

S1:26 Notice of Motion from Cllr. Keogh

Review areas of Roscommon Town liable to flooding and drainage works carried out on Jiggy River and Ballinagard Bridge

That Roscommon County Council would carry out a full review of areas of Roscommon Town deemed liable to flooding in view of expenditure of twenty million euro Drainage Programme commenced by Irish Water in November 2021 and work carried out by Roscommon Council on Jiggy River and work at Ballinagard Bridge, Roscommon Town.

S2:26 Notice of Motion from Cllr. Crosby

Include the former GAA grounds at Farnbeg in settlement boundary and zone the site for a Retirement village / Age centre

That Roscommon County Council extend the Strokestown settlement boundary to include the former GAA grounds at Farnbeg and zone the approximately 3.03-hectare site for a retirement village and age-Centre in each of these friendly housing. The lands are vacant and already benefit from water, electricity, footpaths and public lighting, with wastewater services nearby. This development would meet the housing needs of older people, provide opportunities to downsize, free up family homes, support local businesses and services, and contribute positively to the continued regeneration and growth of Strokestown.

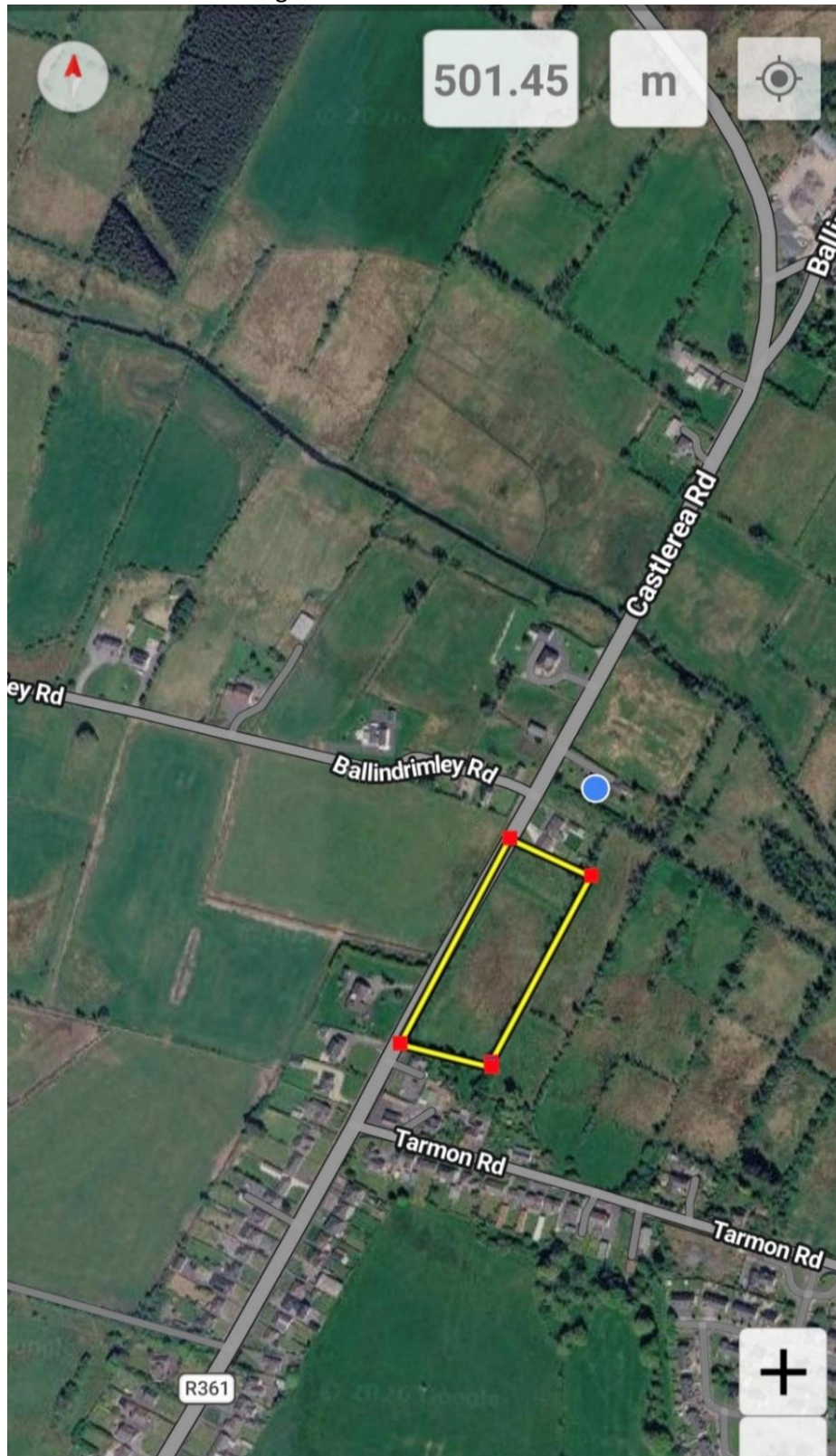
Include Scramogue as a designated village within the County's Settlement hierarchy and prepare a plan to formally recognise and support its development as a village

