



Comhairle Contae
Ros Comáin
Roscommon
County Council

Comhairle Contae Ros Comáin
Roscommon County Council

CHIEF EXECUTIVE'S REPORT

**Provision of Doon Shore Outdoor Amenity
Enhancement Scheme**

Part 8 Development

1st March 2021



Comhairle Contae
Ros Comáin
Roscommon
County Council



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County Development Plan/Area Plan Variations 1 & 2

Variation No. 1 to the Roscommon County Development Plan (RCDP) 2014 – 2020. The reason for undertaking this variation was to give expression to changes required as part of the Urban Regeneration and Housing Act 2015 particularly with regard to the introduction of the Vacant Sites Levy.

Variation No. 2 of the Roscommon County Development Plan (RCDP) 2014 – 2020 involves the amendment of text in the Plan in response to the production of the Athlone Joint Retail Strategy which was produced jointly by Roscommon and Westmeath County Councils.

1.0 Introduction

This report forms part of the statutory procedure for the preparation of the Local Authority own development proposals and is prepared in accordance with the requirements of Section 179(3)(b) of the Planning and Development Act, 2000, as amended, thus enabling consideration of submissions/observations as part of the Part 8 planning process.

The purpose of this Chief Executive's report is primarily to provide an account of any submissions/observations that have been received as part of the consultation process on the proposed Doon Shore Outdoor Amenity Enhancement Scheme. The consultation process for this project commenced on 24th November 2020 and closed on 18th January 2021. Within this period no submissions were received.

This report is prepared in accordance with Part XI, Section 179, Subsections 3(a) and 3(b) of the Planning and Development Act 2000 (as amended).

The specified development as proposed, is for the enhancement of the Doon Shore area. Specific details of the proposed development works are set out in Section 2.0 below.

Notice of the Proposed Development

In accordance with the requirements of Part 8 of the Planning and Development Regulations 2001 (as amended), the following procedures were followed:

Notice of the proposed development was published in the Roscommon Herald dated 24th November 2020. Site notices were erected at two locations within the proposed development area.

Plans and particulars of the proposed development were placed on public display on 24th November 2020.

Pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 82 of the Planning and Development Regulations 2001 (as amended), plans and particulars of the proposed development were issued to the following:

- The Minister for Culture, Heritage and the Gaeltacht
- An Taisce
- Fáilte Ireland
- Waterways Ireland
- Inland Fisheries Ireland

Further consultation was undertaken within Roscommon County Council, with plans and particulars of the proposed development issued to the following:

- Planning Department, Roscommon County Council
- Boyle Municipal District, Roscommon County Council

Submissions and/or observations regarding the proposed development were accepted up to and including 18th January 2021.

2.0 Nature and Extent of the Proposed Development

The proposed development provides for the provision of an Outdoor Amenity Enhancement Scheme at Doon Shore which includes:

- Creation of defined parking spaces to accommodate cars, trailers and users with disability, and surface repairs to existing trafficked areas
- Extension of the existing green space to provide a separation between vehicular traffic and pedestrians
- Provision of a coloured pedestrian footway along the existing shoreline concrete structure
- All other associated site and ancillary works

3.0 Environmental Considerations

An Environmental Impact Assessment (EIA) screening report for this proposed project was carried out. The purpose of the report was to screen the proposed project to establish whether it requires Environmental Impact Assessment (EIA) and as a result if an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

Having considered the nature, scale and location of the proposal, the characteristics and location of the proposed development, and having regard to the characteristics of potential impacts, it was considered that the proposed project was unlikely to give rise to significant environmental impacts.

It should also be noted that a separate Appropriate Assessment Screening Report was undertaken for the proposed project. This concluded that there would be no negative impacts on the qualifying interests or species of any Natura 2000 site within a 15km radius of the proposed development.

Both the Environmental Impact Assessment and Appropriate Assessment screening reports were included as part of the plans and particulars of the proposed development, and were placed on public display on 24th November 2020.

