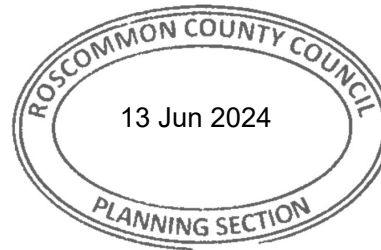


Planning Department,  
Roscommon County Council,  
Áras an Chontae,  
Roscommon  
F42 VR98



Via on-line portal

13th June 2024

A Chairde,

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## **Proposed Material Alterations to the Roscommon Town Draft LAP 2024-2030**

Uisce Éireann (UÉ) welcomes the opportunity to comment on the proposed material alterations to the draft Roscommon Town Local Area Plan 2024-2030. This letter is further to our earlier submissions set out in our letter of 2<sup>nd</sup> February 2024. We have provided observations and comments on the proposed Material Alterations in relation to public water services and will continue to engage with Roscommon County Council as the Plan preparation process progresses.

### **1. MAs amending Land Use Zonings**

Available network information indicates short network extensions may be required to service some zoned sites. Depending on the extent of development realised, localised network upgrades may also be required, particularly in areas served by 150mm diameter sewers or watermains with a diameter of 80mm or less e.g. MA45. Third-party agreement may be required where it is proposed to service a new development via private property or private water services infrastructure.

Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed UÉ projects in place to progress such works.

All new residential and commercial/ industrial developments wishing to connect to an UÉ network are to be assessed through UÉ's Connections and Developer Service process which will determine the exact requirements in relation to network and treatment capacity. Connections to UÉ networks are subject to our Connections Charging Policy. Further information on this process is available at: <https://www.water.ie/connections/developer-services/>.

Where UÉ assets are within a proposed development site, the site layout must take account of these and the assets must be protected or diverted as necessary. If there is a possibility that UÉ assets will need to be altered or diverted as a result of a proposed development, a diversion agreement may be required. Further information on this process is available at: <https://www.water.ie/connections/developer-services/diversions/>. Development in the vicinity of UÉ assets must be in accordance with UÉ's standard details and codes of practise.

**Stiúrthóirí / Directors:** Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.

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Overall, there is an increase in the amount of residential land zoned. The need for this level of zoned lands is unclear and increase the likelihood of strategic upgrades being required; a more focussed approach would assist in forward planning for future infrastructure needs. Sequential, phased development is recommended to optimize existing infrastructure and minimize investment required.

Additional site specific comments are provided below:

MA30- Available GIS indicates the nearest networks are 200-300m away however, local knowledge may provide greater clarity. There may also be potential to connect via private infrastructure in adjacent estates, subject to third party permissions.

MA31- Depending on quantum watermain network upgrades may be required.

MA43 – A trunk sewer leading to the Roscommon WWTP is located along the western boundary of this site. Likely connection to the network is via the 225mm sewer in the southern corner of the site. Adequate separation distances/ protection measures must be implemented as per UÉ requirements.

MA45 – the inclusion of this site does not appear to be in keeping with the principle of sequential growth. The site is currently served by a small diameter watermain; it is likely that an upgrade of ~120m would be required to facilitate development, which would include a stream crossing.

MA46 – Depending on the scale of development proposed on this site and along this road, there may be a need for network upgrades to improve network performance in this area of Roscommon.

MA48 – There is a trunk watermain that is located close to the entrance of the Ballyboughan Business Park. Early engagement with UÉ regarding this asset is advised when proposals for the link road are taken forward.

MA58 – should they be included in the Adopted Plan, this table should be updated to include the additional New Residential sites proposed in these Material Alterations.

Several sites are within/ adjacent to flood zones. Development on sites at risk of flooding may increase the level of complexity, and in turn cost, of servicing the sites.

## 2. Availability of Water Services

We are currently in the process of updating our water supply and wastewater treatment capacity registers which will provide an updated indication of available capacity.

## 3. Text Amendments

Uisce Éireann welcomes alterations arising from our submission on the Draft Plan including the addition of the water supply and wastewater text that has been inserted into Chapter 7 Infrastructure and Transport through MA19, MA20 and MA21.

Yours sincerely,

Elaine Heneghan  
Elaine Heneghan  
**Regional Forward Planning Specialist**  
**Asset Strategy**

