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CORPORATION

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Tracy Davis
Senior Executive Planner
Roscommon County Council

11th June 2024

By Email Only – planning@roscommoncoco.ie

RE: Unfinished Development at Abbeyville, Galway Road, Co. Roscommon

Dear Tracy,

I am writing to you regarding our unfinished development at Abbeyville, Galway Road, Co. Roscommon, and to our application for planning permission which was denied last November and is now appealed to An Bord Pleanala. As I am sure you are aware, this was not an application for a new development, but rather, an application to complete a development which had previously been granted planning under Planning Register Reference Numbers 00/1947, 05/19, 06/1191, 06/1686 and a change of house design granted under Planning Register Reference Numbers 16/170 and 21/3010. Construction had previously begun at this site prior to the recession, at which time the development came under the control of NAMA and in turn, vulture funds. We at Glenman have gone to great lengths to recover Abbeyville from NAMA and the vulture funds, always with the intention of completing this development to the benefit of the current residents of the estate, and to fulfil our role to the residents in the form of a functioning management company tasked with the maintenance and upkeep of the entirety of the estate as originally envisaged, namely 'Abbeyville Estate Management Limited'. We have, since regaining control of the estate, endeavoured to finish the estate to the highest possible standard for the benefit of the residents of Abbeyville. I feel it prudent to remind you that the past history of the estate should not factor into any decision-making regarding zoning for the future use of the estate.

We note also that our lands at Abbeyville have not been re-zoned (having previously been de-zoned from residential, leaving the land in question landlocked and unfit for any other use or purpose) in the Draft Roscommon Town LAP 2024 – 2030 despite our having submitted a detailed submission to same, prepared by our Planning Consultant, Mr. Stephen Dowds, which explained in great detail the proximity of our site to all necessary services and amenities. This being said, material alteration to the Draft LAP in the form of a development further out the Galway Road than Abbeyville (and outside the urban speed limit of the town) has been marked for rezoning as residential, owing to a vote of the elected representatives of Roscommon County Council.

General Building and Civil Engineering Contractors

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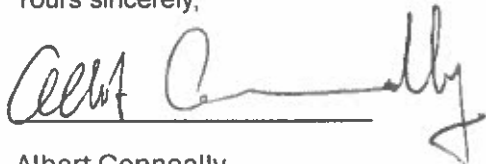
Directors: Albert Conneally, Micheal Conneally. Registration No. 210198. VAT 8210198P

We are aware that the LAP 2024 – 2030 has not been set in stone as of yet. We urge you to put these lands forward for a vote of the elected representatives prior to the final ratification of this plan. Failing this, we intend to put the matter forward for judicial review, as we believe there has been a breach of Departmental Guidelines on planning in this instance, as when zoning lands, the Council are required, under the Department's Guidelines, to zone tier 1 lands first and tier 2 lands second. Tier 1 lands are lands that are already serviced, tier 2 lands are lands that can be serviced but are not. In the draft development plan, some of the lands zoned by the planners are tier 2. Our lands are already serviced, with foul sewer, surface water sewer, water mains, road access, footpaths and public lighting, hence our reference to same as being an unfinished development site, as these are all services that were installed on site prior to the site being de-zoned. The draft plan as currently constituted, we believe, is contrary to the guidelines on the creation of development plans. Also, lands zoned for new residential development in the last local area plan haven't had a single application for a house during the entirety of the period the plan was in force.

We were, and are, in a position to immediately commence works on the construction of housing in Roscommon Town, in order to fulfil the urgent requirement for housing faced by the people of Roscommon, who are no exception to the gravity of the housing crisis being faced throughout Ireland presently. Abbeyville Estate has been responsible for circa 60% of all house sales in Roscommon Town for the last three years. There are currently, as of the time of writing this letter, only 54 houses for sale in Roscommon Town and surrounding areas, which include areas much further out from the town than our lands in question, including areas such as Kiltewan in the surrounding countryside as opposed to the town itself. Re-zoning these lands in order to allow us to finish out this development, would more than double the current supply of housing in Roscommon Town, significantly alleviating the effects of the housing crisis on the local population in the process.

We would greatly appreciate a response from you on this, as we have previously made contact with members of Roscommon County Council, including the Chief Executive, to which we are still awaiting a reply, but have included the Chief Executive in recipients of this letter.

Yours sincerely,



Albert Conneally
Managing Director Glenman Corporation