4.0 Policy Context

Project Ireland 2040

Project Ireland 2040 is the overarching policy and planning framework for the social, economic and cultural development of Ireland. It includes both the 20-year National Planning Framework (NPF) and a detailed capital investment plan for the period 2018 to 2027, the National Development Plan (NDP) 2018-2027. The NPF outlines the broader policy principles and priorities to plan, in a more strategic, sustainable and coordinated manner, for future population and economic growth over the next 20 years.

Ten strategic outcomes, referred to as 'National Strategic Outcomes' (NSOs) have been set out as part of Project Ireland 2040. NSO 7, which is of central consideration in the context of this current proposal, as set out in Project Ireland 2040, aims to enhance the level of amenities and heritage throughout our rural areas and it states. NSO 7 recognises the requirement for *“investment in amenities in rural areas, such as national and forest parks, activity-based tourism and trails such as greenways, blueways and peatways. This is linked to and must integrate with our built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place”*.

Arising from Project Ireland 2040, the Outdoor Recreation and Infrastructure Scheme (ORIS) has been established in partnership between the Department of Rural & Community Development and Fáilte Ireland. This scheme provides funding for the development of new and existing outdoor recreational infrastructure in rural areas.

Through ORIS, Roscommon County Council aim to enhance the amenity and recreational provision at Doon Shore. This fund also serves an important economic function, insofar as it provides recreational and activity tourism which supports the tourism and hospitality sector.

This investment underpins NSO 7 of the National Planning Framework, which aims to harness the potential that exists throughout the cities, towns and villages of Ireland, insofar as it aims to enhance the amenity and tourism experience to Roscommon, which will in turn have a positive knock-on effect, both on the local community and on the overall economy of the area.

Regional Spatial and Economic Strategy

The Regional Spatial and Economic Strategy (RSES) for the Northern & Western Regional Assembly provides a high-level development framework for the Northern and Western Region, aligned to the NPF. Having regard to the hierarchy of plans and the need for consistency within the plan framework, the proposal insofar as it accords with the NPF, also accords with the RSES.

The RSES for the Northern & Western Regional Assembly aims to identify regional policies and coordinate initiatives that support the delivery and implementation of Project Ireland 2040 – National Planning Framework (NPF) and National Development Plan (NDP) at regional, county and local level.

Legislative requirements are now in place to ensure regional policies align with national policies. This provides a solid foundation for consistency at all levels to deliver transformational change in shaping the path of our built and natural environment.

The RSES recognises the significant role of amenity and landscape value in the north west and as such supports proposals to enhance the amenity, tourism and leisure offer of the region.

Roscommon County Development Plan (Variation No's. 1 & 2) 2014-2020

The Roscommon County Development Plan 2014-2020 (and any subsequent variations to the Plan) sets out the strategic planning and sustainable development of the county over the six-year timeframe of the plan.

The proposal, as set out above, has been prepared having regard to the requirement of Roscommon County Council to seek to advance developments which are considered to be consistent with the proper planning and sustainable development of County Roscommon.

Having regard to the nature of the works proposed, the development as proposed is deemed to be consistent with the following policies and objectives of the current County Development Plan:

Core Policy 2.1 - To take consideration of relevant European, National and Regional Guidelines and strategies at county level and to facilitate the sustainable development of Roscommon County and implement such considerations in the local context by means of planning policies and objectives.

Policy 3.77 - Seeks to ensure that the facilitation of tourism and development related to tourism does not impact negatively on the landscape, environmental quality, built and natural heritage or otherwise result in the deterioration of the quality of the tourism product.

Policy 8.33 - Supports the upgrading of recreational facilities to ensure maximum usability by a variety of groups and members of local communities. It states that facilities should be widely accessible and appropriately located where they can best meet the needs of all sections of the community that they are intended to serve.

Having regard to the nature of the proposal, which aims to facilitate and improve access for a wider range of visitors to the Lough Key area, it is considered that the proposal is consistent with the policies and objectives as set out above. As such the proposal is deemed to be in accordance with the proper planning and sustainable development of the area.

The RCDP is currently under review and preparation of a new County Development Plan is ongoing. It is envisaged that tourism and outdoor recreational facilities like Doon Shore will be supported to develop their amenity provision, thus delivering on the overarching vision set out in both the NPF and RSES, which aim to enhance cultural and natural heritage for the benefit of communities and the tourism economy.