That Roscommon County Council, in reviewing Variation No. 1 of the County Development Plan, recognise Scramogue as a village and prepare a Village Plan for the area. Scramogue has public sewerage, suitable serviced lands and many of the facilities needed to support additional housing and future growth. A number of villages already included in the Development Plan do not have the same level of wastewater infrastructure. Recognising Scramogue as a village would support the local community, encourage appropriate housing development and help sustain rural Roscommon. Scramogue should therefore be included as a designated village within the County's settlement hierarchy.

S3:26 Notice of Motion from Cllr. Fitzmaurice

Zone the subject lands at Ballindrumlea as New Residential

I wish to propose the following land in the map below with a yellow boundary at Ballindrumlea Castlerea for new residential zoning.



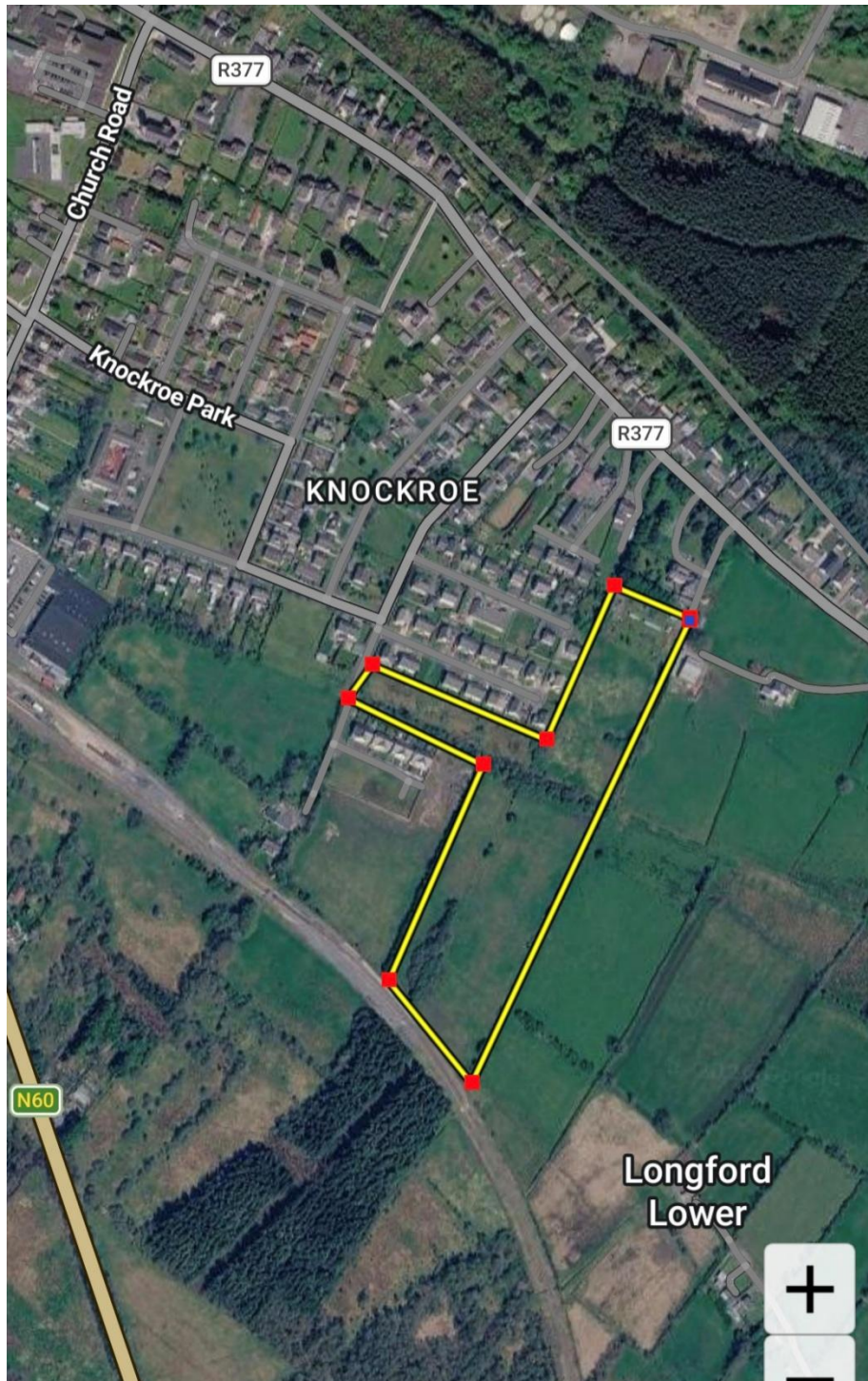
Zone the subject lands at Arm Cashel as New Residential

I wish to propose the lands outlined in yellow in the map below at Arm Cashel for new residential zoning.



Zone the subject lands at Knockroe for Strategic Residential Use

I wish to propose the lands outlined in yellow in the map below at Knockroe Castlereagh for strategic residential reserve.



I wish to propose the above variations to the County Development Plan.

Consider drainage works on River Jiggy and its tributaries while assessing lands identified as flood zones

