

# APPENDIX 1

## Expanded Core Strategy Table

## APPENDIX 1: EXPANDED CORE STRATEGY TABLE

Tier	Settlement	Core Strategy Population Allocation	Housing Requirement	Housing land requirement (incl 50% overzoning)	Existing Zoning <sup>1</sup>	Proposed Zoning <sup>2</sup>	Housing Yield (Residential Lands)		Housing Yield (Other lands) <sup>3</sup>	Shortfall (-) / Excess (+) <sup>4</sup> for NR lands only (using 50% overzoning)
							Units	Density		
	<b>County Roscommon</b>	6200	54.5 Ha	81.3 Ha	354.14 Ha	81.62 Ha	2480	-	106.19Ha	+271.21Ha
<b>1</b>	<b>County Town</b>									
1	Roscommon Town	845 (652 in RPGs)	16.9 Ha	25.4 Ha	277 Ha (no phasing)	22.2 Ha	338	20	46.66Ha	+254.8 Ha
<b>2</b>	<b>Key Support Towns / Settlements</b>									
2	Boyle <sup>5</sup>	367	7.35 Ha	11 Ha	8.73(Phase 1) 27.5 Ha (Phases 1, 2 & 3)	11 Ha	147	20	7.57 Ha	- 2.27 Ha
2	Castlerea <sup>5</sup>	300	6 Ha	9 Ha	6.26(Phase 1) 15.96Ha (Phases 1, 2 & 3)	9 Ha	120	20	7.28 Ha	- 2.74 Ha
2	Ballaghaderreen <sup>5</sup>	271	5.4 Ha	8.1 Ha	5.21(Phase 1) 17.27 Ha (Phases 1, 2 & 3)	8.1 Ha	108	20	15.27 Ha	- 2.89 Ha

<sup>1</sup> Existing Zoning: This equates to Phase 1 in LAPs which have been prepared since 2008 CDP. New Residential Zoning (NR) is used in the case of Roscommon Town.

<sup>2</sup> Proposed zoning refers to the lands which have been zoned in Area Plans accompanying the RCDP 2014-2020 and the lands which are proposed to be zoned in the Area Plans flowing from the RCDP 2014-2020.

<sup>3</sup> This is calculated on zoned lands where residential development is 'permitted in principle' or 'open for consideration'. The portion/percentage of land not developed where residential development is likely to be considered has been estimated.

<sup>4</sup> The shortfall (-) / excess (+) is calculated by subtracting the proposed new residential (NR) zoning from the existing new residential zoning and does not include housing yield on other lands

<sup>5</sup> Several assumptions have been made in the LAPs concerning growth rates (see Chapter 2). The majority of residential growth in Boyle has taken place in the Boyle Rural DED and it is assumed and planned that this will continue to be the case, hence the positive growth rate.

Tier	Settlement	Core Strategy Population Allocation	Housing Requirement	Housing land requirement (incl 50% overzoning)	Existing Zoning <sup>1</sup>	Proposed Zoning <sup>2</sup>	Housing Yield (Residential Lands)		Housing Yield (Other lands) <sup>3</sup>	Shortfall (-) / Excess (+) <sup>4</sup> for NR lands only (using 50% overzoning)
							Units	Density		
2 SC	<b>Integral part of Athlone Gateway</b>									
2SC	Monksland / Bellanamullia (Athlone West)	538	11 Ha	16.1Ha	36.89 Ha (Phase 1) 157.4 Ha (Phases 1, 2 & 3)	16.1 Ha	215	20	10.95Ha	+20.79 Ha
<b>3</b>	<b>Key Satellite Villages</b>									
3	Carrick-on-Shannon Environs (Cortober) <sup>6</sup>	48	1.6Ha	2.4Ha	6.23 Ha (Phase 1) 24.97 Ha (Phases 1, 2 & 3)	3.46Ha	24(2 <sup>7</sup> )	15	3.89 Ha	+ 1.06 Ha
3	Strokestown	109	2.9 Ha	4.4 Ha	5.4Ha (Phase 1) 30 Ha (Phases 1, 2 & 3)	4.4 Ha	44	15	2.55 Ha	+ 0 Ha
3	Elphin	85	2.3 Ha	3.4 Ha	7.8 Ha (Phase 1) 15.22 Ha (Phase 1, 2 and 3)	5.06Ha	34	15	3.01 Ha	+ 1.66 Ha
3	Hodson Bay / Barrymore	37	1Ha	1.5 Ha	54.47 (no phasing)	2.3 Ha	15	15	9.01 Ha	+ 0.8 Ha
	<b>Urban Sub-total</b>	<b>2600</b>	<b>54.5 Ha</b>	<b>81.3 Ha</b>	<b>407.99Ha</b>	<b>81.62 Ha</b>	<b>1045</b>		<b>106.19Ha</b>	<b>+ 271.21Ha</b>
<b>4</b>	<b>Rural Settlements and the countryside</b>	<b>3600</b>	-	-	-	-	<b>1435</b>	-	-	-
	<b>Rural Sub-total</b>	<b>3600</b>	-	-	-	-	<b>1435</b>	-	-	-
	<b>TOTAL</b>	<b>6200</b>	<b>54.5 Ha</b>	<b>81.3 Ha</b>	<b>407.99 Ha</b>	<b>81.62 Ha</b>	<b>2480</b>	-	<b>106.19Ha</b>	<b>+271.21Ha</b>

<sup>6</sup> Cortober is functionally and intrinsically linked to Carrick-on-Shannon.

<sup>7</sup> The number of persons per household for the area plan boundary (Geodirectory) and DED (CSO) has been used to infer a lower figure for the settlement which is 2 persons per household.

# **APPENDIX 2**

## **Additional Development Management Standards**

Table 1 – Tree and Shrub Species.

The Following are species of trees and shrubs native to Ireland

SPECIES	SOIL PREFERENCES	HEIGHT (m)	GROWTH RATE	BIODIVERSITY	ATTRACTIVE FEATURES
Alder, Common	Damp. Medium to Heavy texture. Medium to Alkaline acidity	5–15	Fast	Birds/Bats, Red Squirrels	Nuts / Cones
Ash	Average Moisture. Medium Texture. Medium to Alkaline acidity	15+	Medium	Birds/Bats, Red Squirrels	
Birch, Downy	Damp. Medium to Heavy texture. Acid to Medium acidity	15–15+	Medium	Birds/Bats, Red Squirrels	Flowers / Catkins, Autumn Colour
Birch, Silver	Dry. Light to Medium texture. Acid to Medium acidity	15–15+	Fast to Medium	Birds/Bats, Red Squirrels	Flowers / Catkins, Autumn Colour
Blackthorn/Sloe	Average moisture. Light to Heavy texture. Acid to Alkaline acidity	5–15	Medium	Birds/Bats	Flowers / Catkins, Berries
Buckthorn, Alder	Damp. Medium texture. Acid acidity	5	Medium	Birds/Bats	Flowers / Catkins, Berries, Autumn Colour
Buckthorn, Purging	Damp to Average moisture. Medium texture. Alkaline acidity	5	Medium	Birds/Bats	Berries
Cherry, Bird	Damp to Average moisture. Light to Medium texture. Acid to Medium acidity	5–15	Medium	Birds/Bats Autumn Colour	Flowers / Catkins, Berries
Cherry, Wild	Average to Dry moisture. Light to Heavy texture. Medium to Alkaline acidity	5–15	Fast to Medium	Birds/Bats Autumn Colour	Flowers / Catkins, Berries
Crab Apple	Average moisture. Medium to Heavy texture. Medium to Alkaline acidity	5–15	Slow	Birds/Bats Autumn Colour	Flowers / Catkins, Berries
Elder	Damp to Dry moisture. Light to Heavy texture. Medium to Alkaline acidity	5	Fast	Birds/Bats, Red Squirrels	Flowers / Catkins, Berries
Elm, Wych	Damp to Average moisture. Medium to Heavy texture. Medium to Alkaline acidity	15+	Slow	Red Squirrels	Autumn Colour
Guelder Rose	Damp to Average moisture. Medium to Heavy texture. Medium to Alkaline acidity	5	Medium	Birds/Bats Autumn Colour	Flowers / Catkins, Berries
Hawthorn	Average to Dry moisture. Light to Heavy texture. Medium to Alkaline acidity	5–15	Fast to Medium	Birds/Bats, Red Squirrels	Flowers / Catkins, Berries

# **APPENDIX 3**

## **Glossary of Terms**

**Appropriate Assessment:** Assessment of land use plans and/or projects as required by Article 6(3) and (4) of the Habitats Directive 92/43/EEC, with respect to ecological implications of any plan or project, whether within or outside a designated site (Natura 2000), which does not directly relate to the management of the site but may impact upon its conservation objectives.

**Architectural Conservation Area :** A place, area, group of structure or townscape, taking account of building lines and heights, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or contributes to the appreciation of protected structures and whose character it is an objective of a development plan to preserve.