Lough Key Local Area Plan 2015 – 2021

The overarching aim of this Local Area Plan (LAP) is to set out a vision and provide a framework for the sustainable development of the Lough Key area and its surrounding rural environs, to ensure that any social, amenity and/or economic related development takes place in a coordinated, sensitive and orderly manner, thereby safeguarding both the natural environment in and around the Lough Key area.

The policies and objectives of the Lough Key LAP are consistent with the strategic aims and objectives of the County Development Plan. The proposed enhancement of the outdoor amenity area at Doon Shore has been developed having due regard to the following overarching vision and development strategy, policies and objectives as set out in the current Lough Key LAP:

Strategic Aim 1 - Promote economic development and employment through the further enhancement of a strong tourism base within the Plan area. Encourage and facilitate the development of the tourism industry through sustainable means, including the conservation, protection and enhancement of the built and natural heritage, the protection of sensitive landscapes, and the enhancement of cultural and community facilities in order to maximise the economic benefits arising from the tourism industry.

Strategic Aim 2 - Enhance the quality of the natural and built environment and conserve the visual amenity of the LAP area.

Strategic Aim 3 - Utilise the surrounding natural environment and natural resources, to the benefit of the area in a positive way.

Policy 32 - Facilitate the provision of a range of social, recreational and community facilities to meet the needs of all of the residents within the Plan area.

Policy 33 - Ensure that social inclusion is an integral part of the design and delivery of all the Council's programmes and services, and ensure effectiveness and efficiency in its delivery.

Policy 34 - Support the multi-functional use of social and community facilities, and provision of buildings and opportunities to maximise the use of existing physical resources/infrastructure within the LAP area.

Policy 35 - Improve existing local authority recreation and amenity facilities in addition to providing new facilities, where appropriate, as funding and resources permit.

Policy 36 - Facilitate the development of appropriate new private and public recreation, leisure and tourism infrastructure and facilities and ensure access for all groups of the community.

Objective 1 - Promote and facilitate a sustainable tourism industry in the Lough Key Plan area.

Objective 2 - Protect the natural environment and scenic quality of the lands surrounding Lough Key by facilitating only those developments which satisfy specific development criteria.

Objective 23 - Support the delivery of a full range of social and community facilities to meet the needs of residents in the Plan area.

Objective 28 - Promote Lough Key as a key tourism resource of the county and engage with development and tourism bodies, including Fáilte Ireland to encourage the provision of further appropriate recreation and tourism infrastructure and tourist-oriented facilities in Lough Key Forest Park, Cootehall and Knockvicar.

Objective 29 - Support the development of an Integrated Sustainable Regional Tourism Strategy in consultation with relevant statutory/non-statutory bodies and local authorities.

Objective 30 - Implement, where finances permit, proposals to improve, maintain and establish new areas of amenity, tourism and recreation facilities.

The proposal to develop an outdoor amenity enhancement facility to serve Doon Shore is consistent with the policies and objectives set out within the current Lough Key LAP. Accordingly, it is considered to be in accordance with the proper planning and sustainable development of the area.

5.0 Referrals

Prescribed Bodies

Pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 81 of the Planning and Development Regulations 2001 (as amended), referrals were issued to prescribed bodies as set out in Section 1.0 above. No referral responses were received in respect of this proposed Part 8 development.

Internal Referrals

An internal consultation response was received from the Planning Department of Roscommon County Council.

The contents of this report have been duly considered as part of this Part 8 process. This report states that the proposed development is consistent with the policies and objectives of the Roscommon County Development Plan 2014 – 2020 as well as the Lough Key Local Area Plan 2015 – 2021, in relation to the provision of a sensitive redevelopment of the project area to provide a high quality amenity area.

A detailed synopsis of the internal referral received, along with the Chief Executive’s response and recommendation to this referral is outlined below. A copy of the referral response received is provided in Appendix A.

