

Previous Residential Zoning

Lisnamult Lands previous planning for 43 houses

Ref No: 06/1691

Folio Nos: RN36422F & RN16466F

Excellent quality lands with previous planning permission granted for 43 houses – this Development did not happen at that time due to the worldwide financial crash and recession.

All agreements were in place for all services including storm, adjacent to sewerage, water, broadband and agreements were in place for lights, footpaths and road widening.

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

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 similar type of permission that was granted previously and if successful in getting this planning permission, we have investors/funders in place that will support us in providing much needed housing for Roscommon Town.

We are aware that if lands are Zoned for Residential Purposes that they would become liable under the RZLT – Residential Zoned Land Tax if we were not to proceed to develop same and we are not concerned about this as we are committed to applying for planning permission and having the necessary funders/investors in place we will immediately look to develop said lands if we are successful in getting planning of a similar type to what was previously granted.

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

Our lands that were previously zoned Residential and had full Planning Permission for multi-use Residential Housing Planning Ref:06/1691 meet all the County Councils and National Policy objective 72 in the NPF.

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.

In fact the owners are motivated and have the financial support to immediately seek a similar planning permission as previously granted **06/1691** and to move forward to develop same

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.

It is our belief that our lands would fall under Tier 1 & 2 as demonstrated by the previous granting of Planning Permission by Roscommon County Council for 43 houses Ref No: **06/1691**.

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
2. With some capital investment as part of a planning application that could be provided by the Developer through planning development charges and other works as were previously agreed when planning was granted for housing development under PD **06/1691**



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 requirements as previously agreed by Roscommon County Council when granting planning permission for housing development **06/1691**

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.

As was previously agreed by Roscommon County Council when they granted full planning permission on the lands in Folios **RN36422F & RN16466F** for a multi-unit residential housing scheme **06/1691**, these lands met those requirements as per designated new residential.

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 Train Station allowing less car usage.

These lands and development will facilitate fewer requirements for car usage and sustainable community and sustainable transport modes.

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.

In viewing the Draft Plan, we note that all new residential zoning is located to the East, North East and South East of the town with no lands zoned in the West, Northwest or Southwest of Roscommon Town.



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.

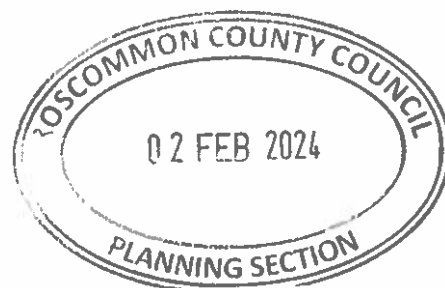
In Summary:-

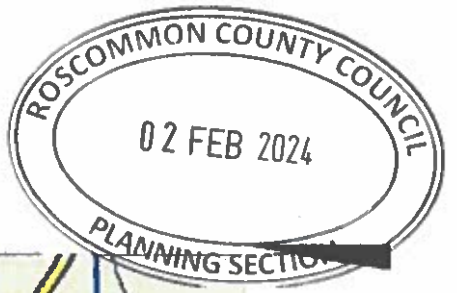
These lands were previously zoned Residential. They passed all evaluation criteria by Roscommon County Council when planning permission was granted for a multi-unit Residential Housing Scheme – 06/1691.

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 included in this Plan.

It is our understanding that the lands immediately adjacent to ours and adjacent to Thornfield Drive was acquired by a Sporting organisation to allow for future development so our lands would naturally slot in behind same and only add to this area and would be a great addition to the immediate Community and Roscommon Town as a whole.





● SITE LOCATED HERE

MAP PREPARED BY ADEPT CONSULTING ENGINEERS, TRANQUILLA HOUSE, OLD DUBLIN ROAD, CARROWROE, SLIGO. OS LICENCE No. AR0043906. NOT TO SCALE.