I also request the planning authority take into consideration recent drainage works on the River Jiggy and its tributaries in their assessment of lands identified as flood zones in Roscommon Town.

S4:26 Notice of Motion from Cllr. Brennan

Retain Community Infrastructure zoning of Edenville House (advocating for Subs. Nos. - 14, 17, 18, 30, 34, 37, 42, 48, 49, 53 & 54)

I would like to propose the following as part of the proposed variation No. 1 of RCDP 2022 - 2028. Maps clearly showing All sites were included in original submissions and a map of all sites is included in Chief Executive's report. All submissions referred to are included in the "General Submissions" section of the Chief Executive's report.

1. Submission 14: Orla Leyden - Edenville House.
Submission 17: Roscommon Town Team - Edenville House.
Submission 18: Bianca Fachel Sarda - Edenville House.
Submission 30: Niamh Molloy - Edenville House
Submission 34: Roscommon Tidy Towns - Edenville House.
Submission 37: Eilish Feeley - Edenville House.
Submission 42: Mary Hennigan - Edenville House.
Submission 48: Comhaltas Ceoltoiri Eireann - Edenville House.
Submission 49: Lisnamult Residents and Tenants Association - Edenville House.
Submission 53: Roscommon Men's Shed - Edenville House.
Submission 54: Roscommon Heritage Group - Edenville House.

The Chief Executive's report directly addresses submission 14 and refers all of the other above Submissions to that response.

Different issues are raised across all eleven submissions above.