Chief Executive’s Response

Internal Referral – Doon Shore Outdoor Amenity Enhancement Scheme	
Referral Ref. No.	1
Referral Received	18/01/2021
Referral From	Tracy Davis, Planning Section, Roscommon County Council.
Issues Raised and CE Response	<p>Report sets out the proposed development in the context of the relevant planning considerations as set out primarily in the County Development Plan and the associated Lough Key Local Plan (2015-2021).</p> <p>The relevant policies and objectives as set out in the aforementioned plans are provided, having regard to inter alia: sustainable tourism and recreational facilities.</p> <p>The report states that the development is complementary and ancillary to the uses which are already established through the amenity provision on site and accords the with the zoning objectives for the area. It also states that the proposal is complimentary to the strategic objective of the current Lough Key LAP, which “aims to promote economic development and employment through the further enhancement of a strong tourism base within the Plan area”.</p> <p>The report determines that the development will not be injurious to the amenities of the area and is consistent with the proper planning and development of the area.</p> <p><u>CE Response</u></p> <p>The response from Planning Section has been noted. All works proposed will be undertaken to ensure the amenity value of this area is protected and works are undertaken in accordance with proper planning and sustainable development.</p>
CE Recommendation	No amendments to the scheme as presented in this report are recommended in response to this referral.

6.0 Submissions

No submissions in respect of the proposed development were received.

7.0 Chief Executive's Recommendation

This project aims to develop the existing amenity facilities at Doon Shore, to create safer and more formalised parking spaces to cater for all needs. It will also extend existing green spaces to enhance the visitor experience and provide improved pedestrian areas along the shoreline.

The primary motivation for this project is to improve and enhance this area, which is a valuable amenity and tourism resource adjoining Lough Key and the associated Lough Key Forest and Activity Park. The proposed works will enhance the visitor experience and significantly improve the amenity value of this area.

This project will serve to increase the leisure and amenity profile within the Lough Key area, and in doing so, will help to strengthen the significant tourism potential of this region. The provision of a safe, accessible and amenable recreation area will serve as an incentive for tourists to visit this location, which will result in a positive impact on the overall social and economic development of the Lough Key area.

I recommend that the development hereby presented in this report be proceeded with.



Eugene Cummins
Chief Executive Officer

Date: 5th March 2021

Appendix A

Referral Response

Planning Section Written Report

PD/20/495

Roscommon County Council – Planning Report



Planning Ref. No.:	PD/20/495
Description of development:	Provision of Doon Shore Outdoor Amenity Enhancement Scheme
Location:	Doon and Tawnytaskin, Boyle. Co. Roscommon
Applicant(s):	Roscommon County Council
Municipal Area:	Boyle Municipal Area
Site Notice visible and legible:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Site Description and Development Proposal

Development Proposal: The development proposal is for the following proposed works:

- Creation of defined parking spaces to accommodate cars, trailers and users with disability, and surface repairs to existing trafficked areas
- Extension of the existing green space to provide a separation between vehicular traffic and pedestrians
- Provision of a coloured pedestrian footway along the existing shoreline concrete structure
- All other associated site and ancillary works

At Doon and Tawnytaskin, Boyle, Co. Roscommon

The proposed development is situated on the western shores of Lough Key in north County Roscommon approximately 716 metres from the junction of the L1013 local road and the N4 national primary route. It is proposed to upgrade the existing amenity area at Doon Shore regularising the parking area which exists abutting the shoreline, improving the designated pedestrian pathway along the shoreline and providing an extended and improved green space to the north incorporating grassy mounds, informal seating, a plaza space with picnic facilities and benches as well as bicycle and vehicular parking. In terms of servicing, new surface water gullies are to be provided which will have an outfall to the shore. The site area is approximately 0.37Ha.

The nearest recorded monuments which include structures listed on the Record of Protected Structures (RPS) as well as recorded archaeological monuments (RMPs) are the archaeological zones of a Children's Burial Ground (RMP no. R0006-005002) and Ringfort (RMP no. R0006-005001) which abut the north western roadway. The monuments themselves are approximately 50m north-west of the roadway.

Site description:

There is currently an amenity area established at Doon Shore which provides a large macadam roadway and parking area abutting the shoreline and provides a turning roadway to the north of the site. A slipway is provided as well as a jetty and swimming area. The amenity space to the north provides for large trees, seating and picnic benches and public toilets. The site is screened from public view by woodland to the west.