**Backland development:** Development which takes place to the rear of existing structures fronting a street or roadway.

**Biodiversity:** The variability among living organisms on the earth, including the variability within and between species and within and between ecosystems.

**Brownfield Site :** A site that has previously been built upon.

**Catchment Flood Risk and Management (CFRAM):** National program of region/district based flood risk assessment (e.g. CFRAM Study for the Shannon River Basin District), undertaken by the Office of Public Works in consultation with stakeholders such as Local Authorities.

**Code of Practise (COP):** Document providing guidance on the application of international, national or local policy or legislation, to ensure a consistent approach to particular issues among public and/or private interests.

**Community Facilities:** Facilities that are open to and provided for the benefit of the public.

**Comparison Goods:** Goods that are required on an infrequent basis by individuals and households such as clothing and footwear, furniture and furnishings and household equipment (excluding non-durable household goods), medical and pharmaceutical products, therapeutic appliances and equipment, educational and recreational equipment and accessories, books, newspapers and magazines, goods for personal care and goods not elsewhere classified.

**Convenience Goods:** Goods which are required on a daily basis by individuals and households such as food, beverages (non-alcoholic and alcoholic), tobacco and non-durable household goods.

**Critical Mass:** Refers to building up higher levels of population, services and functions in particular areas.

**Development Contributions:** Charges or levies placed on developers relating to the cost of services and utilities which are provided by Roscommon County Council.

**Ecological Corridors:** Nature corridors such as hedgerows, riverbanks etc. used by species to get from one conservation site/habitat to another.

**Environmental Impact Assessment:** An assessment of the possible impacts that a proposed project may have on the environment, consisting of the environmental, social and economic aspects.

**Green Infrastructure:** An interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations.

**Greenbelt zoning:** Land use zoning objective which seeks to control non essential development in the interests of the protection of the environmental, landscape, setting or other qualities of an area.

**Hedgerow:** A natural or semi-natural row of bushes, shrubs and/or trees forming a boundary.

**Household:** One or more persons occupying a dwelling which has a kitchen and bathroom facilities.

**Housing Stock:** Houses that already exist.

**Infill Development:** Development taking place on a vacant or undeveloped site between other developments.

**Landscape Character Assessment:** A study of a given landscape to ascertain its 'character'. Landscape character is the combination of physical, as well as, perceived aspects of the landscape.

**Landscape Protection:** Refers to the whole range of techniques used to protect landscapes from inappropriate development, including education, land use plans, Land use zoning, and easements.

**Landscape Management:** Measures aiming at preserving landscape or controlling its transformations caused by anthropic activities or natural events.

**Landscape Planning:** An activity concerned with reconciling competing land uses while protecting natural processes and significant cultural and natural resources.

**Metropolitan Area Networks (MANs):** Scheme which aims to provide a network of open access telecommunications infrastructure in order to deliver a network of modern fibre connectivity to businesses in larger towns, such as Roscommon Town.

**Micro Enterprise:** A small commercial entity engaged in an economic activity with fewer than 10 employees.

**National Spatial Strategy:** A planning framework for Ireland that aims to achieve balanced regional development and promote areas of critical mass through a network of cities and towns identified as Gateways, Hubs or Key Towns.

**Natura 2000 network:** The assemblage of sites which are identified as Special Areas of Conservation under the Habitats Directive or classified as Special Protection Areas under the Birds Directive 79/409/EEC, or a Site of Community Importance.

**Natural Heritage Area:** Designation for wildlife conservation in the country.

**Protected Structure:** Any structure or specified part of a structure, which is included in the Record of Protected Structures. A structure is defined by the Act as 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure'.

**Recorded Monument:** An archaeological monument protected under the National Monument (Amendments Act) 1994-2004.

**Regional Planning Guidelines:** A planning framework for a Region for long term strategic development of that Region consistent with the National Spatial Strategy (Roscommon falls within the West Region).

**Residential Densities:** The number of residential units per area unit (e.g. hectare).

**Rural Generated Housing:** Housing needed in rural areas within the established rural community by people working in rural areas or nearby urban areas.

**Sequential Approach:** Where development takes place outwards from the centre of an urban area with lands closest to the town centre being developed first.



**Seveso II:** Major Accident Directive which is aimed at the prevention of major accidents which involve dangerous substances and the limitation of their consequence for humans and the environment.

**Strategic Development Zone:** A planning designation to allow for expeditious approval of planning for public and private developments once the development complies with a plan for the area.

**Strategic Flood Risk Assessment:** A process, as required by *The Planning System and Flood Risk Management Guidelines 2009*, for the incorporation of flood risk identification, assessment and management into the planning process.

**Smarter travel:** A sustainable transportation model which promotes sustainable modes of transport such as public transport, walking and cycling, along with other actions such as e-working over dependency on car travel.

**Sustainability Impact Assessment:** *A systematic and iterative process of determining the likely economic, social and environmental impacts of policies, plans, programmes and strategies.*

**Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to develop their own needs.

**Special Areas of Conservation:** Prime wildlife conservation areas/sites considered of importance at both Irish and European level; the legal basis for their designation is the Habitats Directive.

**Special Protection Area:** Sites/areas primarily classified for the conservation of bird species; the legal basis for their designation is the EU Birds Directive.

**Town Centre:** Town, village or district centres that provides a broad range of facilities and services and serve as a focus for the community and for public transport, excluding retail parks, local centres and small parades of shops of purely local significance.

**Tree Preservation Order:** An order made by Roscommon County Council for the preservation of any tree, trees, groups of trees or woodlands. The order may prohibit the cutting down, topping, lopping or willful destruction of trees except with the consent of the Council which may be granted subject to conditions.

**Urban Generated Rural Housing:** Housing demand that is driven by people living and working in urban areas, who wish to live in the countryside and includes second homes.

**Pluvial Flooding:** Flooding that occurs after excessive rainfall and it is not able to get absorbed into the ground or the drainage systems due to excessive water flow. It happens when the drainage systems are overwhelmed by the water flow.

# APPENDIX 4

## REFERENCE INDEX

- National Plans, Policies and Guidelines, which influenced the CDP (not exhaustive):
- Regional Planning Guidelines for the West Region 2010-2022
- Architectural Heritage Protection Guidelines for Planning Authorities (2004)
- Architectural Heritage Protection for Places of Public Worship (2003)
- *The National Development Plan 2007-2013*
- *The National Spatial Strategy (2002)*
- *European Spatial Development Perspective (1999)*
- Regional Planning Guidelines for the West Region 2010-2022
- *Sustainable Development: A Strategy for Ireland 1997*
- *Building Ireland's Smart Economy - A Framework for Sustainable Economic Renewal 2008*
- *Smarter Travel – A Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020*
- *National Cycle Policy Framework National Broadband Scheme*
- *National Climate Change Strategy 2007-2012*
- *National Energy Efficiency Action Plan 2009-2020*
- *Grid Development Strategy 2007-2025*
- *National Heritage Plan*
- *National Biodiversity Plan*
- *Department of Agriculture 2020 Strategy*
- *The National Anti Poverty Strategy*
- Sustainable Residential Development in Urban Areas and companion document Urban Design Manual (2009)
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2007)
- Retail Planning Guidelines for Planning Authorities (2012)
- Retail Design Manual 2012
- Sustainable Rural Housing Guidelines for Planning Authorities (2005)
- Childcare Facilities: Guidelines for Planning Authorities (2001)

- Development Management Guidelines for Planning Authorities (2007)
- Development Plan Guidelines for Planning Authorities (2007)
- Quarries and Ancillary Activities Guidelines for Planning Authorities (2004)
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanala (2013)
- The Planning System and Flood Risk Management: Guidelines for Planning Authorities and companion technical appendices (2009)
- Wind Energy Development: Guidelines for Planning Authorities (2006)
- Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2009)
- Spatial Planning and National Roads Guidelines (2012)
- Connaught Waste Management Plan 2006-2011
- Design Manual for Urban Roads and Streets (2013)
- Guideline for Planning Authorities on Drainage and Reclamation of Wetlands (Consultation Draft 2011)

# APPENDIX 5

## Policies

**Core Policy**

<b>Core Policy 2.1</b>	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.
<b>Core Policy 2.2</b>	To provide a framework for the proper planning and sustainable development of the county over the plan period.
<b>Core Policy 2.3</b>	To provide for an enhanced quality of life for all based on high quality sustainable residential, working and recreational environment as well as infrastructural and transportation networks.

