

Residential Zoning Request

Noel Beirne



Previous Planning Ref No: 14/322

FOLIO RN37936F & FOLIO RN38587F



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Folio Number	RN38587F
Title Level	Freehold
Plan Number	16
Property Number	1
Area of selected plans	1.51 hectares.
Number of Plans on this folio:	1
Address	Not Available

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*Taithe Éireann Registration Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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Folio Number	RN37936F
Title Level	Freehold
Plan Number	C4BR9
Property Number	1
Area of selected plans	1.02 hectares.
Number of Plans on this folio:	1
Address	The Walk, Roscommon, F42 NF78

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*Taithe Éireann Registration Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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A portion of the Folio is proposed to be zoned as new residential in the draft plan. Mr. Beirne would like if the full land holding could be utilised. This land will provide for an ideal location for a lush urban / rural transition zone and we would urge the council to consider a special zoning objective for lower density residential development. There is currently no provision for this type of development and we are seeing a high demand for sites to accommodate people who would like to build a decent sized house circa 1800-2000sf.ft on their own site.

This type of zoning would provide for 4-5 units per acre. Serviced residential sites should be provided to people wishing to build a house of their own design and layout. Full permission shall be sought by the developer/landowner for the site layout and the development works and outline permission for the individual houses. A design brief shall also be submitted outlining principal design features for the overall scheme. Each individual applicant shall then submit their own design and apply for full permission / approval on a serviced site.

All services are in place including storm, sewerage, water, broadband , public lighting and paths.

The lands are situated in close proximity to all services including schools, shops, sporting facilities and within walking distance of town centre.

The lands are situated in an established residential location and as part of the EU & Government initiative of 15 minute towns and cities and attempts to reduce car usage, these lands can provide for same.

If these lands are once again zoned Residential, it is our intention to immediately apply for a permission as outlined above and provide an opportunity for some individuals to build their own family homes in the area.

We are aware that Roscommon Town and Roscommon County Council must take into account the NPF 2018 guidelines and the national planning regulator when forming this LAP but as has been confirmed nationally that NPF 2018 is no longer serving its purpose and not relevant after the huge demand for housing and the release of Census 2022 and has been reported that the NPF 2018 is being reviewed at National Government Level to update same.

The NPF 2018 is now limiting and restricting much needed housing development for Roscommon Town and in particular lands such as ours that have all services and facilities adjacent to it.



As per Draft LAP – 4.21 Residential Development Strategy

This Land satisfies the criteria for Active Travel as it is conveniently located within walking distance of Roscommon Train station and Roscommon Town Centre.

Active travel allows for walking, cycling, wheeling to work, schools and services are all conveniently close to these lands with community infrastructure and public transport nodes.

Roscommon County Council's strategy is to focus on the recognition of the need to zone lands that have a realistic opportunity of being developed over the course of the plan, having regard to information received and knowledge obtained during plan preparation process.

These lands were previously zoned Residential and they are not in a flood risk zone and no requests were made to exclude them from the RZLT – Residential Zoned Land Tax.

Strategic objectives on Draft LAP

Under the draft plans strategic objectives, it is stated that the vision is to ensure the growth planned for Roscommon Town up to 2030 is done in a sustainable and sequential manner

Planning and Infrastructure Assessment

NPF requires that land use zoning for development plans is delivered, having regard to accessibility to infrastructure (or) reasonable expectation to infrastructure tiered approach.

These lands have roads, footpaths, lighting and waste water capacity adjacent and in turn make it very sustainable lands for development.

Under Table 1.1 – Infrastructure requirements on the draft LAP Plan

1. Existing Infrastructure can support the development of the lands, subject to on site works, and some minor works at access points or linking into available existing systems and

Table 1.2 – Planning & land use criteria, Location appropriate: Proximity of the site to the town & Services.

This site is in a very well established residential location close to schools, shops, transport & sporting facilities.

As the assessment of sites, this site meets all Tier 1 & Tier 2 requirements .

New Residential – 11.5

Have access to necessary infrastructure namely water, sewerage and roads. In certain instances infrastructural enhancements such as footpaths, street lighting and certain other small scale accommodation works will be necessary to enable residential development.

Roscommon is a nice residential town and since the Covid Pandemic many more people are working from home and have moved to Roscommon working from home 3 or 4 days per week – these lands are in an excellent location within a few minutes' walk to Roscommon and a short commute to the Train Station allowing less car usage.

The new planning Reform bill introduced by the Minister for Housing is moving in the direction of allowing the correct type of lands suitable for development and one proposed change is to prohibit Planning Authorities from rejecting an application based solely on housing capacity issues within the local development plan and it recognises in particular the plans like the NPF 2018 – National Planning Framework don't always keep up or cannot keep up with changes and data changes that occur from year to year as evidenced by the changing demographic seen in Census 2022.

A move towards greater flexibility will allow Councils like Roscommon County Council the discretion to be more proactive as opposed to being constrained and limited by NPF 2018.



This can only be a good thing for the County Council and the community and based on this I would like these lands to be added into the Local Area Plan for serious consideration for new Residential Zoning / consider a special zoning objective for lower density residential development.

Three of the opportunity sites appear to have a number of limitations for future residential development:-

4 acres (1.61 hectares) at The Spinney or beside the Abbey Hotel – no safe access is available to these lands for a multi-unit residential scheme and at the very least it's assumed it would be many years before this could be rectified. The lands in question are adjacent to the Old Abbey and may have significant heritage and archaeological significance. There are many very large and old trees on these lands and the rear of the lands are in a constrained use location as per LAP Draft Plan.

Casey's garage lands – 1.8 acres (.72 hectares) Town Centre – Core Retail Site that we are unsure why it's an opportunity site and we were informed that this may become a National Training Centre which would be excellent for Roscommon Town but would exclude it from providing much need Residential Development.

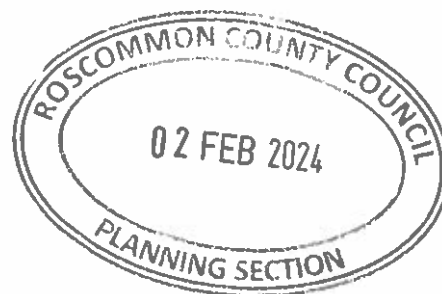
Another piece of land circa 3 acres (1.2 hectares) located by Roscommon Castle consists of multiple small gardens and paddocks in an area of high levels of Historical, Environmental & Archaeological significance may preclude it from Residential Development.

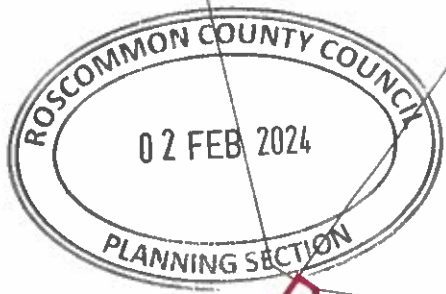
In Summary:-

These lands will provide an ideal location to zone some land and create an urban / rural transition zone.

All services and facilities are adjacent to the site. Land Owners who are motivated to seek planning permission and develop as soon as possible and have the financial support to facilitate same.

I would respectfully request that these lands are fully included in this Plan.





Scale 1:1000
Location Map

THE WALK
2.4 Hec