Environmental Impact Assessment, Appropriate Assessment

Accompanied by Environmental Impact Assessment Screening: Yes No

"Having considered the nature, scale and location of the proposal; having regard to the characteristics and location of the proposed development, and having regard to the characteristics of potential impacts it is considered that the project is unlikely to give rise to significant environmental impacts" and "therefore there is no requirement for an Environmental Impact Assessment Report to be prepared."



Appropriate Assessment Screening: Yes No

The Appropriate Assessment Screening Statement was undertaken by Roscommon County Council as the competent authority. The screening concluded that a Stage 2 NIS was not required as the implementation of the project was not foreseen to have significant effects on any European Site.

Within designated site(s): Yes No

Adjacent to designated sites(s): Yes No (within 1.5 km)

Details of designated site(s) and distance from application site:

The nearest designated sites are Lough Arrow SPA (site code: 004050) and SAC (site code: 001673) which are approximately 3.9km north-north-west, at their nearest points.

The proposed development is in close proximity to two proposed Natural Heritage Areas i.e. Hog's Island (site code: 001638) approximately 326 m to the east and Tawnytaskin Wood (site code: 001651) approximately 70 metres to the south. The proposed development will not impact upon these areas.

Planning Policy and Planning Assessment

As mentioned previously the development proposal is for the following proposed works at the Doon Shore Outdoor Amenity Area:

- Creation of defied parking spaces to accommodate cars, trailers and users with disability, and surface repairs to existing trafficked areas
- Extension of the existing green space to provide a separation between vehicular traffic and pedestrians
- Provision of a coloured pedestrian footway along the existing shoreline concrete structure
- All other associated site and ancillary works

At Doon and Tawnytaskin, Boyle, Co. Roscommon

Planning Policy

The proposed development can be assessed against the planning policies which are in place for County Roscommon as well as for the Lough Key LAP area.

ROSCOMMON COUNTY DEVELOPMENT PLAN (RCDP) 2014 - 2020

Policy 3.62 promotes environmentally sustainable rural tourism development, Policy 3.65 supports and facilitates the development of new tourism facilities throughout the county, and Policy 3.68 supports the development of appropriate ancillary facilities for tourism enterprises throughout the county and in the key towns. Policies 3.75 and 3.76 support the development and expansion of existing and new tourism routes to include additional elements which will satisfy the needs of domestic and international visitors as well as the resident population and the development of public access to heritage sites which does not impact negatively on the landscape, environmental quality, built and natural heritage or otherwise result in the deterioration of the quality of the tourism product.

Policy 8.33 supports the upgrading of recreational facilities to "ensure maximum usability by a variety of groups and members of local communities. Facilities should be widely accessible and appropriately located where they can best meet the needs of all sections of the community that they are intended to serve."

It is proposed to improve and enhance the Doon Shore Amenity area through the improvement of parking, bicycle parking and pedestrian facilities as well as the provision of an extended and improved green space to the north incorporating grassy mounds, informal seating, a plaza space with picnic facilities and benches. This provision



supports the policies and objectives mentioned above concerning access to tourism sites, recreation and open space areas.

In terms of the proximity of this proposed development to sites listed on the Record of Monuments and Places (RMPs), Policy 6.9 and 6.11 emphasises the protection of archaeological heritage from damage and promotes public awareness of the rich heritage in the county. Objective 6.22 emphasises the need to ensure that the development “either above or below ground” does not have a detrimental effect on the character of the site or setting of the feature and archaeological monitoring may be required during the course of carrying out the development works. Objective 6.24 supports the conservation of archaeological landscapes in conjunction with the National Monuments Service and the DAHG.

The proposed development does not directly impact upon the zone around the RMPs and therefore, archaeological monitoring is not mandatory.

With regard to the provision of storm water disposal, Section 9.3 of the RCDP 2014 – 2020 recommends the installation of petrol interceptors (if appropriate) and the disposal of surface water to nearby appropriate water bodies which have sufficient capacity but may require the introduction of surface water attenuation.

