



Comhairle Contae
Ros Comáin
Roscommon
County Council



Re: Roscommon Town Draft Local Area Plan 2024-2030 - Proposed Material Alterations

Dear Sir/Madam,

I am writing to express my views on the zoning designation of Edenville House in the Proposed Material Alterations to the Draft Roscommon Local Area Plan 2024-2030. As the Acting Director of Housing, I believe that Edenville House should be zoned as "Outer Core" rather than "Community Infrastructure." This change would better reflect its location and potential for contributing to the town's growth.

Rationale for Outer Core Zoning

- 1. Strategic Location:** Edenville House is situated in a transitional area that bridges the town centre and surrounding residential neighbourhoods. Zoning it as Outer Core would acknowledge its role as a connector and enhance its utility in fostering economic and social activity. This designation would also provide flexibility for mixed-use development, which can cater to both community needs and commercial opportunities.
- 2. Community Benefits:** The Roscommon Draft Local Area plan 2024-2030 provides that 'Community Infrastructure' land use zone encompasses land on which a range of social, community and cultural facilities exist, associated with the delivery of key functions such as education, healthcare, amenity and leisure, culture, religion etc.

Designation as proposed Community Infrastructure highlights its importance to the community, an Outer Core zoning would not diminish this role. Instead, it would broaden the scope of potential uses, allowing for a combination of residential, commercial, and community services. This can lead to the creation of a more dynamic and integrated space that better serves the diverse needs of Roscommon's residents.

- 3. Sustainable Development:** Outer Core zoning encourages sustainable urban development by promoting higher density and mixed-use projects. This can reduce the need for extensive commuting, lower carbon emissions, and create a more walkable environment. Edenville House, with its strategic location, is well-positioned to exemplify these principles of sustainable growth.
- 4. Alignment with Surrounding Areas:** Zoning Edenville House as Outer Core as proposed in the Draft Roscommon Local Area Plan 2024-2030, would be more consistent with the zoning of adjacent areas, fostering a cohesive urban fabric. This would also facilitate better integration of services and amenities for residents.

Following support of the Elected Members at the Council meeting of the 26th of February 2024 to the motion to apply for THRIVE funding strand 1 on the basis that 100% funding is available for such projects, the Council proceeded to apply for THRIVE under Strand 1 **Integrated Urban Strategies and Project Pipeline Development (I.U.S.)** funding with a key priority to develop specific proposals that

deliver a pipeline of investment-ready built heritage refurbishment and renovation projects, with a view to applying for capital works funding under Strand 2. The IUS will include an assessment and feasibility study of two publicly owned properties in Roscommon Town, namely Edenville House and Bank House (Former Motor Tax Office)

The funding allows Local Authorities and citizens to reimagine and revitalise town centres through the renovation and reuse of publicly owned vacant or derelict heritage buildings.

The members were advised at that meeting that works could only take place with an integrated plan and that applications for funding were subject to a competitive process and there is no guarantee of securing sufficient funding and the use of the building will be a key factor in funding being sought and approved.

By zoning Edenville House as outer core, Roscommon County Council can support the flexibility and diversity needed to fully leverage the THRIVE initiative. This aligns with the goals of sustainable and comprehensive development, maximising economic, environmental and community benefits while providing the necessary adaptability for future growth and innovation.

Roscommon County Council has committed to applying for funding under the THRIVE initiative, which may identify Edenville House as a potential for investment. The Housing Department has stepped back to allow this process to develop. However, zoning Edenville House as Community Infrastructure restricts development possibilities and effectively sterilizes the site from a myriad of potential opportunities rendering the site dormant.

The zoning of Edenville House as Outer Core will not only respect its strategic location but also contribute positively to the future growth and development of Roscommon Town. I appreciate the opportunity to provide input on the proposed Material Alterations to the Draft Roscommon Local Area Plan 2024-2030 and trust that the Planning Department will consider these points.

Thank you for your attention to this matter.

Fiona ni Chuinn

Fiona NiChuinn
A/Director of Services
Housing, Culture and International Protection.

