



Comhairle Contae
Ros Comáin
Roscommon
County Council



MINUTES OF BOYLE MUNICIPAL DISTRICT HELD IN THE STROKESTOWN AREA OFFICE, ON TUESDAY, 4TH FEBRUARY, 2020 2.00 PM

PRESENT: Councillor Joe Murphy **PRESIDED**

MEMBERS: Cllr T. Crosby, Cllr L. Callaghan and Cllr J. Cummins.

OFFICIALS: Jason Corbett, Area Engineer
Michael Conlon, Boyle Municipal District Co-ordinator
Declan Dolan, Area Engineer, Ballaghaderreen
Conor Fallon, A/Senior Executive Engineer
Martin Lydon, Director of Services

Apologies: Cllr V. Byrne and Cllr M. Mulligan.

48.20 SPECIFIED DEVELOPMENTS UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) - ELPHIN STREET, STROKESTOWN

Cathaoirleach, Cllr. Murphy welcomed the Members to the Special Meeting of Boyle Municipal District for the Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) - Proposed Development at Elphin Street, Strokestown, County Roscommon

Martin Lydon, Director of Services outlined the details of the project to the members including the Part 8 procedure as outlined in the Chief Executive's report (included with the Agenda), which comprises of the following 10 No. Residential Units: -

- 3 No. Two Storey 3 Bed Semi-Detached Houses;
- 6 No. Two Storey 2 Bed Semi-Detached Houses;
- 1 No. Single Storey 2 Bed Semi-Detached House.

He outlined the project was funded by the Department of Housing, Planning and Local Government under the Social Housing Investment Programme (SHIP).

The basis on the type of houses proposed is solely based on the figures set out on the current Housing Waiting List for Strokestown.

The process of the Part 8 commenced on 6th December and submissions were accepted up to and including 30th January, 2020. The Design Team for this project was Sweeney Architects. The site is zoned as Core Town Centre (TC1) and Peripheral Town Centre (TC2). The site consists of approximately 0.34Ha.

The proposal was referred to the following parties:

- Roads and Transportation Department;
- Irish Water and Water Services Department;
- Municipal District Engineer;
- Planning Department.

Observations were received from the Planning Department and Irish Water.

Two submissions were received from a local resident all of which are outlined in the report and Roscommon County Council is satisfied that all issues are addressed with satisfactory standards.

In conclusion Martin Lydon recommended the Members approve the Council to proceed with this development at Elphin Street, Strokestown.

The Members welcomed the proposed development and the following items were discussed:

- Part 8 can be appealed by An Board Pleanála;
- Cost per unit of the proposed development will depend on market rates and budgets set out by the Department;
- The development is not subsidised by Roscommon County Council;
- Target date for completion is 2021

On the **PROPOSAL** OF Cllr. Crosby

SECONDED by Cllr. Murphy

It was **AGREED** to recommend the specified development under Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) for the proposed development at Elphin Street, Strokestown, County Roscommon.

NEXT MEETING

The next meeting will be on Monday, 27th April, 2020.

This concluded the business of the meeting.

The foregoing Minutes are
Confirmed and Signed:



Meetings Administrator

Cllr. Joe Murphy

Cathaoirleach



Countersigned