The number, depth and variety of issues raised across all above submissions is a fair reflection of how deeply the wider community of Roscommon Town feel about this site being developed for the community. I propose Edenville House retains it's current zoning status of " Community Infrastructure".

Zone the subject lands (identified in Sub no. 12) adjoining Quarry View estate, Ballybride, as New Residential

As this land is serviced and is essentially development ready and constitutes sequential residential development, I propose this land be zoned Residential Development.

Retain current zoning for a portion of the subject lands (identified in Sub No. 20) at Lisnacrogghy / Gallowstown, and zone the remainder of the site as Outer Core

As this land already has existing residential zoning towards the front of the site, I propose that portion of the site retains that current zoning and I further propose that the remainder of the site be zoned "Outer Core" as this land directly adjoins existing both residential and industrial / commercial developments.

Zone the Haydens field (identified in Sub No. 24) between N63 and L1807 as Residential

As this land has access onto L1807, is in a residentially developed area, is serviced and was formally zoned with planning I propose this land be zoned Residential.

S5:26 Notice of Motion from Cllr. McDermott

Opposes the rezoning of subject lands adjacent to Abbeyville Estate

I am writing to formally express my deep concerns regarding the proposed rezoning of land adjoining our estate.

While I understand the need for strategic development, the current proposal poses significant risks to the safety, infrastructure, and quality of life within Abbeyville Estate on the Galway Road.

My primary objections centre on the following critical issues:

1. Severe Traffic Congestion:

There are currently 129 residential houses in Abbeyville. The estate's internal roads are already operating at capacity. Directing additional development traffic through the narrow residential roads will cause significant congestion, increase noise pollution, and pose an immediate safety hazard to local children, pedestrians, and other road users.

2. Inadequate Access to Galway Road:

There is currently only one entrance/exit serving Abbeyville onto the N63 (Galway Road).

Requiring all additional traffic from a new development to use this single junction will create an unsustainable bottleneck.

In the event of an emergency, reliance on a single, heavily congested entrance/exit could severely delay emergency services, including ambulances and fire appliances, from accessing both Abbeyville and any newly developed lands.

I note that a previous planning application for development on this site included a second entrance/exit onto the Galway Road.

Any new development should therefore be strictly conditional on the construction of a dedicated secondary entrance/exit onto the Galway Road to ensure safe traffic management, emergency access and the long-term sustainability of any future development.

3: Water and Wastewater Infrastructure:

I'm also concerned about the capacity of the existing water supply and wastewater infrastructure to accommodate a substantial new development. The residents have voiced concerns around the presence of vermin in the sewer network. Uisce Éireann has also expressed concerns about the wastewater infrastructure within the estate.

4. Construction Traffic: The construction phase will inevitably involve a significant volume of heavy goods vehicles and construction machinery. Routing these vehicles through Abbeyville would create serious road safety concerns, increase noise and dust and risk damage to estate roads that were not designed to accommodate such traffic. A comprehensive construction traffic management plan should be required to minimise disruption and ensure the safety of residents.

I therefore object to this rezoning application in its current form. I request that any future development in this area be strictly conditional upon the provision of a completely independent secondary access directly onto the Galway Road, together with confirmation that adequate water, wastewater and sewage systems are in place and that appropriate measures are implemented to safely manage construction traffic.



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I respectfully ask Roscommon County Council to give full consideration to these concerns and to protect the safety, wellbeing, and quality of life of the existing residents of Abbeyville.

Rejects the rezoning of Edenville House as Outer Core

I am requesting that the zoning of Edenville House as outer core, as proposed in the Amendment No.59 (I) Variation No1. to the Roscommon County Development Plan 2023 / 2028 is REJECTED.

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S6:26 Notice of Motion from Cllr. Dineen

Zone the subject lands (identified in Sub no. 21) at Millbrook, Bealnamulla / Monksland for Residential use
Please record the following proposed amendment in respect of Submission No. 21 – John Bannon.

