

**MINUTES OF ROSCOMMON MUNICIPAL DISTRICT SPECIAL MEETING HELD IN THE COUNCIL CHAMBER, ROSCOMMON ON 28<sup>th</sup> July, 2016 AT 3.30 P.M.**

**PRESENT:** Councillor Orla Leyden, Cathaoirleach **PRESIDED**

**MEMBERS:** Cllr. Michael Creaton, Cllr. Kathleen Shanagher,  
Cllr. Paschal Fitzmaurice, Cllr. Nigel Dineen,  
Cllr. Domnick Connolly

**OFFICIALS:** Mr. Martin Lydon, A/Director of Services  
Ms. Mary Grier, Senior Planner  
Ms. Tracy Davis, Senior Executive Planner  
Mr. Pio Byrnes, Assistant Planner  
Mr. John Mockler, Roscommon Municipal District Co-ordinator  
Ms. Breeda Burke, Staff Officer, Roscommon Municipal District

**CAAS CONSULTANTS:** Mr. Conor Skehan  
Mr. David L'Estrange

**37.16. The Chief Executive's Report on submissions received on the Draft Castlerea Local Area Plan 2016 – 2022**

A copy of the Chief Executive's Report on the Submissions received on the Draft Castlerea Local Area Plan 2016 – 2022 was previously circulated to the members.

Cllr Fitzmaurice called for an adjournment of the meeting with regard to his submission and the maps provided.

Martin Lydon indicated that the Chief Executive's Report was prepared on the basis of information provided in the submissions received during the public consultation stage of the planning process and he agreed that it would be appropriate to adjourn the meeting to provide clarity." Following a brief adjournment the meeting resumed.

Mr. Martin Lydon, A/Director of Services outlined that we are at Stage 3 of the consultation process and the members were currently considering the Chief Executives report. He summarised each submission received for the Castlerea Local Area Plan as follows:

Submission No. 1: Office of the Minister for Jobs, Enterprise and Innovation

On the **PROPOSAL** of Councillor Shanagher

**SECONDED** by Councillor Dineen

It was **AGREED** to accept the Chief Executive's recommendation as presented.

Submission No. 2: Health & Safety Authority

On the **PROPOSAL** of Councillor Dineen

**SECONDED** by Councillor Shanagher

It was **AGREED** to accept the Chief Executive's recommendation as presented.

Submission No. 3: Longford County Council

On the **PROPOSAL** of Councillor Creaton

**SECONDED** by Councillor Dineen

It was **AGREED** to accept the Chief Executive's recommendation as presented.

Submission No. 4: An Taisce

On the **PROPOSAL** of Councillor Dineen

**SECONDED** by Councillor Creaton

It was **AGREED** to accept the Chief Executive's recommendation as presented.

Submission No. 5: An Bord Pleanála

On the **PROPOSAL** of Councillor Creaton

**SECONDED** by Councillor Shanagher

It was **AGREED** to accept the Chief Executive's recommendation as presented.

Submission No. 6: Harmac Medical Products

On the **PROPOSAL** of Councillor Creaton

**SECONDED** by Councillor Dineen

It was **AGREED** to accept the Chief Executive's recommendation as presented which involves amending the plan to **extend the development envelope northwards to include lands identified 'A' in the submission from Harmac Medical Products, and to zone that extended LAP area for Industrial (I) purposes.**

Submission No. 7: Transport Infrastructure Ireland

On the **PROPOSAL** of Councillor Shanagher

**SECONDED** by Councillor Creaton

It was **AGREED** to accept the Chief Executive's recommendation as presented.

Submission No. 8: Castlerea Town Trust

On the **PROPOSAL** of Councillor Dineen

**SECONDED** by Councillor Creaton

It was **AGREED** to accept the Chief Executive's recommendation as presented which involves amending the plan to **extend the development envelope northwards to include lands identified in the submission from Castlerea Town Trust, and to zone that extended LAP area for Industrial (I) purposes.**

Submission No. 9: Environmental Protection Agency

On the **PROPOSAL** of Councillor Dineen

**SECONDED** by Councillor Creaton

It was **AGREED** to accept the Chief Executive's recommendation as presented which involves amending the plan to

**-Include a Habitat Map as per the *Habitat Mapping of Habitats in County Roscommon (May 2011)* report. The map will be identified as Map 12.**

**-Amend the numbering of all subsequent maps in the LAP to take account of the inclusion of the additional map detailed above. This pertains to Map No's 12, 12a, 13, and 13a as identified in the Draft LAP. Amend all references in the text to reflect the renumbered maps.**

**-Amend Objective 4, Section 7.3.1 of the Draft LAP as follows (amended text highlighted green):**

**Implement the relevant recommendations contained within the River Basin Management Plans for the Shannon International River Basin District and the Western River Basin District, and associated Programmes of Measures, and have regard to the relevant River Basin Management Plan and the associated Programme of Measures to be adopted as part of the second cycle of River Basin Management Planning, in order to facilitate the implementation of the Water Framework Directive, in co-operation with Irish Water.**

Submission No. 10: Irish Water

On the **PROPOSAL** of Councillor Shanagher

**SECONDED** by Councillor Creaton

It was **AGREED** to accept the Chief Executive's recommendation as presented.

