

**DRAFT MINUTES OF Boyle Municipal District HELD IN THE Boyle MD Office, Boyle  
ON Monday, 9th December, 2024 AT 2.30 PM**

- PRESENT:** Councillor Tom Crosby      **PRESIDED**
- MEMBERS:** Cllr S. Moylan, Cllr M. Frain, Cllr L. Callaghan and Cllr V. Byrne.
- OFFICIALS:** Greg O'Donnell, A/Director of Services  
Ivor Kilcline, Municipal District Coordinator  
Gerardine Lafferty, Staff Officer  
Brian Farragher, Senior Executive Planner  
Mary Grier, Senior Planner
- Apologies:** Cllr L. Cull.

**74.24 DISCLOSURE OF CONFLICT OF INTEREST (SECTION 177 OF THE LOCAL GOVERNMENT ACT 2001 AS AMENDED)**

There was no conflict of interest.

**75.24 CONSIDERATION OF THE CHIEF EXECUTIVE'S REPORT ON SUBMISSIONS RECEIVED ON THE DRAFT CARRICK-ON-SHANNON JOINT LOCAL AREA PLAN, (AS CIRCULATED) AND TO AMEND THE DRAFT CARRICK-ON-SHANNON JOINT LOCAL AREA PLAN AS RECOMMENDED IN THE CHIEF EXECUTIVE'S REPORT OR TO RESOLVE TO AMEND THE DRAFT CARRICK-ON-SHANNON JOINT LOCAL AREA PLAN OTHERWISE THAN AS RECOMMENDED IN THE CHIEF EXECUTIVE'S REPORT, AS THE CASE MAY BE, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20(3) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED).**

Mr. Greg O'Donnell gave a background to the CE report, the joint meeting held earlier today and the discussions with Leitrim Co. Council. He stated that members were asked to agree/not agree the CE recommendations in the CE Report on Submissions Received on the Carrick-on-Shannon Draft Joint Local Area Plan 2025-2031. Some CE recommendations call for a text change and some do not relate specifically to Cortober.

<b>CE Recommendation No.</b>	<b>Decision</b>
CE Rec 1 -17	Agreed
CE Rec 18-19	Agreed
<b>Prescribed Bodies</b>	
CE Rec 20-35	Agreed
CE Rec 36	Not Agreed – in support of Leitrim Co. Council
CE Rec 37-45	Agreed
CE Rec 46	Members did not reach a consensus and issue went to vote as follows: 4 Agreed, 1 absent, 1 abstained. Recommendation was agreed.

CE Rec 47-50	Agreed
<b>Specific Submissions – Cortober Area</b>	
JLAP D SUB9 Lands located at Drishoge	Agreed following discussion under Notice of Motion
JLAP D SUB19	Agreed
JLAP D SUB21	Agreed
JLAP D SUB26 Carparking At Train Station	Agreed
JLAP D SUB28	Agreed following discussion under Notice of Motion 10.24

## **76.24 NOTICE OF MOTION 09.24 & 10.24**

### **09.24 Notice of Motion Cllr Sean Moylan:**

In light of the main N4 moving more southerly in Cortober ( post Bypass/ realignment), I would like to request that the moving of the town limits an equal distance south,{ to give more space for the expansion of Cortober along the Elphin Road (R368) and Croghan Road (R370)} be considered, Housing , commercial and Industrial zoning would follow this. This I feel would make Cortober side of the Shannon a vibrant and thriving town.

### **Roscommon County Council CE Response:**

The Draft JLAP has been prepared having regard to the proper planning and sustainable development for both Carrick-on-Shannon and Cortober and is consistent with the hierarchical planning framework provided at national, regional and local level. In regards to this motion, which references the expansion of Cortober, it should be noted that the proposed JLAP boundary as set out in the Draft Plan, facilitates a level of growth that is consistent with the Core Strategy set out in the Roscommon County Development Plan 2022-2028. The Core Strategy serves to provide a focused strategy for growth in Cortober that is appropriate, sustainable and deliverable over the lifetime of the plan. In the context of the overall zoning strategy for Cortober, as part of the larger settlement of Carrick-on-Shannon, the appropriate quantum of lands have been identified to facilitate opportunities for residential, commercial and industrial growth. The further expansion of the Plan boundary and any subsequent additional zoning of lands in Cortober for the above referenced uses would be contrary to the Core Strategy and as such contrary to the principles of proper planning and sustainable development.