In considering Submission No. 21, this Council resolves to zone the subject lands at Millbrook, Bealnamulla/Monksland for Residential purposes.

Reasons:

- These lands are particularly well positioned for future residential development, being fully serviced, having good road access and being located close to existing community services.
- The availability of services is particularly important. At a time when the delivery of housing can be delayed by the cost and availability of infrastructure, priority should be given to suitable lands where the necessary infrastructure is already substantially available.
- The landowner has also previously facilitated important public infrastructure in this area through the provision of land for a sewage pumping station.
- Monksland/Bealnamulla is an important and growing urban area within County Roscommon and it is appropriate that suitable, serviceable lands are available to accommodate its future residential growth.
- Having regard to the location of these lands, their existing services, accessibility and proximity to established development and community facilities, I consider their zoning for Residential purposes to represent proper and sustainable planning.

Zone the subject lands (identified in Sub no. 25) with frontage along The Walk for Residential use
Please record the following proposed amendment in respect of Submission No. 25 – Denis Smith, concerning lands at The Walk, northeast of Roscommon Town.

In considering Submission No. 25, this Council resolves to zone the subject lands for Residential purposes.

Reasons:

- In determining where Roscommon Town should accommodate future residential development, significant consideration should be given to lands which have already demonstrated their suitability for residential development.
- These lands have previously received planning permission for multi-unit residential development similar in character to the adjoining Sliabh Bawn estate. The fact that the development did not proceed during the national economic downturn should not, in itself, diminish the suitability of the lands for residential development today.
- The lands are partially serviced, are situated adjoining established residential development and have the potential to be fully serviced.
- It makes sound planning sense to maximise existing infrastructure and established patterns of development before requiring unnecessary expansion into locations where equivalent infrastructure may not be readily available.
- Having regard to the previous residential planning history, adjoining residential development, availability of services and the need to provide suitable lands for the continued growth of Roscommon Town, I consider that these lands should be zoned for Residential purposes.

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Zone the subject lands (identified in Sub no. 36) at Racecourse Road and Gallowstown for Residential use
Please record the following proposed amendment in respect of Submission No. 36 – Noel Beatty, concerning lands at Racecourse Road and Gallowstown, Roscommon.

In considering Submission No. 36, this Council resolves to zone the subject lands for Residential purposes.

Reasons:

- There is a strong established planning basis for considering these lands suitable for residential development.
- The lands previously received planning permission for a multi-unit residential development, including fully designed roads and services. This is an important consideration when determining which lands are most appropriate to accommodate the future residential growth of Roscommon Town.
- In my view, appropriate weight should be given to lands which have already been subjected to the planning process and have previously been considered suitable in principle for residential development.
- The planning of Roscommon Town should also provide an appropriate distribution of residential development. Suitable lands should not be excluded simply because they fall beyond a proposed settlement boundary where their planning history, location and ability to accommodate development demonstrate a reasonable case for their inclusion.
- Rather than overlooking lands with an established residential planning history, the Variation provides an opportunity to recognise their potential contribution to the future growth of the town.
- Having regard to the established residential planning history of the lands and the previous design of the associated roads and services, I consider it appropriate that the subject lands be zoned for Residential purposes.

Zone Northern portion of the subject lands (identified in Sub no. 40) at The Walk, Roscommon Town as Industrial / Enterprise and Southern portion for Residential use

In considering Submission No. 40, this Council resolves to zone the subject lands for Industrial/Enterprise and Residential purposes in accordance with the lands identified in Submission No. 40.

