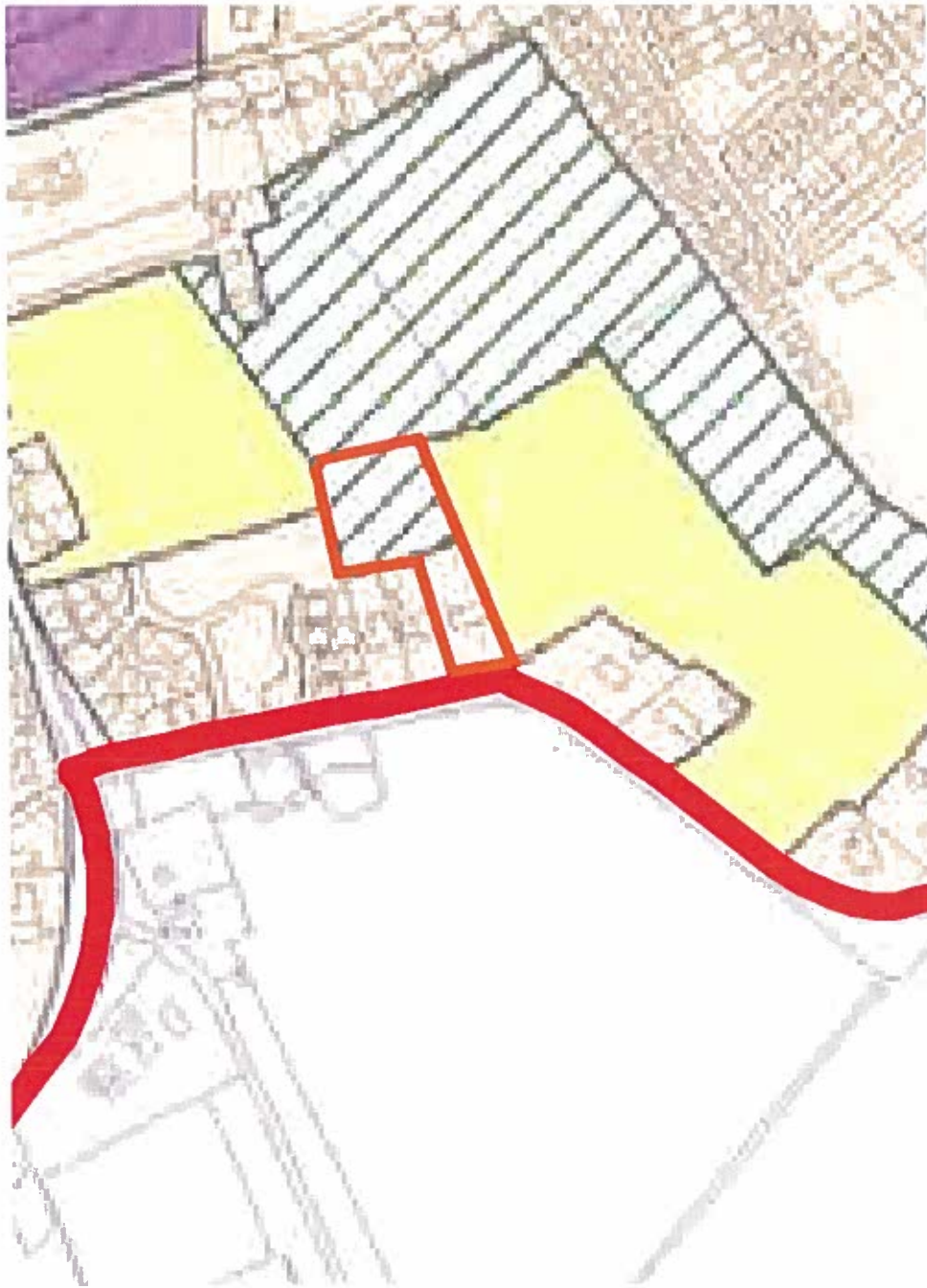


Image 2 – Entire residential property, including the Plot, outlined in orange.

The entire residential property, including the Plot, is comprised in Folio RN20836, which folio is registered in our names.



Issue – The Plot has been assigned an ‘Agriculture’ zoning in the Draft Roscommon Town Local Area Plan 2024-2030 (the “Draft Plan”).

Submission – We submit that ‘Agriculture’ is an inappropriate zoning for the Plot. Instead, and more accurately, the Plot should be assigned **Existing Residential** zoning in the Draft Plan.



Our submission is based on the following points:-

Point 1 – The Plot presently comprises a **fully planted and mature back garden**, which forms part of our residential property and is not used for agricultural purposes. See Images 3 – 7 below.



Image 3 – Entire residential property, including the Plot, outlined in red.



Image 4 – Entire residential property, including the Plot, outlined in red.

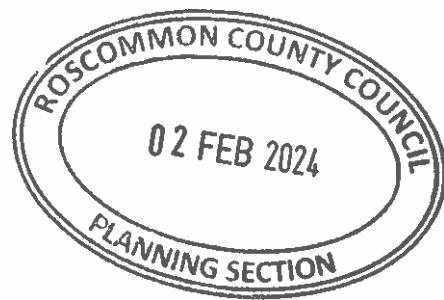




Image 5 – Plot outlined in red.

