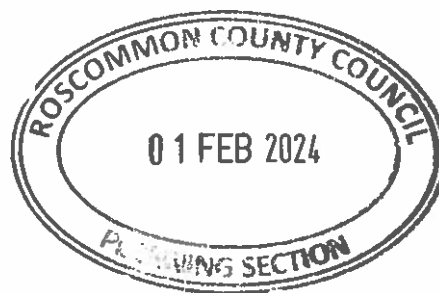


Roscommon Town Draft Local Area Plan,  
Forward Planning Section,  
Roscommon County Council,  
Aras An Chontae,  
Roscommon F42 VR98  
29<sup>th</sup> January 2024



**Re- Submission on Draft Roscommon Town Local Area Plan 2024-2030.**

Dear Sirs,

We own a parcel of lands at Killarney Townland, Roxboro, Roscommon , see attached map. These lands are currently zoned Business Enterprise Park, Light Industry and warehousing. The New Draft Roscommon Town Local Area Plan proposes to remove this zoning.

As you are aware considerable light Industry has been developed on this site for the past 15 years. The following planning permissions were granted on this site since the last time the development plan was altered :-

- 1) 20548 – Warehouse and ancillary offices
- 2) 20547 – Warehouse with office accommodation
- 3) 2052 – Office extension to warehouse
- 4) 10365 – Warehouse

We are currently in negotiation with three prospective customers who require warehousing.

We have expended considerable expense in bringing all the mains water, sewage and surface water and electricity and telecoms services to this site. It is fully serviced and at this stage 75% completely developed. To remove the zoning would cause severe financial hardship.

This site has worked very well in providing much needed warehousing for the area. There is capacity to provide more much needed warehousing but this opportunity will be lost with the proposed rezoning of the lands.

The lands can be reasonably described as Tier 1: Serviced Land with the potential to be developed for economic uses during the lifetime of the new Plan which will create employment. We respectfully request that the lands remain zoned & that they are zoned as Business Enterprise Park/Light Industry in the new plan.

