

Roscommon Town Draft Local Area Plan
Forward Planning Section,
Roscommon County Council,
Aras an Chontae,
Roscommon
F42 VR98

Via On-Line Submission

02/02/2024



Re. Consultation Roscommon Town Local Area Plan.

Dear Mr. O' Donnell,

I am making this submission in the interests of proper planning, balanced and sustainable development. I am the owner of the lands shown in the attached map which I seek to have zoned for Industrial/Enterprise (I/E) uses. This submission whilst principally dealing with this issue also raises related general points which have wider applicability. The main reasons for seeking this zoning are,

1. My lands have been serviced with sewerage courtesy of the state for nearly 20 years.
2. The majority of undeveloped lands zoned I/E are un-serviced.
3. The pattern and history of development in the area is compatible with having my lands zoned.

I will elaborate further below to better inform the members on the merits of my request. The presently proposed to be zoned I/E lands south of the N60 are not serviced with sewerage, (I consulted Irish Water staff on this issue), it can only be serviced if a number of pumping stations were constructed to facilitate development. These lands south of the N60 drain and discharge into a priority habitat which will always be problematic environmentally.

There has not been any significant development on these lands in the last 20 years. The majority of the remaining I/E are already developed and there is an obvious need for alternative opportunities.

The Council has already extended the sewage network into my lands in anticipation of it being developed. This was carried out as part of the Serviced Land Initiative which commenced over 20 years ago. The principle of sustainable and compact development is to 'sweat your existing assets' before developing greenfield lands. The underdeveloped lands to the south of the N60 are greenfield. My lands, by virtue of having sewerage, could be considered brownfield.

The plan boundary terminates at any arbitrary point to the west of my lands along The Walk even though the town has developed relatively high density residential development between my land and the Blackstick Road. There is no rationale given in the draft plan for excluding hundreds of citizens of the town being included in the town plan. This is recognised by the CS0 and the Department of Housing who collaborated to produce a map showing the built up area (BUA) of the town. My lands are immediately adjacent but just outside the BUA boundary just like the I/E lands south of the N60.

There is already significant enterprise development further to the east of my lands, these were previously in the last LAP but have been excluded from the current draft. There are no reasons given in the plan why it would portray the town as being smaller than it actually is, my experience with other Councils is that their preference is to make plans to serve all the people living in their towns. I would urge Roscommon County Council to follow this approach.

I thank you for taking the time to consider this submission and I look forward to mutually beneficial outcomes.

Yours sincerely

Sean Leydon