ROSCOMMON COUNTY COUNCIL
02 FEB 2024
PLANNING SECTION

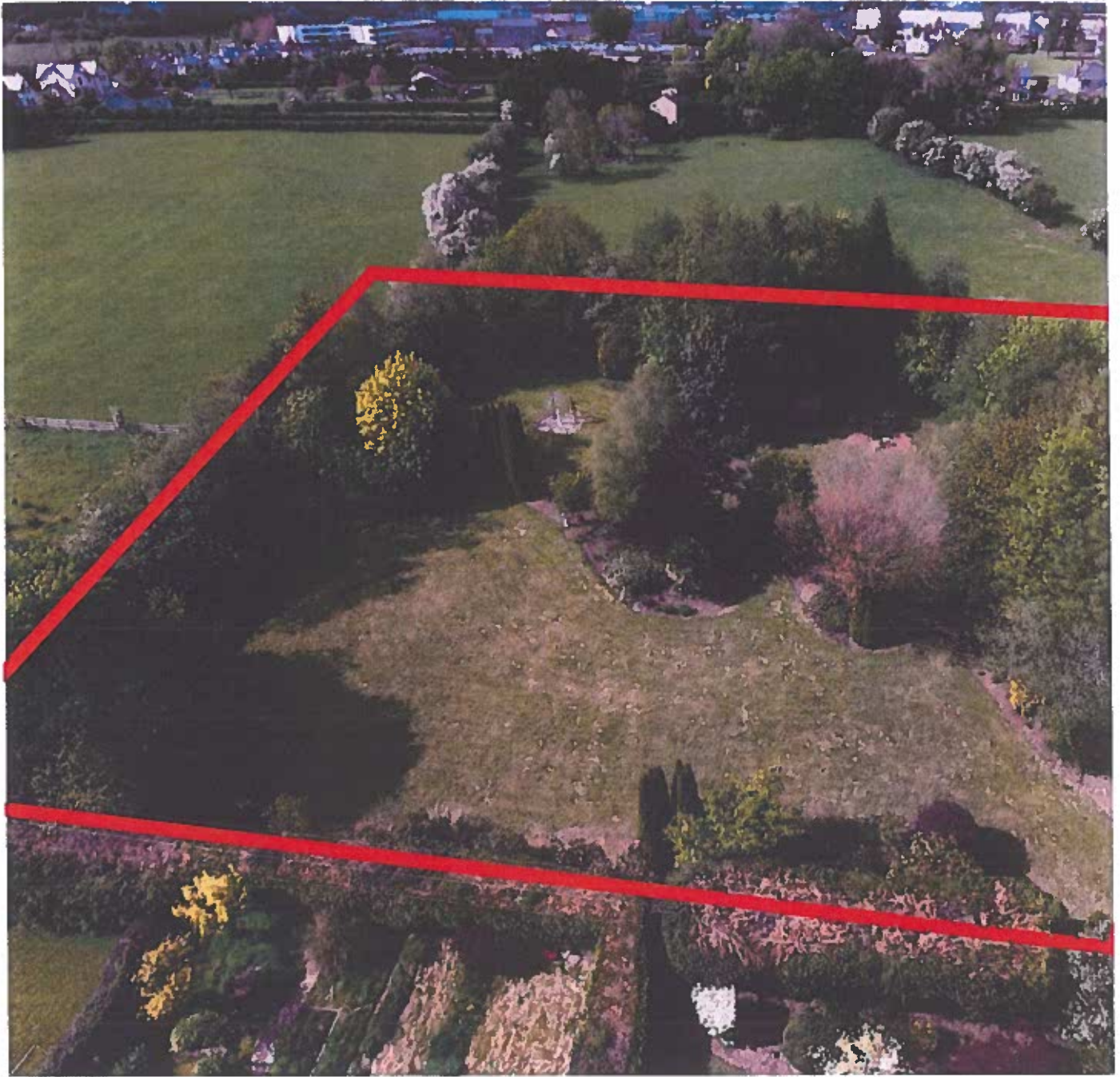


Image 6 – Plot outlined in red.





Image 7 (a-c) – Structures situated on the Plot.

Point 2 – The Plot has comprised a fully planted and mature back garden for the residential property for at least 37 years. During this time, the Plot has been used solely for residential enjoyment.

See historical aerial imagery at Images 8 – 9 below. These are taken from Tailte Éireann’s online GeoHive map viewer, and establish residential use for the Plot over the years.

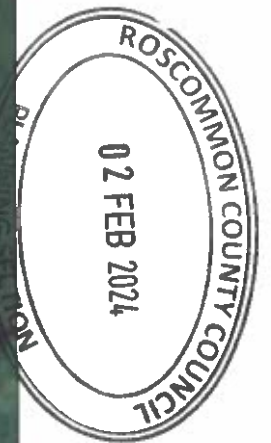


Image 8 – GeoHive Imagery (2006-2012)



Image 9 – GeoHive Imagery (1996-2000)

The below letter from Mahon Sweeney Solicitors confirms that the Plot "was used as a garden for the house, and nothing else, since 1987 or 1988".