Reasons:

- The future development of Roscommon Town requires an appropriate balance between the provision of housing and the provision of lands capable of supporting employment and enterprise.
- These lands are located in an area where there is already a significant concentration of established enterprise development. The lands also benefit from public sewer infrastructure and form part of an existing pattern of development on this side of Roscommon Town.
- Where infrastructure and established development already exist, it is reasonable that these factors should carry significant weight when deciding where future Industrial/Enterprise and Residential development should be accommodated.
- The Development Plan should seek to consolidate development around existing infrastructure and established employment and residential areas rather than unnecessarily directing development towards lands which may be more difficult or costly to service.
- It is also important that Roscommon Town has an adequate supply and appropriate geographical distribution of lands for both employment and residential development so that the town can continue to grow in a balanced and sustainable manner.
- Having regard to the existing infrastructure, established enterprise activity and overall pattern of development in this area, I consider it appropriate that the lands identified in Submission No. 40

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be zoned for Industrial/Enterprise and Residential purposes as appropriate to the respective land parcels identified in the submission.

Rezone the 15m strip of land adjoining Walsh's Service Station (identified in Sub no. 08) as Outer Core instead of Greenbelt

Please record the following proposed amendment in respect of Submission No. 8 – William Walsh.

In considering Submission No. 8, this Council resolves to amend the Proposed Variation by changing the zoning of the identified 15-metre strip of land adjoining the existing filling station at Castle Street and the N60/N61, Roscommon Town, from “Greenbelt” to “Outer Core”.

Reasons:

- The Variation should provide a co-ordinated spatial framework for the proper and sustainable development of Roscommon Town. In considering the future development of the town, it is appropriate that necessary transport infrastructure is considered alongside residential growth.
- The provision of additional EV charging infrastructure is an increasingly important element of modern transport infrastructure. These lands are particularly well located at the junction of the N60 and N61 and immediately adjoining an established filling station and commercial premises.
- There is insufficient space within the existing filling station site to adequately accommodate additional EV charging infrastructure. The proposed zoning change relates only to an identified 15-metre strip adjoining the existing premises and therefore represents a limited extension of the Outer Core.
- Any future development of the lands would be subject to the normal development management process, including a site-specific flood risk assessment where required. The proposed EV charging use represents a less vulnerable land use, and all matters relating to flooding, drainage, access and detailed site design can be appropriately assessed at planning application stage.
- The proposed rezoning would not itself constitute permission for development.
- Any future proposal would also be required to appropriately address the setting and protected views of Roscommon Castle. Appropriate management of existing vegetation could potentially improve visual connections towards the Castle.
- The absence of a submission from the landowner during a previous Local Area Plan process should not determine the planning merits of the proposal currently before the Council.
- Having regard to the limited extent of the lands involved, their strategic location adjoining an established filling station at the N60/N61 junction, the increasing requirement for EV charging infrastructure and the ability to comprehensively assess site-specific planning matters through the development management process, I consider that the identified lands should be rezoned from Greenbelt to Outer Core.

Rezone the subject lands (identified in Sub no. 45) adjacent to Centre Point retail park, as Outer Core instead of Greenbelt

Please record the following proposed amendment in respect of Submission No. 45 – lands adjoining Centrepont Retail Park, Roscommon Town.

In considering Submission No. 45, this Council resolves to amend the Proposed Variation by changing the zoning of the subject lands adjoining Centrepont Retail Park from “Greenbelt” to “Outer Core”.

Reasons:

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- The subject lands occupy a logical and strategic location immediately adjoining the established Centrepont Retail Park, with Lidl directly to the north and existing commercial development forming the established character of this area.
- Roscommon Town is identified as a Key Town and is being planned for significant additional population and housing growth. Increased residential development must be accompanied by the appropriate provision of retail, commercial and other services necessary to serve both the existing and future population of the town.
- The proposed rezoning represents a modest extension of an established retail and commercial area rather than the creation of a new or isolated commercial destination.
- The lands have the significant advantage of being directly accessible from the existing internal road network serving Centrepont Retail Park and are immediately adjoining existing developed and serviced lands.
- The proposed Outer Core zoning would not itself constitute permission for development. Any future development proposal would remain subject to the full planning application process, where matters including flood risk, finished floor levels, drainage, access, servicing, design and environmental considerations would be required to be comprehensively addressed.
- Retail and commercial development represents a less vulnerable land use in the context of flood-risk assessment. Detailed site-specific assessment can therefore determine the nature, scale and design of development which may appropriately be accommodated on these lands.
- The existing Greenbelt designation should also be considered in the context of the established development pattern surrounding the site, with significant retail and commercial development already located immediately to the north and west.
- Having regard to the site's location immediately adjoining an established retail destination, existing access and infrastructure, the planned population growth of Roscommon Town and the ability to comprehensively assess any future development through the development management process, I consider that the appropriate zoning of the subject lands is Outer Core.