**Core Policy**

<b>Core Policy 2.4</b>	To provide a strong and clearly defined hierarchical network of settlements that allows for the sustainable and balanced growth of the county's economy. To ensure that an adequate supply of residentially zoned lands are designated as necessary and appropriate for these areas whilst maintaining rural areas and their communities.
<b>Core Policy 2.5</b>	To ensure in as far as is practicable that everyone has the opportunity of obtaining affordable housing in accordance with the prevailing Housing Strategy to meet the needs of those requiring such facilitation (including the economically disadvantaged, travellers and the elderly).
<b>Core Policy 2.6</b>	To ensure that the character and vitality of established town and village centres and rural areas are maintained and enhanced. That quality of concept and design underpins all new development and that a sense of place and local distinctiveness is established in new development areas.
<b>Core Policy 2.7</b>	To curtail the undue proliferation of individual residential development (one off housing units) in the countryside in areas outside settlement centres that are experiencing development pressure save for developments permissible under the terms of the Sustainable Housing Guidelines (as well as any local development curtailments devised within the context of the County Development Plan in the local context).
<b>Core Policy 2.8</b>	To provide for the renewal of areas in need of regeneration in order to prevent— (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land, (ii) urban blight and decay, (iii) anti-social behaviour, or (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

**Core Policy**

<b>Core Policy 2.9</b>	To provide appropriately zoned lands to cater for the sustainable growth of the county by making and reviewing Local Area Plans as appropriate and fulfil the objective of preparing, processing and seeking adoption of Local Area Plans for Roscommon, Monksland/Bellanamullia, Boyle, Ballaghaderreen, Castlerea and Lough Key during the lifetime of the Roscommon County Development Plan 2014-2020. Concentrate the facilitation of manufacturing industry primarily in the established zoned and serviced centre of Monksland/Bellanamullia (Athlone West) and Roscommon Town (County Town) as a primary focus. Ensure adequate lands are zoned and serviced for Industrial/Enterprise uses in the key towns of Boyle, Castlerea, Ballaghaderreen, Strokestown, Elphin and Cortober (areas with Local Area Plans and Area Plans). All Local Area Plans and Area Plans will require screening as to whether a full Appropriate Assessment of the likely significant effects on the integrity of Natura 2000 sites
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<b>Core Policy 2.10</b>	To identify and recognise the potential, in economic and social terms, of the county's natural resources such as its arable agricultural land, clean environment, lands with forestry potential, aggregate reserves and tourism opportunities. To support the utilisation of alternative energy provision in a sustainable and harmonious way in terms of impacts on landscapes and habitats over the broad spectrum of its potential sources, including wind, solar and alternative fuel sources. Any such development will be cognisant of the need to protect, conserve and enhance the county's biodiversity and the requirement for screening to determine if a full Appropriate Assessment of the likely impact on integrity on Natura 2000 sites is required.
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**Core Policy**

<b>Core Policy 2.11</b>	To identify and protect the unique and diverse natural heritage of County Roscommon in terms of landscape, natural resources such as rivers and lakes and waterways along with the built environment of historical, architectural and cultural value.
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**Core Policy**

<b>Core Policy 2.12</b>	To ensure in as far as is practicable that everyone has the opportunity to enjoy safe and accessible environments that facilitate education, arts, culture, community and recreational facilities whilst promoting social inclusion.
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**Core Policy**

<b>Core Policy 2.13</b>	To align transport and other infrastructural policies within the County Development Plan with broader national and regional policies in this regard and with the settlement strategy for the county.
<b>Core Policy 2.14</b>	To endeavour to promote "modal shift" in terms of transportation in relation to all sectors of the county's economy and population by formulating appropriate policies and objectives in the County Development Plan, Local Area Plans and Area Plans for the period 2014-2020 and beyond.
<b>Core Policy 2.15</b>	To maintain the strategic integrity of the county's nationally designated road networks by limiting new access thereon save for development proposals of national or regional significance in accordance with the requirements of Section 2.6 of the DECLG <i>Spatial Planning and National Roads Guidelines</i> or development located within speed limits in urban areas.

**Core Economic Development Policies**

<b>Core Policy 3.1</b>	Ensure that sufficient and suitable land is reserved for new industry/enterprise development and other employment uses in a range of sizes at key locations throughout the County, particularly in the Key Towns of Castlerea, Boyle, Ballaghaderreen, and promote these towns as secondary employment centres, after Roscommon Town and Athlone West.
<b>Core Policy 3.2</b>	Facilitate enterprise development in other urban locations such as Strokestown, Elphin and Cortober where infrastructural facilities and services are readily available or can be provided at a reasonable cost.
<b>Core Policy 3.3</b>	Strictly control large-scale commercial, particularly retail and retail warehousing outside the defined development boundaries of Roscommon Town, Castlerea, Boyle, Ballaghaderreen, Monksland/Bealnamullia (Athlone West), Strokestown, Elphin and Cortober. Commercial/retail development in other towns and villages within the county shall be, proportionate in scale to existing retail/commercial development within the settlement.
<b>Core Policy 3.4</b>	Promote Roscommon Town as the primary focus of new retail development along with the settlements of Castlerea, Boyle and Ballaghaderreen and Monksland District Centres.
<b>Core Policy 3.5</b>	Strictly control all retail and commercial development in the countryside, particularly retail or commercial uses which are likely to generate large numbers of visiting numbers of the

	public, which the Council considers should more appropriately be located within the county network of towns and villages. This shall not preclude the development of micro enterprises appropriate to rural areas.
<b>Core Policy 3.6</b>	Promote the sustainable development of retail and other commercial development of a scale which meets the local needs of the district centres of Monksland and Cortober without undermining the proper planning and Sustainable development of their parent settlements of Athlone and Carrick-on-Shannon
<b>Core Policy 3.7</b>	Require all proposals for new retail warehouse, storage warehouse, light Industrial warehouse developments within the settlements of Cortober, Ballaghaderreen, Strokestown, Roscommon Town and Monksland, to be accompanied by a comprehensive sequential assessment which demonstrates that no existing vacant units on appropriately zoned lands within the settlement are available or could be adapted to accommodate the proposed development for the duration of this Plan.
<b>Core Policy 3.8</b>	Encourage the development of the County's natural resource sectors such as Agriculture, the intensification and/or diversification of agricultural business, forestry and biomass, rural and agri-tourism, small home and farm based business start up's, wind power and renewable energy and the extractive industry, subject to normal planning considerations.
<b>Core Policy 3.9</b>	Promote the integration of employment with other land uses and the transportation network, ensuring that, where possible, employment-intensive uses are located in proximity to existing and planned strategic transport corridors.
<b>Core Policy 3.10</b>	Promote the development of and ensure sufficient lands reserved for tourist accommodation and information services of appropriate scale in all key towns within the County as well as in Tulsk and Arigna village cores.
<b>Core Policy 3.11</b>	Facilitate the delivery and application of the '2012 Action Plan for Jobs – Department of Jobs, Enterprise and Innovation; which sets out actions aimed at exploiting new job opportunities within key sectors of the economy.

### Industry & Enterprise Policies

<b>Policy 3.1</b>	Ensure that a high standard of design, layout and amenity is provided and maintained at locations selected for industrial and enterprise development.
<b>Policy 3.2</b>	Facilitate start-up businesses through the provision of such land uses in a range of plot sizes and locations as well as natural resource-based, small-scale industrial/enterprise activities. Where a proposed development needs to locate near an existing natural resource, it will be necessary to demonstrate that it can be accommodated without damage to the environment, natural or built heritage, visual amenity, and that it will not have a negative impact on the character of the area.
<b>Policy 3.3</b>	Facilitate the growth of creative businesses, by seeking the provision of enhanced broadband capacity and by encouraging the growth and clustering of the creative and cultural industries in the County.
<b>Policy 3.4</b>	Facilitate small indigenous industries, in recognition of their key importance in the provision of local employment and generation of economic activity in the County.
<b>Policy 3.5</b>	Support the development of a technologically-based knowledge network in the County that establishes strong links with surrounding industries, Third Level Institutions, State and Local Agencies.
<b>Policy 3.6</b>	Facilitate home based economic activities that do not impact negatively on residential amenity and the living enjoyment of residents.
<b>Policy 3.7</b>	Ensure that there are sufficient lands zoned in appropriate locations in all key towns for the promotion of ICT, Financial Functions and Legal Services.
<b>Policy 3.8</b>	Support the SEC (Socio Economic Committee) in its liaison with the IDA and Enterprise Ireland to promote foreign direct investment and the establishment of new industries in



	the County as well as encouraging indigenous innovation and enterprise by making suitable start up locations available to entrepreneurs.
<b>Policy 3.9</b>	Ensure that sufficient land is zoned in larger units within the settlements of Monksland (Athlone West) and Roscommon Town for the appropriate location of pharmaceutical projects, logistics and ICT Manufacturing.
<b>Policy 3.10</b>	Facilitate the provision of 'Courtyard' developments in small towns/villages that provide workspace and broadband connectivity through tailored solutions negotiated with telecommunications.
<b>Policy 3.11</b>	Strictly control non-natural resource based (agriculture and horticulture, forestry and bio-energy, extractive industry, renewable energy) industry and enterprise in the countryside except in exceptional cases where this location is critical to the operation of the enterprise and where the use does not result in large numbers of visiting members of the public.
<b>Policy 3.12</b>	Support the development of LEO (Local Enterprise Offices), in their new business support roles as set out in 'Putting People first', in partnership with Enterprise Ireland and DJEI.