Mahon Sweeney
S O L I C I T O R S

Market Square
Roscommon
County Roscommon
T: (090) 6627350
F: (090) 6627351
e: mail@mahonsweeney.ie
w: www.mahonsweeney.ie
DX 90 001 Roscommon

12th March 2020

[REDACTED] [REDACTED]

Holmes O'Malley Sexton
Solicitors
Bishopsgate
Henry Street
Limerick
DX 3007 Limerick



Re: Our client: [REDACTED]
Your client: Frank Wall [REDACTED]
Sale of Mount Prospect Lodge, Golf Links Road, Roscommon

Dear Sirs,

We confirm that the above referred property being the property comprised in Folio 20836 County Roscommon was purchased by our client in or about 1983. The totality of the property was used as a garden for the house, and nothing else, since 1987 or 1988.

Yours faithfully,


Sean Mahon
Mahon Sweeney



- Seán Mahon - Marie Conroy - Niamh Mahon - Lorraine Feeney -
Formerly Seán A. Mahon & Co. and Farrell McDonnell Sweeney & Co.
Vat no. 20539420



Image 10 – Letter from Mahon Sweeney Solicitors

Point 3 – Our entire residential property, including the Plot, comprises one contiguous site, which is bounded and fenced off from all adjoining lands.

Point 4 – The only access to the Plot, which it is proposed to zone ‘Agriculture’, is through the balance of our existing residential property.

Point 5 – Assigning the Plot an ‘Existing Residential’ zoning would tie-in with, and complement, the zoning of adjoining lands (see Image 11 below). More particularly, it would ensure that the potential for interaction and permeability between the residential lands situated to the west and to the east of the Plot is maintained.

1. The land situated to the west of the Plot is either zoned *Existing Residential* or *New Residential*;
2. The land situated to the south of the Plot is zoned *Existing Residential*. This comprises 3 bungalows, including our own; and
3. The land situated to the east of the Plot is zoned for housing (*i.e.* New Residential).

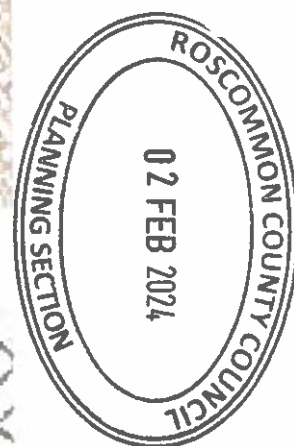


Image 11 – Zoning of Plot and surrounding lands.

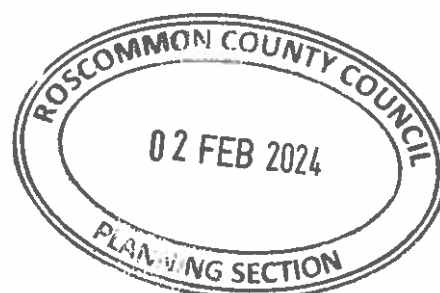
While the land situated to the north of the Plot is zoned Agriculture, this land is currently used for agricultural purposes. Also, this land is in different ownership to, and is physically separate from, our residential property within which the Plot is located.

Point 7 – The Plot is located within Residential Site 7, ‘Golf Links Road’, as shown on ‘Map 1C Land Use Zoning & Infrastructure Assessment’ in the Draft Plan. Site 7 is identified on Page 75 of the Draft Plan as being adequately serviced to support residential development.

RESIDENTIAL SITES		Roads	Footpath	Water Supply	Waste Water ¹³	Location Appropriate	Co-ordinated Development
1	Cloonybelrne (N)	1	1	1	1	√	√
2	Cloonybelrne (N)	1	1	1	1	√	√
3	Cloonybelrne (S)	1	1	1	1	√	√
4	Cloonybelrne (S)	1	1	1	1	√	√
5	Athlone Road (N)	1	1	1	1	√	√
6	Athlone Road (S)	1	1	1	1	√	√
7	Golf Links Road	1	1	1	1	√	√

Image 12 – Table from Page 75 of Draft Plan.

Point 8 – An ‘Existing Residential’ zoning for the Plot is consistent with the ‘10 Minute Town’ concept expressed on Page 18 of the Draft Plan. For example, the Plot is located within a 10-minute walk or cycle from the town centre, several schools, and numerous community facilities and services.



Conclusion

On the basis that:-

- the Plot comprises part of an existing residential property and has been used solely for residential enjoyment for at least 37 years;
- the Plot is unsuitable for agricultural use due to its small size (0.35 hectares) and the only access thereto being through the balance of the residential property;
- the Plot is bounded on 3 sides by existing or new residential lands; and
- the Plot is adequately serviced and its location is consistent with the '*10 Minute Town Concept*';

we submit that '*Agriculture*' is an inappropriate zoning for the Plot. Instead, the Plot should be assigned an '*Existing Residential*' zoning in the Draft Plan, which zoning would be consistent with its historic and current use.