The application drawings have indicated the provision of new gullies with outfall to the Shore. This represents an upgrade on existing facilities and accords with the recommendations in the RCDP.

LOUGH KEY LOCAL AREA PLAN 2015 - 2021

The proposed development supports the following strategic aim of the Lough Key LAP 2015 – 2021:

1. Promote economic development and employment through the further enhancement of a strong tourism base within the Plan area. Encourage and facilitate the development of the tourism industry through sustainable means, including the conservation, protection and enhancement of the built and natural heritage, the protection of sensitive landscapes, and the enhancement of cultural and community facilities in order to maximise the economic benefits arising from the tourism industry.

The zoning of the lands on which the proposed development is to be situated is Zone 1 which indicates the following:

Generally no development, other than the refurbishment/extension and/or replacement of existing residential structures, the development of jetties or moorings associated with an existing tourism establishment, will be acceptable in this zone.

Any proposal for development within this zone must be accompanied by a Visual Impact Assessment. This Visual Impact Assessment should pay particular regard to the visual impact of any proposed development from the lake, surrounding lakeshore and Rockingham Demesne. A detailed survey of the site indicating existing and proposed contours at 1m intervals, existing planting and the proposed landscaping scheme, indicating proposed planting and management regime will also be required. Landscaping should be designed to screen the proposed development and provide continuity with established woodlands and other planting.

Only the falling of over-mature trees and the planting of indigenous deciduous trees is acceptable in this zone, in accordance with sustainable forestry management. Where appropriate, consideration may be given during the Plan period to the making of Tree Preservation Orders¹ in relation to a key individual tree, trees, groups of trees or woodland which contribute to the overall character, amenity or environmental quality of the area.

There are no protected views in the vicinity of the proposed development.

¹ In accordance with Section 205 of the Planning and Development Act 2000 (as amended).



The proposed development involves the upgrading of the amenity area which already exists on site and the extension of the green area towards the shoreline aims to improve the visual amenity of this area. There are no standing features proposed as part of the development which would impact upon the visual amenity of the area and it is therefore reasonable that a Visual Impact Assessment is not required in this instance. The existing trees in the green area are to be retained and the new scheme proposes a landscape which mimics Lough Key through the provision of "raised grassy mounds almost like islands" and rocks and boulders are to be integrated with the mounding to provide informal seating.

The proposed development is complementary and ancillary to the uses which are already established through the amenity provision on site and accords with the zoning objectives mentioned above. It will not be injurious to the amenities of the area and is consistent with the proper planning and development of the area.

Several **policies and objectives** detailed within the LAP are of relevance to the proposed development:

Policy 15 requires that all new development is provided with adequate surface water drainage systems. **Policy 32** and **Objectives 23 and 25** support the provision of a range of social, recreational and community facilities in the Plan area.

The Recreation, Leisure and Tourism Strategy aims to:

- Promote the development of tourism in the Lough Key Area and encourage the provision of a range of appropriate tourism related developments to establish the Lough Key region as a significant tourist base on a national level.
- Support the expansion of existing local recreation, leisure and tourism services and amenities in the area.

Policy 35, 36 and 37 and Objective 30 emphasises the need to improve existing recreational and amenity facilities, as well as provide new leisure and tourism infrastructure.

Policy 42 and 43 supports the recreational needs of the community by upgrading and maintaining the existing facilities and further developing multi-functional recreational spaces to serve all age groups.

As mentioned above the proposed development is designed to upgrade and extend the amenity facilities provided on site already. This accords with the strategic aims, policies and objectives in the Lough Key Local Area Plan as detailed above.

Planning Assessment

Access and parking

The proposed development is situated at the already existing amenity area at Doon Shore. The access is via the L10132 and L1013 which links directly to the N4. It is proposed to regularise the parking along the shoreline through the provision of designated trailer and car parking areas serving the slipway and jetty areas. Eight perpendicular car parking spaces and 12 parallel spaces to facilitate trailer parking are proposed in this area. A further six spaces are proposed at the northern most section of the scheme and one disabled space adjacent to the northern-most jetty. Bicycle parking is also proposed adjacent to the plaza space. The provision of demarcated off-road car spaces regularising parking at this amenity site represents a welcome upgrade of facilities in this area as does the upgrading of the pedestrian footpath and upgrading of the surface water collection and disposal system in this area.