### Retail Planning Policies

<b>Policy 3.13</b>	Implement the principles established in the Retail Planning Guidelines for Planning Authorities (2012) and companion Retail Design Manual document, as the primary basis for the control of future retail development.
<b>Policy 3.14</b>	Protect and reinforce the established central retailing and service areas of town centres and encourage and facilitate retailing, particularly convenience and non-bulky comparison retail uses, as the key function within the town and village centres of the County.
<b>Policy 3.15</b>	Facilitate retail uses of appropriate scale and design within smaller settlements and villages provided such uses do not have a significant adverse impact on the viability and vitality of established centres such as Roscommon Town, Boyle, Ballaghaderreen, Castlerea and Strokestown.
<b>Policy 3.16</b>	Encourage the retention of retail and other appropriate town centre uses such as; general food stores, newsagents, post offices, pharmacies, pubs, restaurants and cafés, within town and village centres.
<b>Policy 3.17</b>	Ensure that retail and service outlets are located within identified town centres, or in any case within the central area of a town or village, where they can best serve the population of the surrounding area, and discourage inappropriate out-of-town shopping facilities that detract from the viability and vitality of existing town and village centres.
<b>Policy 3.18</b>	Encourage and facilitate the reuse and regeneration of derelict and vacant buildings and sites for retail/enterprise and mix of retail and residential uses in town centres with due regard to the Sequential Approach.
<b>Policy 3.19</b>	Ensure that all new retail and commercial development proposals respect the scale and character of the existing streetscape within which they are proposed.
<b>Policy 3.20</b>	Encourage the retention of traditional shop fronts and pub fronts of character and design.
<b>Policy 3.21</b>	Promote initiatives or programmes to enhance the character and urban design quality of the County's towns to ensure that they remain attractive for investment in commerce and in retailing, through, for example, the use of urban design frameworks and town enhancement plans to release state funding and the utilisation of site activation measures such as the Vacant Sites Levy.
<b>Policy 3.22</b>	Restrict new retail and other commercial access points, and the intensification of existing accesses, onto or adjacent to National Roads in accordance with the requirements of Section 2.5 of 'Spatial Planning and National Roads' DECLG; 2012 in order to maintain traffic capacity, minimise traffic hazard and protect and maximise public investment in such roads.

### Policies in relation to Agriculture and Agricultural Diversification

<b>Policy 3.23</b>	Facilitate the development of agriculture, agricultural practices and horticulture within the County while seeking to protect and maintain the bio-diversity and rural character of the countryside, wildlife habitats, water quality and nature conservation.
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<b>Policy 3.24</b>	Facilitate the development of farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development standards set out in Chapter 9 of this plan.
<b>Policy 3.25</b>	Encourage Specialist farming practices e.g. organic and speciality food production, fruit and vegetable/herb growing, flower growing, equine breeding, poultry and mushroom growing.
<b>Policy 3.26</b>	Facilitate the provision of infrastructural services to serve the needs of agriculture, in co-operation with the appropriate agencies.
<b>Policy 3.27</b>	Support mechanisms to reduce agricultural pollution and the eutrophication of rivers and lakes in accordance with the River Basin Management Plan for the Shannon or Western River Basin Districts.
<b>Policy 3.28</b>	Protect the viability of farms including the family farm unit, and the best quality land, for agricultural and related uses, whilst at the same time facilitating the provision of alternative employment in or close to rural areas to sustain rural communities.
<b>Policy 3.29</b>	Facilitate the development of agricultural intensification whilst seeking to protect and maintain bio-diversity, wildlife habitats, water quality, scenic amenities and nature conservation.
<b>Policy 3.30</b>	Facilitate farm diversification into areas such as; organic farming, forestry and bio-mass, renewable energy related enterprises, agri-tourism and home based economic activity in association with vigorous and adequate environmental controls upon their development.
<b>Policy 3.31</b>	Facilitate the development of niche activities, such as those relating to food (including value-added products), forestry (including wood and bio-energy products), crafts, eco-tourism and agri-tourism – e.g. farmhouse accommodation, pet farms, farm holidays, health farms, equestrian activities, bird-watching holidays, painting/photography tuition, angling tourism, field studies, hill-walking, archaeological guided walks, walking, cycling, and wildlife trails.
<b>Policy 3.32</b>	Support farm families seeking to establish alternative and/or complementary home based economic developments to supplement their income from farming, subject to appropriate scale and intensity of development, without detriment to; the operation of existing agricultural or horticultural farms in the vicinity, traffic safety, environmental and landscape protection and residential amenity. Where the enterprise is not dependent on a rural location, and the scale and intensity grow beyond family income needs, it will be encouraged, where appropriate, to relocate to a nearby town or village.

#### Policies in relation to Forestry and Bio-fuels

<b>Policy 3.33</b>	Support and promote sustainable forestry development in County Roscommon, subject to the protection of, inter alia, scenic landscapes and views, water quality, heritage features, residential amenity, established public rights of way and public safety.
<b>Policy 3.34</b>	Facilitate forestation in appropriate locations, in co-operation with Coillte Teoranta and the Forest Service and in line with National policy and the Roscommon LCA (S 3.6 of the LCA Report 2014), while ensuring the no pollution or injury is caused to natural waters, wildlife habitats or conservation areas
<b>Policy 3.35</b>	Promote appropriate forestry related industries and rural tourism and encourage access to forestry, including private forestry, for walking routes, mountain bike trails, bridle paths and other activities that do not generate undue noise
<b>Policy 3.36</b>	Prevent excessive forestation that would negatively impact on rural communities i.e. forestry development should be appropriate to the surrounding area in terms of nature and scale and should not allow that residential development becomes isolated when plantations mature.
<b>Policy 3.37</b>	Promote mixed species forestry and phased and selective rather than linear or clear felling, particularly in exposed or scenic areas.

<b>Policy 3.38</b>	Co-operate with Coillte Teoranta, the Forest Service and private land owners in promoting greater public access and recreational use of Forests in the County.
<b>Policy 3.39</b>	Discourage new (non-broadleaf) forestry development in proposed/candidate/adopted NHAs, SACs and SPAs, in designated Sensitive Rural Landscapes, water quality sensitive areas, along designated Scenic Routes. Broadleaf forestry may be open to consideration on a case by case basis in some of these areas and in some proposed/candidate/adopted NHAs, SPAs and SACs, subject to consultation with the DEHLG, screening for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and shall have regard to any management plans prepared by the DAHG/NPWS.
<b>Policy 3.40</b>	Discourage the afforestation of land in Landscape Character Areas in the County considered by this Plan as being of Exceptional Value and also have regard to the policies in the Lough Key Local Area Plan and the landscape character analysis therein.
<b>Policy 3.41</b>	Encourage a partnership approach between all interested groups in the development of an Agreed Route Map Service which can be used to identify the most suitable routes for timber haulage from existing forests and the planning of future afforestation which can be accessed with the minimum impact on the existing road infrastructure.
<b>Policy 3.42</b>	Encourage the planning of internal forest road networks to keep timber traffic off fragile public roads and bridges and the coming together of adjacent plantation owners to share internal forest roads and accesses points onto public roads where practical.
<b>Policy 3.43</b>	Ensure that entrances to forests developments are located where the minimum sight distances specified in the geometric design standards for vehicular accesses in the National Roads Authority, Design Manual for Roads and Bridges can be achieved and at points on the road network which do not introduce a hazard to road users.
<b>Policy 3.44</b>	Ensure that forestry does not obstruct existing rights-of-way, traditional walking routes, recreational and tourism facilities. Developers shall identify existing rights-of-way and established walking routes before planting commences.
<b>Policy 3.45</b>	Encourage the development of forestry, particularly deciduous forestry and Biomass as an alternative agricultural land use.
<b>Policy 3.46</b>	Support the development of the bio energy industry over the Plan period and have regard to the Bio-energy Action Plan for Ireland 2007, to the Department of Agriculture and Food Best Practice Manuals and to the LCA when considering significant planting of bio energy crops

#### **Policies in relation to Wind & Other Natural Resource Energy Technologies**

<b>Policy 3.47</b>	All Applications for wind farm developments shall have regard to the Wind Energy Planning Guidelines 2006 regarding landscape impact of associated development (including roads and tracks, power lines, the control building, wind measuring mast and the compound).
<b>Policy 3.48</b>	All applications for wind farm developments shall have regard to guidance on the siting and design of wind farm projects that are included in the Wind Energy Planning Guidelines 2006.
<b>Policy 3.49</b>	Assessment of visual impacts of proposals will have regard to the LCA and in particular to; immediate visual impact and long distance views, Scenic Routes and Scenic views depicted in Appendix 1 of the LCA report, sites of special value (i.e. the bog land north of Castlerea (LCA 27) and Upper Lough Ree (LCA6) which has been identified as of particular importance for their sense of isolation and tranquility).
<b>Policy 3.50</b>	Encourage the development of wind energy in suitable locations in an environmentally sensitive way in accordance with Wind Energy Planning Guidelines, and the County Roscommon Renewable Energy Strategy 2014-2020 and land use policies of the CDP.
<b>Policy 3.51</b>	Ensure that applications for wind turbines are assessed in accordance with the SEI Wind Speed Atlas, Accessibility to the National Electricity Transmission and Distribution Grid,

	the suitability of the site having regard to other land use policies and objectives to protect all aspects of the landscape including visual, cultural and environmental. All wind turbine proposals, irrespective of size shall be subject to full Environmental Assessment (EIA).
<b>Policy 3.52</b>	No wind energy development or Pumped Hydro Electric Storage (PHES) schemes will be considered in any Natura 2000 site or their surrounding buffer areas. All renewable energy schemes will be subject to screening for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive. Only proposals that will not adversely affect the integrity any Natura 2000 site will be permitted. Where an Appropriate Assessment or Environmental Impact Assessment is to be carried out for any renewable energy project, proponents of such projects shall adhere to the minimum survey requirements for protected species and habitats as included in the Natura Impact Report that accompanies this Plan.