Submission No. 11: Department of Environment, Community and Local Government (DECLG), Water and Planning Division

Members **AGREED** to defer consideration of Submission No. 11 until later in the meeting, on the basis that decisions on other submissions may conflict with elements of this submission.

Submission No. 12: Noel & Raymond Egan

Members **AGREED** to defer consideration of Submission No. 12 until later in the meeting, on the basis that decisions on other submissions may conflict with elements of this submission.

Submission No. 13: Councillor Paschal Fitzmaurice

**Sites A/C:**

On the **PROPOSAL** of Councillor Dineen

**SECONDED** by Councillor Creaton

It was **AGREED** to accept the Chief Executive's recommendation as presented which involves amending the plan to **extend the development envelope northwards to include lands identified 'A' in the submission from Harmac Medical Products, and to zone that extended LAP area for Industrial (I) purposes.**

**Sites D/E:**

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **AGREED** to accept the Chief Executive's recommendation as presented and amend the plan to include the following footnote in relation to "Educational Facilities" on "Industrial" zoned lands

**Training facilities may be acceptable in Industrial zonings subject to proper planning practices and where they are ancillary to the overall use of the structure**

**Sites L and L1:**

On the **Proposal** of Councillor Fitzmaurice

**Seconded** by Councillor Dineen

it was proposed to amend the plan so that lands marked 'L' are zoned 'New Residential' and lands marked 'L1' are zoned as 'Strategic Residential Reserve' (referring to 'L' and L1' as identified on the 'concentric circle' map provided to Members).

Martin Lydon reminded the members that changing the zoning of lands marked as L and L1 would not be consistent with the application of the sequential approach and going against this policy could give rise to difficulties.

On the **PROPOSAL** of Councillor Dineen

**SECONDED** by Councillor Creaton

It was **AGREED** to **amend the plan so that lands marked 'L1' are zoned as 'New Residential'; and the lands marked as 'L' remain zoned as 'Strategic Residential Reserve' as per the Draft LAP.**

**Councillor Fitzmaurice withdrew his initial proposal.**

**Sites G/H:**

Martin Lydon described the location of the lands marked as G and H and requested the members to make no change to the Draft Plan.

On the **PROPOSAL** of Councillor Creaton

**SECONDED** by Councillor Shanagher

It was **AGREED** to accept the Chief Executive's recommendation as presented.

**Sites J/K:**

Martin Lydon informed the members that the lands marked J and K were included in the Draft Castlerea LAP as 'New Residential.' He referred to Submission No. 13 and in particular to the statement that "the landowner has indicated that they do not want their lands zoned as 'New Residential'." He informed the members that no documentary evidence was submitted by the landowners to support this.

Site K

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **AGREED** to zone lands identified as 'K' as 'Transitional Agriculture'.

Site J

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **AGREED** to :

- Zone lands identified as 'J' as 'Transitional Agriculture'
- Retain the 'New Residential' zoning on lands identified as 'J1' and 'J2', as per the Draft Plan.

Martin Lydon advised of the need for the owners of the lands which members are proposing to be rezoned to 'Transitional Agriculture' to provide written confirmation to the Planning Authority of their agreement to this rezoning.

Site i:

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Shanagher

It was **AGREED** to **amend the plan so that the zoning of lands marked i are zoned as 'New Residential' instead of 'Strategic Residential Reserve.'**

Sites Q1 and Q2

Martin Lydon informed the members that this zoning change was not required in Castlerea town as the latest census figures are not showing a population growth and reminded them of the dangers associated with pushing development. He advised the members that the lands marked Q2 should remain as 'Transitional Agriculture' as per the Draft Plan.

Site Q2:

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **AGREED** to **amend the plan so that the zoning of lands marked Q2 are changed from 'Transitional Agriculture' to 'Existing Residential'.**

Site Q1:

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **AGREED** to **amend the plan so that the zoning of lands marked Q1 are changed to 'Existing Residential' as per the recommendation in the Chief Executive's Report.**

Site M:

Martin Lydon outlined that the lands marked M are outside the boundary of the Draft Local Area Plan. He informed the members of the current planning permission on the lands for the expansion of the golf course and advised them that there was no requirement to zone them.