Design and landscaping

The extension of the green area to the shoreline with the provision of a design scheme incorporating mounds, wild meadow, bicycle parking, rocks/boulders and raised areas for informal seating together with a multi-functional plaza space represents a significant upgrade from the facilities which currently exist on site and creates an unbroken as well as safe space for visitors to enjoy the lakeshore amenity. As mentioned previously there are no standing features proposed as part of the development which would impact upon the visual amenity of the area. No public lighting is proposed as part of the scheme.



The proposed materials include "biscuit" coloured concrete footpath, stone/concrete picnic facilities and benches, charcoal coloured concrete block paving with "sandstone buff" infill. These material are acceptable.

Recommendation

Considering the policy framework provided above, the proposed development is consistent with the policies and objectives of Roscommon County Development Plan 2014 – 2020 particularly concerning access to tourism sites, recreation and open space areas and the upgrade of same. It accords with the strategic aims, policies and objectives in the Lough Key Local Area Plan 2015 – 2021 as detailed in this report as well as the objectives for the land use zoning which relates to the site itself. The proposed development represents a welcome upgrade to the facilities already on site, it will not be injurious to the amenities of the area and is consistent with the proper planning and development of the area.

Tracy Davis

Signed :

Tracy Davis
Senior Executive Planner

Date : 18/01/2021

Agreed : _____

Mary Grier
Mary Grier
Senior Planner

Date : 18th January 2021

Appendix B

Notices of Proposed Development (Newspapers and Site Notice)



Camille Centre
Ros Comán
Roscommon
County Council



PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001
(as amended)
NOTICE IN RELATION TO SPECIFIED DEVELOPMENT

Notice is hereby given pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 81 of the Planning and Development Regulations 2001 (as amended) that Roscommon County Council proposes carrying out the following works:

Provision of Doon Shore Outdoor Amenity Enhancement Scheme, to include:

- Creation of defined parking spaces to accommodate cars, trailers and users with disability, and surface repairs to existing trafficked areas
- Extension of the existing green space to provide a separation between vehicular traffic and pedestrians
- Provision of a coloured pedestrian footway along the existing shoreline concrete structure
- All other associated site and ancillary works

At Doon and Tawnytaskin, Boyle, Co Roscommon.

An Appropriate Assessment screening report and Environmental Impact Assessment screening report in respect of the development have been carried out and are available for inspection. The reports concluded that a full EIAR is not required and that the development does not need to proceed to Stage 2 Appropriate Assessment.

Where any person considers that a development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of publication of the notice referred to in article 8(2), apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

COVID 19 Restrictions Apply

Plans and particulars of the proposed development are available for inspection (in the front windows only) at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town and in the front windows of Boyle Municipal District Office. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from 24th November 2020 to 22nd December 2020 inclusive, during office hours (subject to prior agreed appointment for collection due to Covid 19) at the offices of Community and Enterprise, Roscommon County Council, Áras an Chontae, Roscommon Town - telephone 09066 37100. Plans and particulars of the proposed development will also be available for inspection online on the RCC website using the following link: http://www.roscommoncoco.ie/en/About_Us/PART-8-Local-Authority-Own-Developments/Community-Enterprise/PART-8-Doon-Shore-Amenity-Enhancement-Scheme/

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the undersigned on or before 5pm on 18th January 2021.