#### Policies in relation to Mineral Extraction and Quarries

<b>Policy 3.53</b>	Protect all known unworked deposits from development that might limit their scope for extraction.
<b>Policy 3.54</b>	Ensure adequate supplies of aggregate resources to meet future growth needs of the Country, facilitate the exploitation of such resources where there is a proven need and market opportunity for such minerals or aggregates, and ensure that this exploitation of resources does not adversely affect the environment or adjoining existing land uses.
<b>Policy 3.55</b>	Encourage the reuse of worked out quarries for recreational, appropriate commercial, ecological and other uses, following appropriate restoration.
<b>Policy 3.56</b>	Require development proposals on or in the proximity of quarry sites, to carry out appropriate investigations into the nature and extent of old quarries (where applicable). Such proposals shall also investigate the nature and extent of soil and groundwater contamination and the risks associated with site development works together with appropriate mitigation.
<b>Policy 3.57</b>	Protect areas of geomorphologic interest, groundwater and important aquifers, important archaeological features and Natural Heritage Areas from inappropriate development.
<b>Policy 3.58</b>	Have regard to evolving best environmental management practice as set out in Environmental Protection Agency (EPA) Guidelines 'Environmental Management in the Extractive Industry: Non Scheduled Minerals'
<b>Policy 3.59</b>	Ensure that the extractives industry minimises adverse impacts on the road network in the area and that the appropriate cost of road improvements which are necessary to facilitate extractive industries are borne by the industry itself
<b>Policy 3.60</b>	Ensure that the extraction of minerals or aggregates does not adversely impact on residential or environmental amenity of the landscape including the safeguarding of aquifers and groundwater resources.
<b>Policy 3.61</b>	Ensure that all projects associated with the extractive industry carry out screening for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive, where required.

#### Tourism Policies

<b>Policy 3.62</b>	Promote sustainable tourism development in towns and villages and direct tourism based development, where appropriate, into existing settlements where there is adequate infrastructure, whilst also promoting appropriate environmentally sustainable rural tourism, subject to location, siting and design criteria, the protection of environmentally sensitive areas and other planning considerations.
<b>Policy 3.63</b>	Promote Roscommon as a cultural, heritage and eco-tourism destination in order to diversify the range of tourist facilities in the county. All tourist developments will be screened for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive.

<b>Policy 3.64</b>	Promote the development of sporting events and niche activities, such as those relating to food (particularly value-added products), forestry (e.g. wood products), crafts, eco-tourism and agri-tourism, for example farmhouse accommodation, open farms, farm holidays, health farms, equestrian activities, bird-watching holidays; painting/photography tuition, angling tourism, field studies and hill-walking (with the co-operation of the landowners).
<b>Policy 3.65</b>	Support and facilitate the development of new tourism facilities and services throughout the county.
<b>Policy 3.66</b>	Support the development of Lough Key and its environs as a natural amenity and major tourist attraction and seek to facilitate tourism development which is consistent with the Councils vision of the development of Boyle Town as a gateway to Lough Key.
<b>Policy 3.67</b>	Support the appropriate and environmentally sensitive expansion, and maximise the potential of the Rathcroghan area of County Roscommon based on its untapped archaeological significance, in co-operation with the Community and the DECLG and DAHG and seek to facilitate tourism development which is consistent with the Councils vision of the development of Tulsk Village as a gateway to Rathcroghan.
<b>Policy 3.68</b>	Support tourism type development (e.g. tourist information services, the provision of leisure and activity facilities for tourists) of appropriate scale, including appropriate infrastructure and ancillary services throughout the county and particularly in the key towns of Roscommon Town, Castlerea, Boyle, Ballaghaderreen, Strokestown and Elphin as well as villages with significant tourism amenities such as Tulsk and Arigna.
<b>Policy 3.69</b>	Support tourism development of appropriate scale within settlements on the Shannon Corridor and its calling points such as Cortober, Roosky, Termonbarry, Ballyleague/lanesborough Hodson Bay, Shannonbridge, Lecarrow, Gailey, Portrun, Drumharlowl, Battlebridge and Cootehall, which focuses on the provision of tourist services (e.g. nature and heritage based activities) for water based tourism.
<b>Policy 3.70</b>	Discourage the proliferation of individual private marinas on the lakes and waterways of the county. The development of commercial marinas and mooring facilities is also discouraged outside of existing settlements on the Shannon Corridor.
<b>Policy 3.71</b>	Prioritise hotel and guesthouse development and promote the development of high quality hotels and guesthouses in key towns within tourist resource areas and particularly in Boyle Town whilst ensuring high standards of architectural and urban design.
<b>Policy 3.72</b>	Support at appropriate locations the sustainable development of appropriately scaled holiday home/ second home developments within existing settlements on tourism zoned lands and strictly control the development of new second home and holiday home development outside lands zoned for such uses within the Counties towns and settlements.
<b>Policy 3.73</b>	Accommodate small scale enterprises, such as renovation of barns, outhouses or other existing structures for short term rental (less than 3 months at any one time) associated with an existing permanent residence or active farm/agri-tourism enterprise. Proposals to reinstate, conserve and/or renovate existing, vacant, derelict or disused buildings for holiday accommodation will also be given favourable consideration subject to normal planning criteria.
<b>Policy 3.74</b>	To consider the provision of small scale caravan and camping sites at appropriate locations where they do not cause landscape or environmental degradation and are consistent with the Settlement Strategy for the County, and incorporate a high standard of layout, design, landscaping and amenity in such proposals.
<b>Policy 3.75</b>	Support and promote, with the co-operation of private landowners, public access to heritage sites and features of archaeological interest, mountains, rivers, lakes and other natural amenities, subject to compliance with the requirements of the habitats Directive.

<b>Policy 3.76</b>	Facilitate the development and expansion of existing and new tourist routes and trails, including walking and cycling routes, throughout the County, to include historical and cultural elements, environmental and recreation, general interest and amenities, which will satisfy the needs of the domestic and international visitors as well as the resident population.
<b>Policy 3.77</b>	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. The Council will also ensure all tourism related development is of a high standard of design and landscaping, with consideration given to the impact of the proposal on its surroundings in terms of scale and intensity.
<b>Policy 3.78</b>	Restrict development which might be detrimental to scenic and heritage assets in cSACs, pNHAs & SPAs and to designated scenic views and routes as set out in the Landscape Character Assessment that accompanies this Plan.
<b>Policy 3.79</b>	All tourist developments along the Shannon Corridor will be subject to compliance with the requirements of the Habitats Directive.
<b>Policy 3.80</b>	Support the implementation of the County Tourism Plan for Roscommon with the aims of strengthening Roscommon as a tourist destination for domestic and overseas visitors.
<b>Policy 3.81</b>	Work with agencies such as Failte Ireland, Coillte, Waterways Ireland, the Inland Fisheries Board, the Department of Communications, Marine and Natural Resources, the National Parks and Wildlife Service, and the Office of Public Works in the development management and development planning processes.
<b>Policy 3.82</b>	Promote the development of new festivals, sporting events and all weather family attractions subject to normal planning considerations.
<b>Policy 3.83</b>	Facilitate the joint marketing of tourism products within the County.

#### Policies on Strategic Transportation

<b>Policy 4.1</b>	Require a sustainable travel assessment in relation to new multiple housing and commercial developments.
<b>Policy 4.2</b>	Encourage, and where possible facilitate, local investment in safe cycle ways, secure parking for bicycles and rented bicycles within existing developments and also by means of retrofitting where necessary. Support the provision of a National Cycle Network including rural cycle networks for recreational cycling and green routes.
<b>Policy 4.3</b>	Require that a mobility management plan in relation to developments where it is considered that local traffic volumes may be greatly increased as a result of such development.

