

TABLE OF CONTENTS

1.	INTRODUCTION & POLICY CONTEXT	1
1.1	Legislative Basis and Context	1
1.2	Context of the County Development Plan	1
1.3	Planning Policy	1
1.4	Development Objectives	2
1.5	Core Strategy	2
1.6	Strategic Environmental Assessment (SEA)	2
1.7	Development Plan Overview	2
1.8	Appropriate Assessment (AA)	5
1.9	Strategic Flood Risk Assessment (SFRA)	5
2.	CORE STRATEGY AND SETTLEMENT POLICY	7
2.1	Statutory Content and Background	7
2.2	Core Strategy Focus	16
2.2.1	Population Targets	21
2.2.2	Settlement Strategy	21
2.3	Settlement Hierarchy	22
2.3.1	The Role of Towns and Settlements in Settlement Strategy	25
2.3.2	Roscommon Town (Tier 1)	25
2.3.3	Key Towns (Tier 2)	26
2.3.4	Monksland / Bellanamullia (Athlone West – Tier 2 Special Category)	26
2.3.5	Tier 3 Settlements	27
2.3.6	Tier 4 Settlements	27
2.3.7	Rural Settlements and the Countryside Tier 4 Settlement	27
2.3.8	One off Rural Housing	27
2.3.9	Key Challenges	27
2.4	Economic Development	31
2.4.1	Retail	31
2.4.2	Natural Resources	31
2.4.3	Key Challenges	32
2.5	Landscape, Natural Heritage and Built Heritage	33
2.5.1	Key Challenges	33
2.6	Social, Community & Educational Facilities	35
2.6.1	Key Challenges	35
2.7	Infrastructure	36
2.7.1	Water and Wastewater	36
2.7.2	Key Challenges	36
2.7.3	Road & Rail	36
2.7.4	Key Challenges	39
3.	ECONOMIC DEVELOPMENT	41
3.1	Economic Development Strategy	42
3.1.1	The contribution of Roscommon’s Towns & Villages	42
3.1.2	Future Centres of Industry, Commerce and Retail Development	43
3.1.3	The Contribution of Rural Roscommon	49
3.2	Industry and Enterprise	51
3.2.1	Strategy for Industry & Enterprise Location	52
3.3	Retail Strategy	55
3.3.1	Centres of Retail Development In County Roscommon	55
3.3.2	Projected Retail Floor Space Requirements	56
3.3.3	Location of future retail development	57

3.4	Natural Resource Sectors	59
3.4.1	Agriculture & Diversification of Agricultural Activity	60
3.4.2	Forestry and Bio-fuels	64
3.4.3	Wind & Other Natural Resource Energy Technologies	67
3.4.4	Mineral Extraction & Quarries	69
3.5	Tourism	71
3.5.1	Existing Tourist Facilities and Infrastructure	71
3.5.2	Promoting New Tourism Development	72
3.5.3	Integrated Rural Tourism	73
3.5.4	Tourist Accommodation	74
3.5.5	Environmental considerations	74
4.	INFRASTRUCTURE	77
4.1	Transportation and Movement	78
4.1.1	Public Transport	81
4.1.2	Cycling and Walking	84
4.1.3	Road Transportation and Movement	85
4.2	Water Services	93
4.2.1	Water Supply	93
4.2.2	Public Water Schemes	93
4.2.3	Water Quality	94
4.2.4	Groundwater Protection	94
4.3	Wastewater Services	99
4.3.1	Rural Wastewater Disposal	101
4.3.2	Surface Water Drainage	103
4.4	Flood Risk and Protection	104
4.4.1	The Sequential approach	105
4.4.2	Flood Risk Mapping and Assessment	109
4.5.	Waste Management	111
4.5.1	Municipal Waste Infrastructure	111
4.5.2	Litter Control	112
4.5.3	Construction and Demolition Waste	112
4.6	Energy	114
4.6.1	Renewable Energy	114
4.6.2	Wind Energy	114
4.6.3	Bio-energy	115
4.6.4	Solar energy	115
4.6.5	Electricity	115
4.6.6	Natural Gas	116
4.6.7	Induced Hydraulic Fracturing	116
4.7	Telecommunications	118
4.7.1	Broadband	118
4.7.2	Mobile Phone Network Development	119
4.8	Major Accidents Hazard	120
5.	HOUSING	121
5.1	Roscommon Housing Strategy 2014 – 2020	122
5.2	Social and Affordable Housing	123
5.2.1	2017 Update: 2014 – 2020 Housing Strategy	123
5.3	Voluntary Housing and Co-operative Sector	125
5.4	Special Needs and Homelessness	125
5.5	Traveller Accommodation	126
5.6	Recent Housing Trends and Pressures in County Roscommon	127
5.6.1	Vacant Housing and Unfinished Estates	127

