



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



07/06/2024

**RE: Material Alterations to Draft Roscommon Town Local Area Plan 2024-2030**

Dear Sir/Madam,

The OPW, as lead agency for flood risk management in Ireland, welcomes the opportunity to comment on the Material Alterations to the Draft Roscommon Town Local Area Plan 2024-2030.

This submission is made specifically concerning flood risk management. Further submissions on the Issues Paper may be made by the OPW concerning the estate portfolio, heritage and other areas of responsibility.

The OPW welcome the consideration given to OPW commentary at draft plan stage, the updated mapping and the additional objective supporting the Flood Relief Scheme.

**Constrained Land Use Zoning**

The OPW note that the objectives supporting constrained land use zoning ensures that development proposals within the constrained land use zoning are informed by SSFRAs, and that small scale expansion proposals are to be facilitated. It would be beneficial if the text set out in section 9.4 of the draft plan, "*Uses under all zoning objectives shall be limited to water-compatible uses in Flood Zone A and less vulnerable or water compatible uses in Flood Zone B. Detailed site specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives*" were included in a policy objective, particularly as several existing developed sites have not satisfied all criteria of the plan making justification test, and therefore rely on constrained land use zoning to limit development in flood risk areas.

**Material Alterations**

The following material alterations have zoned lands in flood risk areas, but have not satisfied all criteria of the plan making justification test:

- Material alteration number 45 has zoned undeveloped lands in Flood Zones A and B as less vulnerable Strategic Industrial/Enterprise Zone
- Material alterations number 43 and 50 have zoned undeveloped lands in Flood Zones A and B as highly vulnerable New Residential

Highly vulnerable development is not appropriate in Flood Zone A or B, and less vulnerable development is not appropriate in Flood Zone A unless all criteria of the plan making justification test have been satisfied.



If further information is required, please do not hesitate to contact the OPW ([floodplanning@opw.ie](mailto:floodplanning@opw.ie)) in advance of the completion of the Draft Roscommon Town Local Area Plan 2024 - 2030.

Yours sincerely,

Conor Galvin

Flood Risk Management – Climate Adaptation and Strategic Assessments