#### Policies on Public Transportation

<b>Policy 4.4</b>	Promote the consolidation of settlements on existing public transport routes and specifically facilitate measured population growth within the settlements of Roscommon Town, Monksland, Boyle and Castlerea which are identified as strategic rail hubs within the County. Such new development shall be subject to the provisions of the relevant settlements Local Area Plans and other normal planning considerations.
<b>Policy 4.5</b>	Support the provision of public transport services by reserving land in suitable locations for public transport infrastructure and ancillary facilities.
<b>Policy 4.6</b>	Support local transport initiatives and services which would provide greater accessibility between rural towns/villages and their more remote hinterlands to facilitate improved access to economic, educational and social activity within County Roscommon.
<b>Policy 4.7</b>	Promote land use patterns which reduce the need to travel by private car and support public transport, including higher densities at public transport nodes.
<b>Policy 4.8</b>	Facilitate the expansion of the public transport network to enable ease of commuting, business and quality of life and Promote the provision of public transport interchange facilities at appropriate points on the public transport network.

**Policies on Walking and Cycling**

<b>Policy 4.9</b>	Ensure that all new urban developments integrate a cycling network linking the development with local community facilities and schools, and provide cycle and pedestrian-friendly development layouts and infrastructure.
<b>Policy 4.10</b>	Support and facilitate the provision of a cycle-way and Walkway crossing through South Roscommon as part of the Dublin to Galway cycleway scheme set out in the Department of Transport/NRA National Cycleway network – Scoping Document.

**Policies on Roads and Traffic**

<b>Policy 4.11</b>	Provide a safe and modern road network throughout the county, having regard to National and Regional policies and guidelines as well as liaising with national agencies.
<b>Policy 4.12</b>	Restrict new access points and the intensification of existing accesses onto or adjacent to National Roads in accordance with the requirements of Section 2.5 of <i>'Spatial Planning and National Roads'</i> DECLG; 2012 in order to maintain traffic capacity, minimise traffic hazard and protect and maximise public investment in such roads.
<b>Policy 4.13</b>	Co-operate with the NRA to identify the need for NRA on line Service Areas and to assist in the implementation of suitable proposals for their provision.
<b>Policy 4.14</b>	Reserve national road corridors free from development as appropriate where they appear in the Plan in accordance with Section 2.9 of <i>'Spatial Planning and National Roads'</i> DECLG; 2012.
<b>Policy 4.15</b>	Facilitate the improvement of interchanges at appropriate locations to benefit the economic growth of settlements along national routes. Such additional connectivity shall be developed in accordance with the requirements of Section 2.7 of the DECLG <i>Spatial Planning and National Roads Guidelines</i> .
<b>Policy 4.16</b>	Regulate, control and improve road signage throughout County Roscommon.
<b>Policy 4.17</b>	Encourage the development of service and link roads within towns and village areas to open up lands within settlements and reduce the necessity for ribbon development.
<b>Policy 4.18</b>	Ensure that all road plans and project proposals in the County, including improvement works on national and non – national roads which could, either individually or in combination with other plans and projects, have a significant effect on a Natura 2000 site, undergo an Appropriate Assessment in accordance with Article 6 (3) of the Habitats Directive. Any proposal for new roads will be subject to route selection, emphasising the avoidance of Natura 2000 sites where possible.

**Policies on Water Services**

<b>Policy 4.19</b>	Continue the development and upgrading of the water supply so as to ensure that an adequate, sustainable supply of piped water of suitable quality is available for domestic, commercial, industrial and other uses, such as fire safety, for the sustainable development of the County and in accordance with the Settlement Strategy as proposed within this Plan
<b>Policy 4.20</b>	Eliminate existing deficiencies in water supply and conserve water supplies through the minimisation of leakage and wastage in the interests of efficiency and sustainability.
<b>Policy 4.21</b>	Ensure that all drinking water complies with the European Union Drinking Water Directive 98/83/EC as given effect in Irish law by the European Communities (Drinking Water) (No.2) Regulations 2007, and amendments.
<b>Policy 4.22</b>	Promote the inclusion of water conservation and require sustainability measures such as rainwater harvesting so as to minimise the use of potable water in new developments.
<b>Policy 4.23</b>	Promote better design, planning and management of water supply schemes and Co-operate, support and advise in the provision and management of group water schemes in the County.
<b>Policy 4.24</b>	Ensure that the provision of water supply is undertaken in accordance with EU policies and Directives.

<b>Policy 4.25</b>	All proposals for the development an upgrade of the water supply in the County will be screened for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive.
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#### Policies on Wastewater

<b>Policy 4.26</b>	Facilitate the provision of an adequate wastewater collection and treatment systems to all towns and villages in the County to serve existing and future populations in accordance with the proposed Settlement Strategy identified in this Plan.
<b>Policy 4.27</b>	Ensure that all new developments have and are provided with satisfactory drainage systems in the interest of public health and to avoid the pollution of the ground and surface waters.
<b>Policy 4.28</b>	Co-operate with adjoining LA's to increase capacity to service settlements, to jointly investigate proposals for future upgrades of treatment plants; and participate in the provision of a long term solution for wastewater treatment in the West Region.
<b>Policy 4.29</b>	Require that all proposals for on-site treatment systems shall be designed, constructed and maintained in accordance with the Environmental Protection Agency's <i>Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses</i> (2009) and/or <i>Treatment Systems for Small Communities, business, Leisure Centres and Hotels</i> .
<b>Policy 4.30</b>	Require applicants for planning permissions in Tiers 1-3 to provide adequate car parking to facilitate their developments in accordance with standards set out in Chapter 9 of this document.
<b>Policy 4.31</b>	Prohibit Development proposing to connect to the public wastewater treatment system, unless the planning authority is satisfied that adequate capacity is available or will be available within a reasonable timeframe.
<b>Policy 4.32</b>	Strictly control the siting of septic tanks and proprietary treatment systems and promote public awareness on the issue of correct installation, monitoring and maintenance in the interest of the protection of the environment and public health.
<b>Policy 4.33</b>	Adopt the following approach when considering development applications; <ul style="list-style-type: none"> <li>• Permission for new pumping stations not already envisaged in Local Area Plans will only be given in exceptional circumstances.</li> <li>• Where technically feasible and economically viable, existing and future pumping stations should come under the control of Roscommon County Council or Irish Water</li> <li>• Pumping arrangements shall be designed in a sustainable manner</li> <li>• Development shall be phased in such a way as to only allow areas to be developed which can connect by gravity into the public sewerage.</li> </ul>
<b>Policy 4.34</b>	Require that all existing developments which are in close proximity to the public sewer should connect to it.
<b>Policy 4.35</b>	Ensure that wastewater treatment plants are operated in compliance with their wastewater discharge licenses / certificates of authorisation, in order to protect water quality.
<b>Policy 4.36</b>	Ensure all developments included in the Water Services Investment Programme (WSIP) will be screened for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive.
<b>Policy 4.37</b>	Minimise the provision of new sewage pumping stations.

#### Policies on Surface water

<b>Policy 4.38</b>	Require compliance with best practice guidance for the collection, reuse, treatment and disposal of surface waters for all development. Development proposals must demonstrate adequate water conservation, water quality protection, and surface water run-off rate regulation measures to prevent the increase of flooding issues in the catchment.
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<b>Policy 4.39</b>	Ensure that potentially polluting and otherwise inappropriate developments are kept at an appropriate distance from watercourses, to protect them from contamination, allow for natural drainage and facilitate channel maintenance.
<b>Policy 4.40</b>	In all cases, require the provision of separate foul and surface water drainage systems.

#### Policy on Flood Risk

<b>Policy 4.41</b>	Protect and enhance the County's turloughs, lake/river floodplains and wetlands as strategically important green infrastructure which provides space for storage and conveyance of floodwater and enables flood risk to be more effectively managed, subject to compliance with the Habitats Directive.
<b>Policy 4.42</b>	Control development and ensure appropriate mitigating measures are in place for natural flood plain of rivers, such as river bank development buffer zones and develop guidelines in co-operation with the adjoining LA's for permitted development in different flood risk category areas.
<b>Policy 4.43</b>	Have regard to and implement the provisions of the DEHLG's <i>Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009</i> .
<b>Policy 4.44</b>	Implement the following standards for development: <ul style="list-style-type: none"> <li>• avoid inappropriate development in areas at risk of flooding unless it is demonstrated that such development is necessary on wider sustainability grounds and the flood risk can be managed to an acceptable level without increasing flood risk elsewhere.</li> <li>• avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;</li> <li>• ensure effective management of residual risks for development permitted in floodplains;</li> <li>• avoid unnecessary restriction of national, regional or local economic and social growth;</li> <li>• improve the understanding of flood risk amongst relevant stakeholders; and</li> <li>• ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.</li> <li>• ensure that developments considered necessary in order to meet the objectives of this Plan, or required on wider sustainability grounds, will be subject to the development management justification test outlined in chapter 5 of the <i>Planning System and Flood Risk Management Guidelines</i>.</li> </ul>
<b>Policy 4.45</b>	Zone/designate land for development in areas with a high or moderate risk of flooding only where it can be clearly demonstrated, on a solid evidence base, that the zoning or designation will satisfy the justification test set out in chapter 4 of the <i>Planning System and Flood Risk Management Guidelines</i> .
<b>Policy 4.46</b>	Require all significant development impacting on flood risk areas to provide a detailed Flood Risk Assessment, to identify potential loss of flood plain storage and how it would be offset in order to minimise impact on the river flood regime. Such development shall also be designed to address flood risk management in accordance with Appendix B of the DEHLG's <i>Planning System and Flood Risk Management Guidelines for Planning Authorities</i> .
<b>Policy 4.47</b>	Require all new large scale developments to provide 'Sustainable Urban Drainage Systems (SUDS) as part of their development proposals in order to minimise the extent of hard surfacing and paving.