5.6.2	Reversing Negative Trends & Pressures	131
5.7	The Appropriate Location of New Residential Development	131
5.8	Housing in Designated Settlements (Tier 1-3 Settlement Hierachy)	132
5.8.1	Residential Density	133
5.8.2	The Release of Urban Residential Land and the Residential Reserve	133
5.9	Rural Housing in Villages and the Countryside (Tier 4)	134
5.10	Tier 4 Villages	135
5.10.1	Moratorium on Multi-Unit Housing Schemes	135
5.10.2	Other Serviced Villages within Tier 4 of the Settlement Hierarchy	136
5.10.3	Unserviced Rural Villages and Village Nuclei	136
5.11	Housing in the Countryside	137
5.11.1	Rural Housing Strategy	139
5.11.2	Ensuring Good Practice	139
5.11.3	Guiding the Appropriate Location of Housing Development in the Countryside	140
5.11.4	Rural Policy Areas	149
5.11.5	Areas in the Urban Periphery	150
5.11.6	Re-use and Replacement of Existing dwellings	151
5.11.7	Holiday Homes and Second Homes	152
5.12	Rural Housing Development within Sensitive Environmental and other Designations	153
5.13	Development along National and Regional Roads	154
Village Core Maps		
6.	BUILT HERITAGE AND ARCHAEOLOGY	155
6.1	Built Heritage	155
6.1.1	Vernacular Architecture	156
6.1.2	Industrial Architecture	156
6.2	Record of Protected Structures (RPS)	157
6.3	Architectural Conservation Areas (ACA)	157
6.4	Heritage Gardens, Parks Demesnes & Designed Landscapes	161
6.4.1	Development Guidelines for Architectural Conservation Areas	163
6.5	Heritage Objects	166
6.6	Placenames	166
6.7	Archaeological Heritage	167
6.7.1	Monument Protection	168
6.7.2	Archaeological Assessment	169
6.7.3	Underwater Archaeology	169
6.7.4	Development in Areas of Archaeological Potential – Development Standards	170
6.8	Rathcroghan Archaeological Complex	170
6.8.1	Development in the Rathcroghan Area – Development Standards	171
6.8.2	UNESCO World Heritage Sites	172
7.	NATURAL HERITAGE AND LANDSCAPE CHARACTER ASSESSMENT	173
7.1	Designated Sites	173
7.2	Sites of Geological Importance	178
7.3	Nature Conservation in the Wider Countryside	182
7.4	Inland Waterways	186
7.5	Alien Invasive Species	189
7.6	Landscape Character Assessment	190
8.	SOCIAL, COMMUNITY AND CULTURAL DEVELOPMENT	191
8.1	Social Inclusion	191
8.2	Community Facilities	192