Signed: **Majella Hunt**
Director of Services
Áras an Chontae
Roscommon Town
Email: mhunt@roscommoncoco.ie

Date of Notice: 24th November 2020



COMHAIRLE CONTAE ROS COMÁIN
ROSCOMMON COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended)
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Where any person considers that a development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of publication of the notice referred to in article 81(2), apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

COVID 19 Restrictions Apply

Plans and particulars of the proposed development are available for inspection (in the front windows only) at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town and in the front windows of Boyle Municipal District Office. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from **24th November 2020 to 22nd December 2020** inclusive, during office hours (subject to prior agreed appointment for collection due to Covid 19) at the offices of Community and Enterprise, Roscommon County Council, Áras an Chontae, Roscommon Town – telephone 09066 37100. Plans and particulars of the proposed development will also be available for inspection online on the RCC website using the following link: http://www.roscommoncoco.ie/en/About_Us/PART-8-Local-Authority-Own-Developments/Community-Enterprise/PART-8-Doon-Shore-Amenity-Enhancement-Scheme/

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the undersigned **on or before 5pm on 18th January 2021.**

Signed: - Majella Hunt
Director of Services
Áras an Chontae
Roscommon Town
Email: mhunt@roscommoncoco.ie

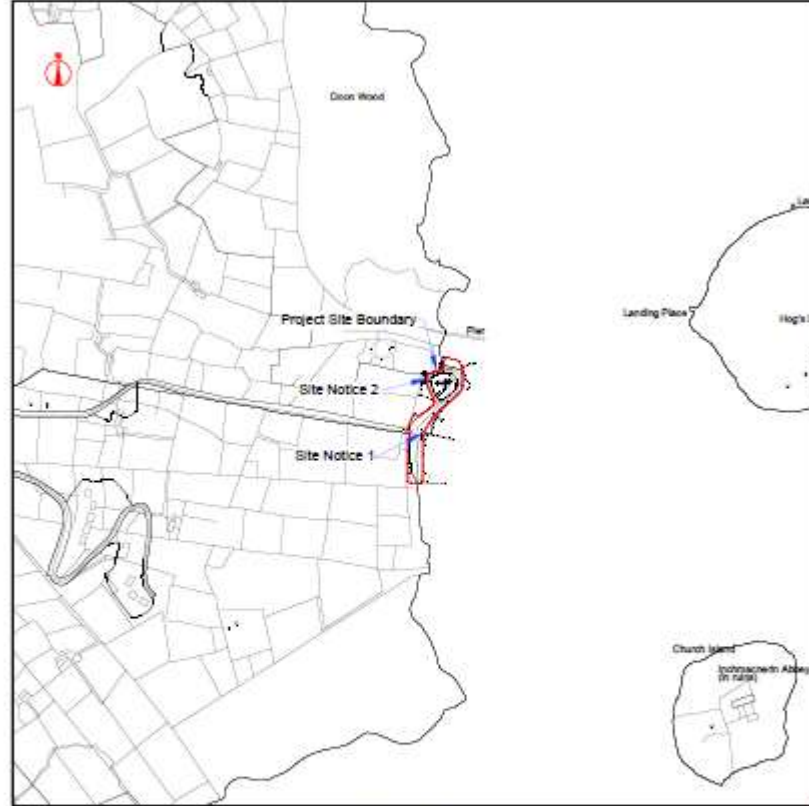
Date of Notice: 24th November 2020

Appendix C

Plans and Particulars of the Proposed Development



Site Location
Scale 1:25,000 @ A1



Project Site Boundary
Scale 1:2500 @ A1

NO	DATE	REVISION
1	20/11/20	Initial Issue



Landscape Plan
Scale 1:200

- The landscape design intent for:
- Create more pedestrian and cyclist
 - Create greater definition of space in terms of functionality and usability
 - Provide enhanced pedestrian use of the walking space in particular along the driveway and at the existing green space
 - Enhance connection between pedestrian and the building

DATE	NOV 10 2010	PROJECT	DOCK HOUSE, CO. REDEVELOPMENT
SCALE	1:200	DESIGNER	LANDSCAPE DESIGN
PROJECT NO.	10-100	DATE	NOV 10 2010
PROJECT NAME	DOCK HOUSE, CO. REDEVELOPMENT	SCALE	1:200
PROJECT ADDRESS	1000 1000 1000	DATE	NOV 10 2010
PROJECT CITY	1000 1000	SCALE	1:200
PROJECT STATE	1000 1000	DATE	NOV 10 2010
PROJECT ZIP	1000 1000	SCALE	1:200
PROJECT COUNTY	1000 1000	DATE	NOV 10 2010
PROJECT COUNTRY	1000 1000	SCALE	1:200