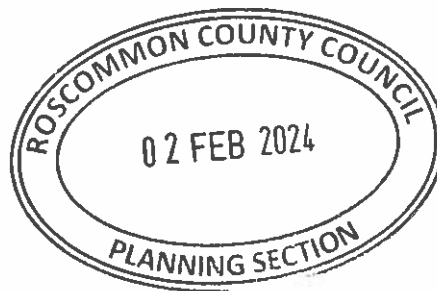


Roscommon Town Draft Local Area Plan
Forward Planning Section,
Roscommon County Council,
Aras an Chontae,
Roscommon
F42 VR98



Via On-Line Submission

RE: Public Consultation Draft Roscommon Town LAP 2024 -2030.

Dear Sir,

I am the owner of lands at Lower Castle Street see attached map. I have concerns with the proposals in the draft plan for the future development of this area of the town. It is my intention to develop these lands for mixed use similar to existing uses.

There is an absence of clarity in the plan with respect to the designation of my lands. The Land Use Zoning Map refers me to Section 11.11 of the plan which on inspection is described as un-zoned land in the written statement, I have been advised by the council to develop a scheme similar to the one permitted in 2016. I note that development density standards from that era are no longer part of national policy.

My lands are included within a blue dotted area which is poorly delineated and difficult to examine as it is not drawn to scale or in a digital format. The predominant land use within the blue area is residential.

I have a number of asks which should bring clarity and certainty and foster the opportunity to develop and regenerate an area of town which is obviously in need of same.

- (a) The area including the adjacent opportunity site be designated as an area in need of regeneration.
- (b) The council would as part of the LAP prepare a masterplan for the area providing details on permitted uses, uses open to consideration, access strategy etc, this approach should be a feature of all opportunity sites.
- (c) Clarity be provided on the zoning strategy in the plan.

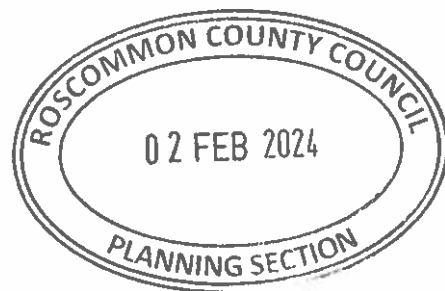
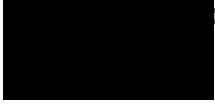
Finally, I would like to observe that the level of detail provided in a LAP should be at a much more fine grain than a county plan and that is not the case with the published draft plan. The opportunity still exists to remedy the above by taking the asks above on board and including them in an environment of plan led development.

Yours sincerely

Pat McCrann

RE: Public Consultation Draft Roscommon Town LAP 2024 -2030.

Submission By:
PAT MCCRANN



ROSSCOMMON COUNTY COUNCIL
 PLANNING SECTION
 02 FEB 2024
 SITE OUTLINED IN RED



Collinsboyd
 CONSULTANTS & SURVEYORS

Checked: Pat Mc Carren

Job Title: _____

Checked Title: _____
 Site Location Map

Scale: PLANNING
 Date: 27.01.2023
 Scale: 1:1,000 @ A4
 Drawn by: _____

Job No. 2018/106
 2018/106
 2018/106

Original File: _____
 V:\01_19670283_00000022.DWG

Map Scale: _____
 L1000

2023-25
 SURVEY DATE: 14 Jan 2024
 SURVEY DATE: 21 Oct 2024
 LEVELLED DATE: 21 Oct 2024

Client Contact:
 LIAISON: 0800 783322
 LIAISON: 087 242 7652
 U.S. OFFICE: 001 202 783 3222
 4841-1st Fl. 4875-2nd Fl. 4824

Project Name: _____
 ITM Centre Point Co-ordinates:
 X, Y = 587426, 765208

Issued on: _____
 21 Oct 2024

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