On the **PROPOSAL** of Councillor Creaton

**SECONDED** by Councillor Dineen

It was **AGREED** to accept the Chief Executive's recommendation as presented.

Site M1:

On the **PROPOSAL** of Councillor Creaton

**SECONDED** by Councillor Dineen

It was **AGREED** to accept the Chief Executive's recommendation as presented.

**Sites N, P and P1:**

Martin Lydon informed the members that the lands marked N, P and P1 were included in the previous Castlerea Local Area Plan and zoned Transitional Agriculture. He explained that there was no need to have these lands as part of the Local Area Plan.

**Site N:**

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **AGREED** to **amend the plan to extend the LAP boundary to include the lands marked N and to zone the lands as ‘Transitional Agriculture’.**

**Site P1:**

On the **PROPOSAL** of Councillor Dineen

**SECONDED** by Councillor Fitzmaurice

It was **AGREED** to **amend the plan to extend the LAP boundary to include the lands marked P1 and to zone the lands as ‘Transitional Agriculture’.**

**Site P:**

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **AGREED** to accept the Chief Executive’s recommendation as presented.

**Site O:**

Martin Lydon outlined that the lands marked O are proposed in the Draft LAP as Transitional Agriculture. He advised the members that the lands marked O should remain zoned as ‘Transitional Agriculture’ as per the Draft Plan, due to the population figures for Castlerea and the core strategy of development plans combined with the level of lands already zoned for residential purposes in Castlerea.

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **AGREED** to **amend the plan so that the zoning of lands marked O are changed from ‘Transitional Agriculture’ to ‘Strategic Residential Reserve.’**

**Site R:**

Martin Lydon reminded members of the amount of land already zoned for residential purposes in Castlerea and advised the members to carefully consider before zoning lands marked as R.

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **PROPOSED** to **amend the plan so that the zoning of lands marked R are zoned as ‘Existing Residential’ which it is zoned as in current Castlerea LAP 2012 – 2018, and not ‘Transitional Agriculture’ as proposed in the Draft Plan.**

On the **COUNTER PROPOSAL** from Councillor Connolly

**SECONDED** by Councillor Shanagher

It was **PROPOSED** to accept the Chief Executive’s recommendation as presented.

A vote was taken on the counter proposal and the results are as follows:

<b>NAME OF COUNCILLOR</b>	<b>FOR</b>	<b>AGAINST</b>
Connolly Domnick	X	
Creton Michael		X
Dineen Nigel		X
Fitzmaurice Pascal		X
Leyden Orla		X
Shanagher Kathleen	X	

The counter proposal was rejected by 4 votes to 2 votes.

On the basis of the vote taken, It was **AGREED** to amend the plan so that the zoning of lands marked R are zoned as 'Existing Residential' which it is zoned as in current Castlerea LAP 2012 – 2018, and not 'Transitional Agriculture' as proposed in the Draft Plan.

Submission No. 12 : Noel and Raymond Egan

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Connolly

It was **AGREED** to accept the Chief Executive's recommendation as presented, taking into account already agreed amendments in respect of Submission No. 13 (items G and H).

Submission No. 14: Castlerea Golf Club

**Site M**

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Connolly

It was **AGREED** to accept the Chief Executive's recommendation as presented.

**Site Y:**

Martin Lydon outlined that the lands marked Y are close to Castlerea Town Centre but the lands are liable to flooding. He informed the members that the Chief Executive of Roscommon County Council was advising the members not to change the zoning and for the Draft Plan to remain unchanged in this respect. Martin Lydon defended the risk adverse approach in Roscommon County Council regarding lands that may flood as Roscommon as a County has been badly affected by flooding in the past. He reminded the members that CAAS Consultants are advising us not to zone the lands marked as Y. He also referred again to the issue of the amount of lands already zoned for Residential use in Castlerea and asked the members to carefully consider all of the above before they make any decision.

David L'Estrange and Conor Skehan, Consultants from CAAS, informed the members that the lands marked as Site Y are partially within Flood Zone A which is at the highest risk of flooding. They explained that there is a point where the River Suck goes beneath the road and also that parts of Site Y are low. Mr. Conor Skehan also advised the members to exercise caution in making any decision and to err on the side of caution as they will be on record for rezoning this land. He outlined the potential future problems that may arise if people build on this land and their houses becoming subsequently flooded.