8.3	Education	197
8.4.	Healthcare	198
8.5	Childcare Provision and Children’s Play	203
8.6	Sports, Recreation and Open Space	204
8.7	Tourism and Outdoor Recreation (see also Section 3.6)	206
8.7.1	Walking and Cycling	207
8.8	Burial Grounds	217
8.9	Fire Service	218
8.10	Library Service	218
8.11	Arts and Cultural Facilities	219
8.12	Museums	221
9	DEVELOPMENT MANAGEMENT GUIDELINES AND STANDARDS	223
9.1	General Development	223
9.1.1	Building Lines	223
9.1.2	Access for Persons with Disabilities and the Mobility Impaired	224
9.1.3	Light Pollution	224
9.1.4	Noise	224
9.1.5	Conservation of Water	225
9.1.6	Water Supply	225
9.2	Wastewater Treatment – All Development Types	225
9.2.1	Wastewater treatment in serviced lands	225
9.2.2	Wastewater Treatment in non serviced lands	225
9.2.3	Wastewater Treatment – One Off houses	225
9.2.4	Wastewater Treatment – Other developments	225
9.2.5	Wastewater Treatment – Other considerations	226
9.3	Storm Water Disposal	226
9.4	Flood Risk Protection	226
9.5	Rural Siting and Design – All Categories of Development	227
9.5.1	Access and other ancillary works	228
9.5.2	Roadside Boundaries	228
9.5.3	Tree and Hedgerow Preservation	229
9.6	Residential Development (To be read in conjunction with Chapter 5 and relevant Local Area Plans & Area Plans)	229
9.6.1	Zoned Lands within Tiered Settlement Centres (Tiers 1-3)	229
9.6.2	Non Zoned Lands in Non Tiered Settlements	230
9.6.3	Layout and Design Considerations	230
9.6.4	Qualitative Assessment	230
9.6.5	Quantitative Assessment – all locations	231
9.6.6	Specific residential densities	231
9.6.7	Open space	232
9.6.8	Landscaping	232
9.6.9	Cycling and walking in the context of Residential Development	232
9.6.10	Crèche and Childcare facilities within Residential Developments	232
9.7	Apartments	233
9.7.1	Design Standards for Apartments	233
9.8	Rural Residential Consideration	234
9.8.1	One off rural housing	234
9.8.2	Key Development Management issues	234
9.8.3	One off rural housing – Construction Elements to take account of	234
9.9	House Extensions (Urban and Rural)	240
9.10	Granny Flats (Urban and Rural)	240
9.11	Backland Development	240
9.12	Use of Upper Floors for Residential Purposes	241

9.13	Change of Use of Existing Houses in Existing Residential Schemes	241
9.14	Dereliction, Vacancy and Regeneration Sites	241
9.14.1	Derelict Sites	241
9.14.2	Vacant Sites Register and Levy	241
9.15	Residential Care Homes	241
9.16	Retail Development (Urban Areas)	242
9.17	Retail, Commercial and Industrial Developments – Design Considerations	243
9.18	Urban Character and Streetscape Development	243
9.19	Shop Fronts	244
9.20	Fuel Filling Stations	245
9.21	Advertising	245
9.21.1	Advertising within Towns and Villages	245
9.21.2	Advertising Hoardings	246
9.21.3	Fingerpost Signage (urban and rural)	246
9.21.4	Rural Advertising	246
9.21.5	Tourist Advertisements	247
9.22	Naming of Developments	247
9.23	Maintenance and Management	247
9.24	Tourism and Recreation Facilities	248
9.24.1	Rural Tourism	248
9.24.2	Caravan and Camping Parks	249
9.24.3	Marinas	249
9.24.4	Private Harbours & Jetties	249
9.25	Community Facilities	250
9.25.1	Schools	250
9.25.2	Play/Recreation Opportunities for Children	250
9.25.3	Cycling and Walking	250
9.25.4	Nursing Homes	251
9.25.5	Childcare Facilities	252
9.25.6	Neighbourhood Facilities	252
9.26	Agricultural Activity	253
9.26.1	Agricultural Buildings & Structures	253
9.26.2	Agricultural and the Environment	253
9.27	Car Parking	253
9.28	Cycle Facilities	254
9.29	Transport (To be read in Conjunction with Chapter 4)	254
9.29.1	National and Regional Roads	254
9.30	Renewable Energy	255
9.30.1	Planning Exemptions for Renewable Technology	255
9.31	Architectural Conservation (Protected Structures)	255
9.31.1	Development in Architectural Conservation Areas	256
9.32	Development in Areas of Archaeological Potential	256
9.33	Telecommunications (To be read in conjunction with Chapter 4)	257
9.34	Extractive Industry	258
9.35	Forestry	258
9.36	Bonding to Secure Completion of Development	258
9.37	Future Publications, Standards and Guidelines	259
9.38	Additional Development Management Standards	259
10	IMPLEMENTATION AND MONITORING	265
10.1	Introduction	265
10.2	Implementation	265
10.2.1	Restrictions on Goal Realisation	265
10.2.2	Development Contributions	265