Further to consideration of the N4 Carrick-on-Shannon to Dromod designed strategic road corridor, as shown on the land use zoning maps accompanying the Draft JLAP, in lieu of the potential loss of 'Industrial and Enterprise' zoned lands in Cortober (underlying the designed N4 route), the Chief Executive's Report in response to submissions received on the Draft JLAP has recommended that the Plan boundary be extended to facilitate the zoning of c.1.4 ha of contiguous lands for 'Industrial and Enterprise' use. This ensures that the quantum of lands zoned to facilitate such economic growth has not been compromised to facilitate the N4 project. It is not deemed necessary to zone additional lands, above and beyond the proposed lands identified for 'Industrial and Enterprise' uses. Roscommon County Council is committed to ensuring that the appropriate zoning framework exists to facilitate the strategic growth in Cortober as part of the larger Carrick-on-Shannon settlement. As

such, once the Plan comes into effect, it will be subject to ongoing monitoring and review to ensure there is sufficient capacity on all zoned lands to meet the needs of the Cortober area. Having regard to this and the foregoing assessment, it is not deemed necessary nor appropriate at this juncture to expand the JLAP boundary to zone additional lands.

Members supported Cllr.Moylan on his Motion.

Ms. Mary Grier informed members that the Plan had to be agreed or not agreed today. No amendments at this stage were possible. Current Plan should go forward as is, however, this location to be reviewed for the next Plan period in six years,

Cllr. Sean Moyle withdrew his Motion.

**10.24 Notice of Motion No. 2 - Cllrs: Liam Callaghan, Leah Cull, Sean Moylan, Tom Crosby, Michael Frain & Valerie Byrne.**

“On land in relation to submission number 9 and submission number 28 on the Draft Carrick-on-Shannon joint local area plan 2023-2031. We the Councillors in the Boyle Municipal District request a change of status of Flood Zone B areas which represent a moderate risk with a 0.1% over a 1000 years. Development here is permissible under the Planning System and Flood Risk Management Guidelines if justified by strategic importance and accompanied by site-specific flood risk mitigation. These lands are of higher gradient than most lands in Cortober and we ask that you please examine this specific location again. This Joint Local Area Plan (JLAP) will be the first joint Plan for the town and will have a strong focus on the development of both the Carrick-on-Shannon and Cortober areas of the town. A Local Area Plan is a statutory document that sets out the land use strategy for the proper planning and sustainable development of an area.”

**Roscommon County Council CE Response:**

It should be noted that this matter has been addressed in the Chief Executive’s Report in response to submissions received (Submission No’s 9&28) on the Draft Carrick-on-Shannon JLAP. The Draft JLAP has been informed by a suite of comprehensive environmental reports, including a Strategic Flood Risk Assessment (SFRA), which has been prepared in accordance with the Planning System and Flood Risk Management - Guidelines for Planning Authorities – 2009. This SFRA was carried out by CAAS, a professional company focused on delivering planning and environmental consultancy services to public sector authorities. CAAS have specialist expertise in environmental and flood studies which has served to inform the Plan making process. The SFRA flood zones for the Plan area have been identified, taking into account the best available and most sophisticated predictive flood risk indicators from the Office of Public Works, including the emerging findings of the Carrick-on-Shannon Flood Relief Scheme Project, 2024 and the Flood Extent Mapping from the OPW’s Catchment-based Flood Risk Assessment and Management Programme, 2016. In response to the submissions associated with the subject lands, Roscommon County Council engaged directly with CAAS in order to address the issues and queries raised regarding flooding. Roscommon County Council is obliged to adhere to the findings presented in the SFRA, which, as outlined above, has been prepared taking account of the most up to date information and in accordance with the above referenced Planning System and Flood Risk Management - Guidelines for Planning Authorities –

2009. Therefore the Council cannot facilitate changes to the flood zone data and associated maps provided in the SFRA.

There followed discussion and input from CAAS consultant, Mr. Greg O'Donnell clarified that the Strategic Flood Risk Assessment is for the Plan and informs planning application approval. Areas classed as Zone A & B have to be considered. Substantial portion of site concerned is in the Outer Core which allows residential development. Development may be possible through the normal planning application process.

Members agreed Submission 9 and 28 of the JPLAN.

***NEXT MEETING***

**The next meeting will be on Friday, 24th January, 2025.**

This concluded the business of the meeting.

The foregoing Minutes are

Confirmed and Signed:

*Ivor Kilcline*

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Meetings Administrator

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Cathaoirleach

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Countersigned