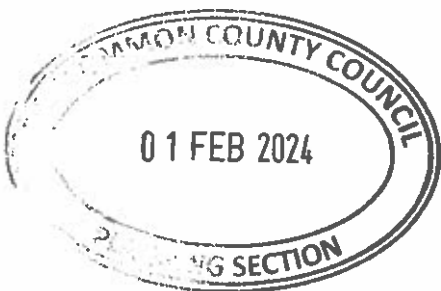
Yours Sincerely

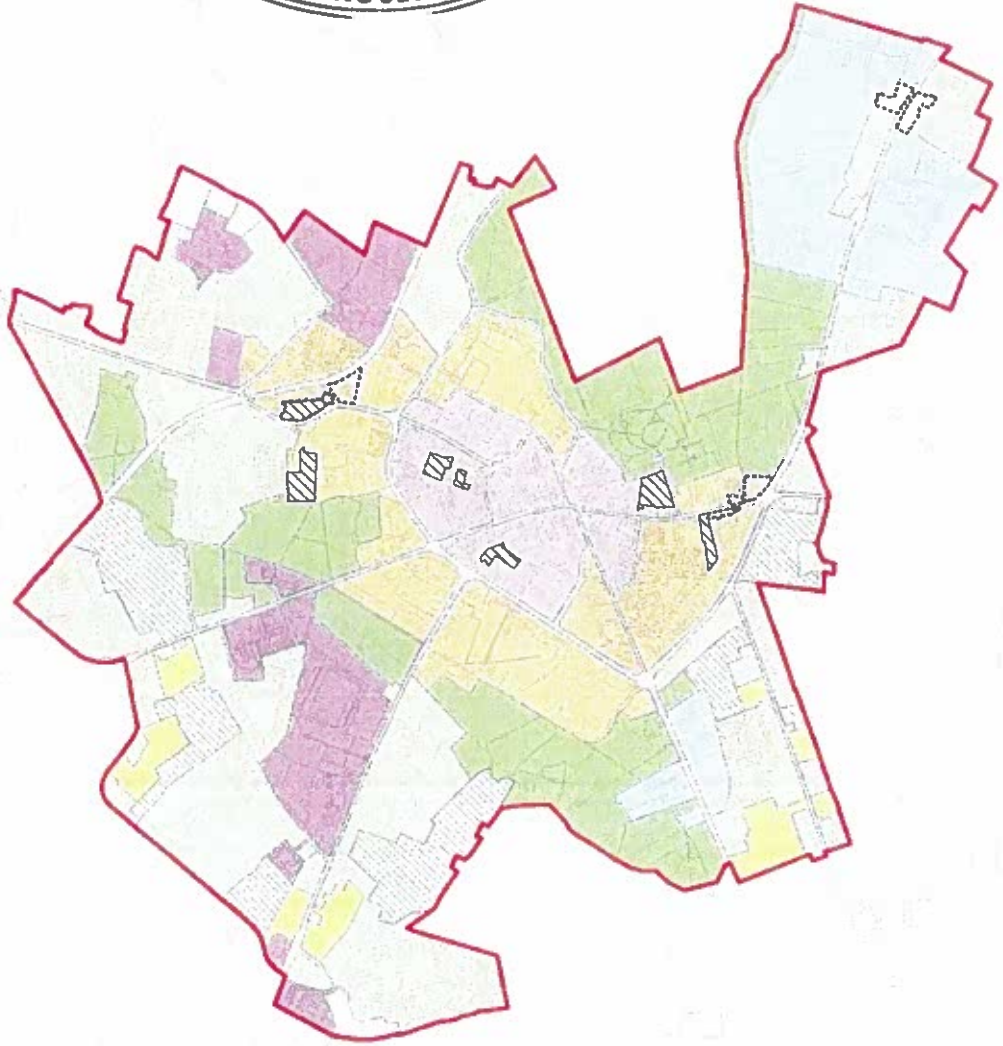
John Crean

Interactive Zoning Maps. Zoom in to the Plan of Interest.



MAP 1





CVA150285732  
© Ordnance Survey (Ireland) Government of Ireland.

- Legend**
- Plan Boundary
  - Residential Opportunity Sites
  - New Residential
  - Agriculture
  - Existing Residential
  - Un-zoned
  - Town Core
  - Outer Core
  - Strategic Industrial / Enterprise Zones
  - Green Belt
  - Community Infrastructure (See Section 11.11 – Zoning Strategy)

<p><b>Roscommon Town LAP</b> 2024 - 2030</p>	<p><b>Planning Section:</b> Roscommon County Council Area an Oireas. Topic: Roscommon LAP www.roscommon.ie Date: October 2023 Author: P. &amp; Scale: 1:175</p>
<p><b>Map 1</b> Land Use Zoning</p> 	

MAP 2.

Draft Roscommon Town Local Area Plan 2024-2030





# Tailte Éireann

Clárúchán, Luacháil,  
Suirbhíreacht  
Registration, Valuation,  
Surveying

## Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see [www.tailte.ie](http://www.tailte.ie).

This map incorporates TÉ Surveying map data under a licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

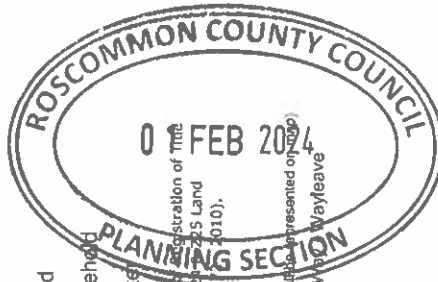
- Freehold
- Leasehold
- SubLeasehold
- 'S' Registered

(see Section 8(b)(ii) of the Registration of Title Act 1964 and Rule 27(1) of the Land Registration Rules 1997 (2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)



Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



MAP 3