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TO BE USED

06-1091

SITE LOCATION & LANDHOLDING

A2

ADEPT CONSULTING
ENGINEERS

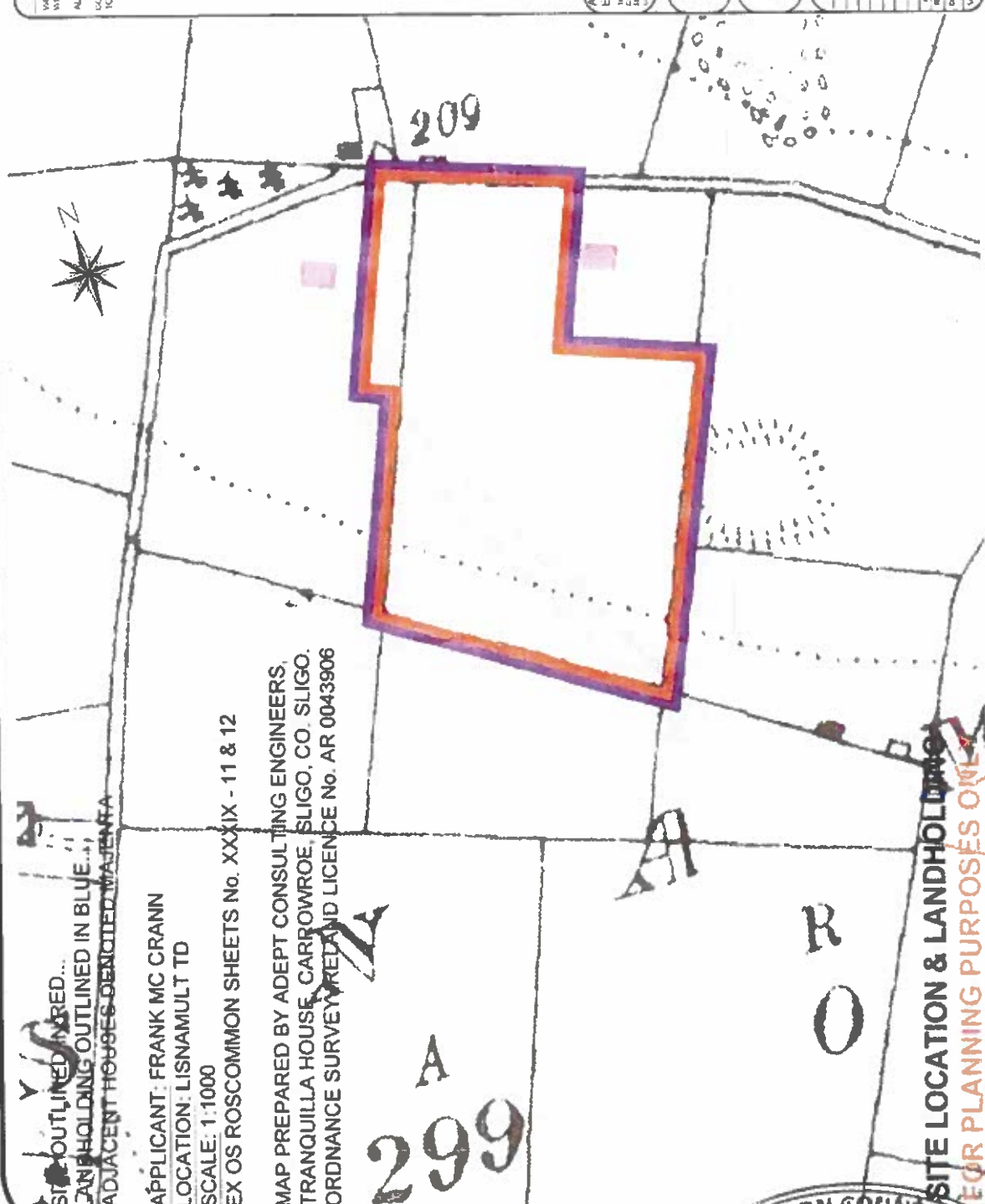
Frank Mc Crann
Lisnamult TD
Sligo, Co. Sligo
Licence No. AR 0043906

CLIENT NAME AND ADDRESS
FRANK MC CRANN
LISNAMULT TD
CO. SLAGO

PROJECT NAME AND ADDRESS
PROJECT NO. 06/1091/A2
FRANK MC CRANN
LISNAMULT TD
CO. SLAGO

DATE: 01/02/2024

NO.	NAME	DATE	SCALE
1	PLANNING/APPRAISAL	01/02/2024	
2	DRAWING	01/02/2024	
3			
4			
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6			
7			
8			
9			
10			



ADJACENT HOUSES DENOTED IN BLUE...
SITE OUTLINED IN RED...
LAND HOLDING OUTLINED IN BLUE...
ADJACENT HOUSES DENOTED IN GREEN

*APPLICANT: FRANK MC CRANN
LOCATION: LISNAMULT TD
SCALE: 1:1000
EX OS ROSCOMMON SHEETS No. XXXIX - 11 & 12

MAP PREPARED BY ADEPT CONSULTING ENGINEERS,
TRANQUILLA HOUSE, CARROWROE, SLIGO, CO. SLAGO.
ORDNANCE SURVEY RELEASING LICENCE No. AR 0043906

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SITE LOCATION & LANDHOLDING
FOR PLANNING PURPOSES ONLY



GENERAL NOTES

WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE.

DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE USED.

06-1691
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SITE LAYOUT & LANDSCAPING

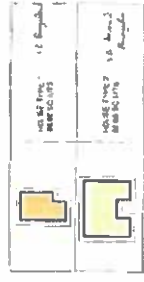
DISTING BUILDING

SITE OUTLINED IN RED

POSITION OF OTHER BUILDINGS

S&P 11/18/20

STY: 14000 - 1.4M IN 14 944 14000

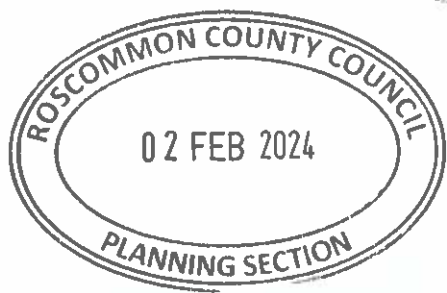


HOUSE NO.	F.F.L.	HOUSE TYPE
1	100,300	1
2	100,300	2
3	100,300	3
4	100,300	4
5	100,300	5
6	100,300	6
7	100,400	1
8	100,400	2
9	100,500	2
10	100,500	2
11	100,500	2
12	100,500	2
13-17	100,400	3
18-19	100,200	6
20-21	100,000	4
22-23	99,750	5
24-25	99,500	5
26-27	99,250	6
28-29	99,000	6
30-31	98,750	6
32	98,500	7
33-37	98,850	3
38	98,900	7
39	97,000	7
40-41	98,900	6
42-43	98,900	6

ADAPT CONSULTING ENGINEERS

1. REGISTERED PROFESSIONAL ENGINEERS
2. REGISTERED PROFESSIONAL ARCHITECTS
3. REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
4. REGISTERED PROFESSIONAL PLANNERS
5. REGISTERED PROFESSIONAL SURVEYORS
6. REGISTERED PROFESSIONAL CIVIL ENGINEERS
7. REGISTERED PROFESSIONAL ELECTRICAL ENGINEERS
8. REGISTERED PROFESSIONAL MECHANICAL ENGINEERS
9. REGISTERED PROFESSIONAL CHEMICAL ENGINEERS
10. REGISTERED PROFESSIONAL INDUSTRIAL ENGINEERS
11. REGISTERED PROFESSIONAL AERONAUTICAL ENGINEERS
12. REGISTERED PROFESSIONAL AGRICULTURAL ENGINEERS
13. REGISTERED PROFESSIONAL METALLURGICAL ENGINEERS
14. REGISTERED PROFESSIONAL MINING ENGINEERS
15. REGISTERED PROFESSIONAL OIL ENGINEERS
16. REGISTERED PROFESSIONAL PETROLEUM ENGINEERS
17. REGISTERED PROFESSIONAL POWER ENGINEERS
18. REGISTERED PROFESSIONAL RAILWAY ENGINEERS
19. REGISTERED PROFESSIONAL SURVEYING ENGINEERS
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21. REGISTERED PROFESSIONAL TRANSPORT ENGINEERS
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99. REGISTERED PROFESSIONAL WIND ENERGY MAINTENANCE ENGINEERS
100. REGISTERED PROFESSIONAL WIND ENERGY INSPECTION ENGINEERS

- TREES**
- T 11 Green "Lemon" 20m - 6 000 000
 - T 12 Green "Lemon" 20m - 6 000 000
 - T 13 Green "Lemon" 20m - 6 000 000
 - T 14 Green "Lemon" 20m - 6 000 000
- SHEDS**
- S 1 Green "Lemon" 20m - 6 000 000
 - S 2 Green "Lemon" 20m - 6 000 000
 - S 3 Green "Lemon" 20m - 6 000 000
 - S 4 Green "Lemon" 20m - 6 000 000
- NOTES**
- 1. All works to be carried out in accordance with the current Building Regulations.
 - 2. All dimensions to be checked on site.
 - 3. Do not scale. Figured dimensions only to be used.
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SITE LAYOUT & LANDSCAPING