#### Policies on Waste Management

<b>Policy 4.48</b>	Promote reduction, increased re-use and recycling of materials from waste sources and co-operate with local retailers and residents associations in managing collection points for recycling goods.
<b>Policy 4.49</b>	Promote the development of facilities in accordance with the waste hierarchy principle, which involves a shift toward preventive and waste minimisation measures, while developing recycling and reuse, disposal with energy recovery and as the last option, disposal of residual waste to landfill, subject to compliance with the Habitats Directive.
<b>Policy 4.50</b>	Require the incorporation of waste management measures in the design and construction of developments, particularly those that are likely to give rise to large amounts of C&D waste and require the preparation of Waste Management Plans for the construction stages of developments where necessary.
<b>Policy 4.51</b>	Ensure that all new residential and commercial developments have adequate provision for management of waste which includes sufficient receptacles for occupiers which have adequate storage for the three municipal waste types, organic, recyclable and landfill waste, and incorporate waste management facilities commensurate with their nature and scale.
<b>Policy 4.52</b>	Ensure that the Litter Act and the relevant Waste Management Regulations are enforced by implementing the <i>polluter pays</i> principle, <i>proximity</i> principle, <i>precautionary</i> principle and the principle of <i>shared responsibility</i> in all waste management initiatives and investigations.

#### Policies on Energy

<b>Policy 4.53</b>	Encourage the development of renewable energy sources such as wind, biomass and solar energy as well as energy conservation measures such as energy-efficient building design and servicing. All such development proposals will be assessed for their potential impact on the environment, Landscape Character Assessment designations, compliance with the habitats directive and other normal planning considerations. Seek to integrate climate change considerations into development proposals.
<b>Policy 4.54</b>	Promote a move away from fossil-fuel energy production and facilitate renewable energy infrastructure provision, including the development of renewable energy sources at suitable locations, so as to provide for the sustainable physical and economic development of County Roscommon.
<b>Policy 4.55</b>	Encourage more sustainable development design through energy efficiency, increasing the use of renewable energy and improved energy performance of all new building developments throughout the county while also facilitating existing enterprises who wish to use renewable energy to serve their own needs by on-site energy production, subject to normal planning considerations.
<b>Policy 4.56</b>	Facilitate the provision of new high-voltage electricity infrastructure, <i>where the development is required in order to facilitate the provision or retention of significant economic or social infrastructure</i> including high voltage transformer stations within County Roscommon subject to normal planning considerations. The routing shall be identified with due consideration for social, economic, environmental and cultural impacts through relevant environmental assessment. The design of such infrastructure shall be such that it will achieve least environmental impact consistent with not incurring excessive costs. The significance of the Rathcroghan Archaeological Complex shall be given priority in the routing of such infrastructure.
<b>Policy 4.57</b>	Promote the maintenance and upgrade of electricity infrastructure throughout the county.
<b>Policy 4.58</b>	Support the extension of the gas network to all major towns within County Roscommon.

<b>Policy 4.59</b>	Facilitate the sustainable infrastructural development of energy generation and transmission networks, to ensure the security of energy supply and provide for future needs whilst also ensuring the preservation of scenic or otherwise significant landscapes from the visual intrusion of large-scale energy infrastructure.
<b>Policy 4.60</b>	Ensure that all plans and projects associated with the generation or supply of energy will be subject to screening for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive Assessment.
<b>Policy 4.61</b>	Avoid the location of overhead lines or high-voltage electricity infrastructure in Natura 2000 sites unless it can be proven that they will not affect the integrity of the site in view of its conservation objectives.
<b>Policy 4.62</b>	Encourage the use of electrically operated cars and bicycles, in line with Council and National policy, non-residential developments shall provide facilities for battery operated cars to be recharged at a rate of 10% of the total car parking spaces (metered-fast charging 220-240V, 32A three phase, as appropriate.
<b>Policy 4.63</b>	It is the Policy of Roscommon County Council that the process of Hydraulic Fracturing (or 'fracking') will not be permitted within County Roscommon.

#### Policies on Telecommunications

<b>Policy 4.64</b>	Promote an integrated approach with service providers and with appropriate bodies in the creation of a modern telecommunications infrastructure within County Roscommon.
<b>Policy 4.65</b>	Work towards achieving the aims of the National Broadband Plan for Ireland- Delivering a Connected Society.
<b>Policy 4.66</b>	Have regard to recommendations made by the Landscape Character Assessment and seek to protect sensitive landscapes from the visual impact of large scale telecommunications projects.
<b>Policy 4.67</b>	Ensure that telecommunications infrastructure is adequately screened, integrated and/or landscaped, so as to minimize adverse visual impacts on the environment.
<b>Policy 4.68</b>	Encourage the location of telecommunications based services at appropriate locations within the county subject to technical requirements and to environmental considerations.
<b>Policy 4.69</b>	Support enhanced coverage and further co-ordinated and focused development and extension of telecommunications infrastructure including broadband connectivity within Roscommon as a means of improving economic competitiveness and enabling more flexible work practices e.g. tele-working, video-conferencing, e-business and e-commerce.
<b>Policy 4.70</b>	Ensure that telecommunications developments and associated processes do not impinge on existing public rights of way or walking routes and require prospective telecommunications developers to identify any existing public rights of way, established walking routes and trails.
<b>Policy 4.71</b>	Ensure that all plans and projects associated with telecommunication networks will be subject to screening for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive.

#### Policies in relation to Major Accidents Hazard

<b>Policy 4.72</b>	Ensure that land use policies must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity/interest.
<b>Policy 4.73</b>	Liaise with the Health and Safety Authority, notified site operators and other statutory bodies with regard to safety regulations and safety zones when assessing proposals for a new Seveso establishment or modifications to an establishment, and when assessing proposals for development in the vicinity of existing Seveso establishments and

	implement the provision of Land-Use planning advice and/or detailed advice as outlined by the H.S.A.
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### General Housing Policies

<b>Policy 5.1</b>	Facilitate the provision of an adequate supply of private housing in the County, in a manner consistent with the Core Strategy, Settlement Hierarchy and Housing Strategy, which will support the creation of sustainable communities through the provision of an appropriate range of housing types, sizes and high quality residential environments.
<b>Policy 5.2</b>	Require the development of mixed and balanced communities so as to avoid areas of social exclusion and ensure that the needs of older people, people with disabilities and other special needs persons and households are adequately catered for in new developments.
<b>Policy 5.3</b>	Promote, where appropriate, higher density development on serviced lands in towns and villages, including infill and backland development, whilst having regard to existing settlement pattern and form as well as the principles outlined in the <i>Guidelines for Planning Authorities – Sustainable Residential Development in Urban Areas</i> , May 2009, DEHLG <sup>8</sup> .
<b>Policy 5.4</b>	Ensure that services and utilities in residential developments are provided concurrently with the construction of new residential development.
<b>Policy 5.5</b>	Ensure that new housing development in towns and villages is of appropriate scale, layout and quality design and that it relates to the character and form of the settlement.
<b>Policy 5.6</b>	Emphasise quality, innovation and a design-led approach in all housing development with proposals appropriate to each site and location.
<b>Policy 5.7</b>	Ensure that, where relevant, housing development will be subject to screening for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive.

### Social and Affordable Housing Policies

<b>Policy 5.8</b>	Require that a minimum of 10% of land zoned for residential use (or for a mixture of residential and other uses) is reserved for the provision of housing referred to in Section 94(4)(a) of the Planning and Development Acts, as amended by the provisions in the Urban Regeneration and Housing Act, 2015, in accordance with the requirements of Part V of the Planning and Development Acts.
<b>Policy 5.9</b>	Promote social integration by ensuring that social and affordable housing is well distributed throughout all residential areas rather than concentrated in a few locations and by encouraging the provision of community facilities, in particular, childcare facilities in new and established residential areas.
<b>Policy 5.10</b>	Require that a suitable variety and mix of dwelling types and sizes are provided in developments to meet different needs having regard to demographics and social changes, smaller household sizes, lower formation age, immigration.
<b>Policy 5.11</b>	Secure the provision of social and affordable housing in accordance with the Housing Strategy 2014-2020, as varied, to meet the needs of all households currently not provided for.