Include the subject lands (identified in Sub no. 12) adjoining Quarry View Estate, Ballybride in settlement boundary and zone as New Residential

Please record the following proposed amendment in respect of Submission No. 12 – The Higgins Family c/o AOL Design Ltd., Ballybride, Roscommon Town.

In considering Submission No. 12, this Council resolves to amend the Proposed Variation by including the identified c.4.93 hectares of lands at Ballybride, Roscommon Town, within the Roscommon Town Settlement Plan boundary and zoning the lands as “New Residential”.

Reasons:

- Roscommon Town must have a sufficient supply of appropriately located and deliverable residential land to accommodate its planned population and housing growth over the lifetime of the Plan.
- The subject lands at Ballybride comprise approximately 4.93 hectares and represent a logical extension of the existing residential area, immediately adjoining the established Quarry View residential development.
- The location of these lands is particularly suitable for residential development. They are within convenient walking and cycling distance of a range of existing services and facilities, including schools, church, library and Roscommon railway station, together with the proposed iRos campus.
- The lands also benefit from existing infrastructure in the immediate area, including footpaths and public lighting extending to the site entrance. Part of the property containing an existing dwelling and the site entrance is already within residential zoning.

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- In considering additional residential zoning for Roscommon Town, appropriate weight should be given to lands which can integrate naturally with the existing built-up area and make effective use of established infrastructure and services.
- The location of future housing close to schools, public transport, community facilities and other established services also supports sustainable travel patterns and reduces dependence on private car journeys.
- It is important that the Development Plan provides not only a sufficient quantity of residentially zoned land, but also an appropriate choice of suitably located and deliverable sites. This is particularly relevant where some other lands identified for residential development require additional infrastructure works before significant housing development can be delivered.
- The Ballybride lands provide an opportunity to accommodate additional housing immediately adjoining an established residential area and close to the existing services and facilities of Roscommon Town.
- Having regard to the location of the lands, their relationship with existing residential development, proximity to established services and facilities, availability of infrastructure and the need to ensure an adequate supply and choice of deliverable residential lands in Roscommon Town, I consider that the identified c.4.93 hectares at Ballybride should be included within the Roscommon Town Settlement Plan boundary and zoned “New Residential”.

Zone the subject lands (identified in Sub no. 26) at Racecourse road as Existing Residential

Please record the following proposed amendment in respect of Submission No. 26.

In considering Submission No. 26, this Council resolves to zone the subject lands as Existing Residential.

Reasons:

- The lands have already been partially developed for residential purposes, with foundations in situ, on foot of Planning Permission Ref. 05/1635.
- The Council has previously determined that it was in the interests of proper planning to override the Industrial/Enterprise zoning applying to these lands by way of a material contravention. This previous decision of the Council is an important consideration when determining the appropriate zoning of the lands now.
- The purpose of the Variation should not only be to identify additional lands to accommodate future residential growth, but should also appropriately recognise lands where residential development has already been permitted and commenced.
- In my view, where residential development has previously been permitted, commenced and partially constructed, it is appropriate that this established planning history is reflected in the zoning of the lands.
- Having regard to the planning history, the commencement of residential development and the previous decision of the Council in relation to the lands, I consider that the appropriate zoning is Existing Residential.