A discussion took place about the amount of lands within Flood Zone A and the fact that the lands are not showing any sign of flooding now or in the past.

On the **PROPOSAL** of Councillor Creaton

**SECONDED** by Councillor Fitzmaurice

It was **PROPOSED** to amend the plan so that the zoning of lands marked Y are changed to 'Strategic Residential Reserve'.

On a **COUNTER PROPOSAL** from Councillor Connolly

**SECONDED** by Councillor Shanagher

It was **PROPOSED** to accept the Chief Executive's recommendation as presented.

A vote was taken on the counter proposal and the results are as follows:

NAME OF COUNCILLOR	FOR	AGAINST
Connolly Domnick	X	
Creaton Michael		X
Dineen Nigel		X
Fitzmaurice Pascal		X
Leyden Orla	X	
Shanagher Kathleen	X	

The result was 3 votes for and 3 votes against the proposal. Cllr. Leyden, Cathaoirleach took the casting vote and voted for the counter proposal. Therefore it was **AGREED** to accept the Chief Executive's recommendation as presented and not to make any amendments to the Draft Castlerea LAP.

Submission No. 15: Kelland Homes

On the **PROPOSAL** of Councillor Fitzmaurice

**SECONDED** by Councillor Dineen

It was **PROPOSED**, consistent with the decision in respect of Submission No. 13 (lands marked O), that the zoning of the land would be changed from 'Transitional Agriculture' to 'Strategic Residential Reserve'.

On the **COUNTER PROPOSAL** of Councillor Connolly

It was **PROPOSED** to accept the recommendation in the Chief Executive's Report i.e. that the lands remain zoned as 'Transitional Agriculture' as per the Draft LAP.

The counter proposal was not seconded.

It was therefore **AGREED**, consistent with the decision in respect of Submission No. 13 (lands marked O), that the zoning of the land would be changed from 'Transitional Agriculture' to 'Strategic Residential Reserve'.

Submission No. 16: Department of Education and Skills

On the **PROPOSAL** of Councillor Creaton

**SECONDED** by Councillor Dineen

It was **AGREED** to accept the Chief Executive's recommendation as presented.

Non Submission Proposal

On the **PROPOSAL** of Councillor Dineen

**SECONDED** by Councillor Fitzmaurice

It was **PROPOSED** that the lands shaded brown and marked SO5 on Map 9a of the Castlerea Local Area Plan 2012-2018 are included in the new LAP development envelope and are zoned as 'Business Enterprise'

On a **COUNTER PROPOSAL** from Councillor Connolly

**SECONDED** by Councillor Shanagher

-It was **PROPOSED** that the lands in question remain outside the LAP boundary and remain unzoned, as per the Draft LAP.

A vote was taken on the counter proposal and the results are as follows:

NAME OF COUNCILLOR	FOR	AGAINST
Connolly Domnick	X	
Creaton Michael	X	
Dineen Nigel		X
Fitzmaurice Pascal		X
Leyden Orla		X
Shanagher Kathleen	X	

The result was 3 votes for and 3 votes against the proposal. Cllr. Leyden, Cathaoirleach took the casting vote and voted against the counter proposal. It was therefore **AGREED** that the lands shaded brown and marked SO5 on Map 9a of the Castlerea Local Area Plan 2012-2018 are included in the new LAP development envelope and are zoned as 'Business Enterprise.'

Martin Lydon informed the members that the proposals agreed in respect of the lands are unlikely to be acceptable to Transport Infrastructure Ireland. He also noted that there is an existing planning permission on the site.

Submission No. 11 : Department of Environment, Community and Local Government  
Having deferred consideration earlier, Members returned to consider Submission No. 11 from the Department of Environment, Community and Local Government.

On the **PROPOSAL** of Councillor Dineen

**SECONDED** by Councillor Fitzmaurice

It was **AGREED** to accept the Chief Executive's recommendation as presented, except in relation to changes already agreed at the meeting by proposals and votes.

On the **PROPOSAL** of Councillor Creaton

**SECONDED** by Councillor Dineen

It was **AGREED to amend the Draft LAP as per the amendments already agreed during the meeting.**

Cllr Fitzmaurice requested that it be recorded in the minutes of the meeting that he did not agree with the Flood Maps in the Strategic Flood Risk Assessment (SFRA) which was prepared in conjunction with the Draft Castlerea Local Area Plan 2016 -2022.

**This concluded the business of the meeting.**

The foregoing Minutes are  
Confirmed and Signed:

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**Meetings Administrator**

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**Cathaoirleach**

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**Countersigned**