10.2.3	Compliance with Permission Granted	266
10.3	Monitoring	266
Appendix 1	Expanded Core Strategy Table	1
Appendix 2	Additional Development Management Standards	4
	Table 1 – Tree and Shrub Species	5
Appendix 3	Glossary of Terms	6
Appendix 4	Reference Index	10
Appendix 5	Policies	13
Appendix 6	Objectives	39
TABLES		
Table 2.1	Core Strategy Population Allocations	22
Table 2.2	Residential Vacancy Rates	28
Table 2.3	Settlement Hierarchy for County Roscommon	29
Table 2.4	National rail lines traversing County Roscommon	39
Table 3.1	Retail/Storage Warehousing Vacancy (2013)	56
Table 3.2	Floorspace Capacity 2014 to 2020 & 2024	56
Table 3.3	Athlone Joint Retail Strategy Scenario – Indicative Net Floorspace Potential for the Study Area (m ²)	57
Table 4.1	Planned Motorway and National Primary Road Projects	86
Table 4.2	Planned National Secondary Road Projects	87
Table 4.3	Planned Non National Road Improvements 2014-2020	88
Table 4.4	Wastewater Treatment Plants in County Roscommon	99
Table 5.1	Core Strategy Allocations	133
Table 5.2	Settlements Subject to Moratorium on Multiple Housing Development	136
Table 5.3	Definition of Urban & Rural Generated Housing Need	148
Table 5.4	Policies and Suitability Criteria for Rural Area Types	149
Table 7.1	County Geological Sites	181
Table 7.2	Inland Waterways in Co. Roscommon	186
Table 8.1	New Education Facilities Required to 2020	197
Table 8.2	Walking and Cycling Trails in County Roscommon	207
Table 1 –	Car Parking Requirements	260
Table 2 –	Renewable Energy Development Standards and Considerations in relation To Key Environmental Factors	262

VARIATION NO. 2 OF THE ROSCOMMON COUNTY DEVELOPMENT PLAN (RCDP) 2014 - 2020

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 (October 2018) which was produced jointly by Roscommon and Westmeath County Councils. The Strategy covers the geographical areas of the Monskland/Bellanamullia (Athlone West) LAP area as well as the Athlone Town Development Plan area and only relates to retail development in these areas.

The Strategy has been prepared at a time when the National Spatial Strategy (NSS) has been replaced by the National Planning Framework (NPF) as the key spatial planning document guiding development in the country, and when the Draft Regional Spatial and Economic Strategies (RSES') for the Northern and Western Regional Assembly and Eastern and Midland Regional Assembly areas are replacing the Regional Planning Guidelines (RPGS) for the West and Midlands Regions.

For this reason, all references to the NSS and RPGs will remain as they were relevant particularly in the initial development of the Core Strategy for the RCDP. The new NPF and Draft RSES for both Regional Assembly areas will be referred to in the plan where they are relevant for the amendment of text in response to the Athlone Joint Retail Strategy.