### Voluntary and Co-operative Housing Policy

<b>Policy 5.12</b>	Assist voluntary and non-profit co-operative housing associations in the provision of housing.
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### Policies for Special Needs and Homelessness

<b>Policy 5.13</b>	Promote a partnership approach between the local authority and other agencies, including health authorities, disability interest groups and voluntary housing associations, involved in the provision of housing to people with special needs.
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<sup>8</sup> It should be noted that what was the Department of the Environment, Heritage and Local Government (DEHLG) is now the Department of the Environment, Community and Local Government (DECLG).

<b>Policy 5.14</b>	Support proposals for the provision of sheltered housing, day centres for people with special needs etc. within or close to towns, villages and neighbourhood centres, subject to normal planning requirements.
<b>Policy 5.15</b>	Encourage the provision of adequate specific, purpose-built accommodation, including those within a complex of facilities, for the elderly and people with special needs in order to maintain their privacy and independent living whilst having the protection of a wider sheltered environment.

#### Policies for Traveller Accommodation

<b>Policy 5.16</b>	Provide for the accommodation needs of Travellers, as far as is reasonable and practicable, using the full range of housing options available to the Local Authorities and having regard to the policies of the Traveller Accommodation Programme 2014 – 2018.
<b>Policy 5.17</b>	Consult with Travellers, their representative organisations and local communities in relation to the siting, planning and design of prospective halting sites or group housing schemes and promote social inclusion. Halting sites will be subject to the detailed design standards as outlined in the Department of the Environment's <i>Guidelines for Residential Caravan Parks for Travellers</i> , October 1997, and normal development management standards.
<b>Policy 5.18</b>	Provide and manage halting sites in a manner compatible with the local environment and the needs of the travelling community, based on management plans set up in co-operation with Traveller families.

#### Policies for Vacant Housing and Unfinished Estates

<b>Policy 5.19</b>	Support the use of existing building stock by recognising vacancy rates in the Core Strategy, and in the preparation of the Area Plans associated with the CDP as well as in our Local Area Plans.
<b>Policy 5.20</b>	Strive to ensure, that housing developments and associated services and facilities are completed to a standard that is in accordance with the terms of the relevant planning permission.
<b>Policy 5.21</b>	Adopt a flexible and supportive approach towards the alternative use of vacant residential units and buildings within town and village centres, in particular for community, educational, health, tourism, commercial, retail, enterprise and cultural uses, subject to appropriate scale, design and compatibility with existing and proposed surrounding uses.
<b>Policy 5.22</b>	Encourage property owners / developers to improve the appearance of vacant / derelict / buildings, in particular in housing estates. The following measures should be considered: <ul style="list-style-type: none"> <li>▪ Simple maintenance (painting, cleaning, removal of vegetation, removal of defunct inappropriate signage, securing property to protect from vandalism, installation of temporary window displays).</li> <li>▪ Screening or boundary treatment.</li> </ul>
<b>Policy 5.23</b>	Request applicants to provide phasing plans in particular developments, which will ensure that the preceding phases are substantially completed* before the commencement of subsequent phases. This would apply to all new residential developments over 10 dwellings. * substantially complete includes the completion of all public infrastructure and services
<b>Policy 5.24</b>	Support the development of national initiatives to help the take up of vacant housing in the County.

#### Policies for Tier 4 Rural Villages and Village Nuclei

<b>Policy 5.25</b>	Housing in all rural villages should avoid urban sprawl and suburban type development. The setting of many of the settlements is rich and varied and when considering design solutions regard should be had to local materials and local styles. The unique character,
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	vernacular style and special setting of many of the settlements mean that their capacity to absorb large-scale developments is limited. The developer must have regard to the characteristics of the local setting and aim to create a sense of place and identity in any proposed development. All new development shall be of appropriate scale and enhance the local setting and create attractive places to be, live, work and for leisure.
<b>Policy 5.26</b>	All development, shall maintain a strong settlement boundary that protects the identity of all towns and villages, (See Appendix 3: Mapped Village Cores Tier 4 Settlements).
<b>Policy 5.27</b>	Multi-unit residential housing schemes of 3 or more units will not normally be permitted in the settlements set out in Table 5.2 of the County Development Plan (Settlements Subject to Moratorium on Multiple Housing Development). This suspension or moratorium on residential housing schemes will not affect the reuse, replacement or subdivision of existing dwellings and structures in these towns and villages and will not affect infill or above-the-shop residential development within what the Planning Authority has identified to be the core of the village (See Appendix 3: Mapped Village Cores Tier 4 Settlements). The demolition and rebuilding of sub-standard housing is also permitted, in particular where a more sustainable, energy efficient and greener design is proposed, subject to normal planning requirements.
<b>Policy 5.28</b>	Residential Development within Serviced Tier 4 Villages, (excluding those governed by Policy 5.27 above) shall be commensurate to the position of these settlements within Tier 4 of the Settlement Hierarchy and small in scale. The Council will not normally favour residential developments in groups exceeding 8-10 units or furthermore outside what the Planning Authority has identified to be 'opportunity sites' within the 'village/settlement core' (See Mapped Village Cores Tier 4 Settlements), or otherwise determines to be, outside the traditional core of the village. The Council shall require that any such development should assimilate into the village core environment and contribute positively to the built environment of the village core.

#### Rural Housing Policies

<b>Policy 5.29</b>	Prospective applicants seeking new housing development in the countryside shall be required to meet the suitability criteria set out in Table 5.4 of this Plan, for the rural housing policy category area (see map 7), within which the development site is situated.
<b>Policy 5.30</b>	Ensure that rural-generated housing need is accommodated in the area in which it arises subject to the definitions and categories identified in Section 5.11.3 and 5.11.4 above and subject to satisfying good planning practice in relation to site location, access and drainage, and design requirements.
<b>Policy 5.31</b>	Where a landowner requires more than one house on a landholding under substantiated rural-generated local housing need, the Council will also consider cluster type development of these houses set back into the landscape at a distance from the public road as an alternative to a dispersed or linear form of development along the road. Each case will be assessed on its merits having regard to natural environment and sustainable development principles.
<b>Policy 5.32</b>	Strictly control development in the urban periphery by restricting development that would contribute to the erosion of the urban fabric and viability of the settlements listed in Table 5.4, Category A, of this Plan. Prospective applicants seeking new housing development in areas around the Urban Periphery shall be required to meet the suitability criteria as set out in Table 5.4, Category A, of this Plan.
<b>Policy 5.33</b>	Restrict new rural housing along designated scenic routes, within designated scenic views and in areas of Exceptional Landscape Value identified in the Landscape Character Assessment for County Roscommon. Rural-generated local housing need may be considered where it assimilates into the landscape and where an alternative site is not available to the applicant i.e. on family lands. Urban-generated housing will not be allowed in these areas.

<b>Policy 5.34</b>	Ensure that urban-generated rural housing need is accommodated on zoned lands identified through the development plan or local area plan process or in the built-up areas of our smaller towns and villages.
<b>Policy 5.35</b>	Ribbon development and urban sprawl will be discouraged. The Planning Authority will assess whether a given proposal will exacerbate such development, having regard to the following: <ul style="list-style-type: none"> <li>▪ the type of rural area and circumstances of the applicant;</li> <li>▪ the degree to which the proposal might be considered infill development;</li> <li>▪ the degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would join together as a result of the development; and</li> <li>▪ local circumstances, including the planning history of the area and development pressures.</li> </ul>
<b>Policy 5.36</b>	Ensure that rural assets such as water quality, natural and cultural heritage, and landscape quality are respected and protected in permitting single rural houses in the countryside.

#### Policies for the Re-use and Replacement of Existing Structures and Dwellings

<b>Policy 5.37</b>	Promote the conversion, redevelopment and re-use of traditional farm buildings and existing housing stock in rural areas for residential use without applying the requirement of rural-generated local housing need. Consider proposals for the replacement of existing dwellings on their merits where it can be shown that the original structure was last used as a habitable house <sup>9</sup> and its roof, internal and external walls are generally intact. The location, siting and design of any such proposal shall also reflect those of the existing property. In the case of refurbishment and extension proposals, the scale of the proposed works should normally be sympathetic to the character of the original structure and the surrounding area, including adjoining or nearby development.
<b>Policy 5.38</b>	Encourage the reuse of traditional rural housing whose character merits retention.
<b>Policy 5.39</b>	Consider the limited conversion of outhouses and other structures attached to large country house or other heritage structures where acceptable conservation practice is observed in line with the other policies and objectives of this plan and where acceptable site suitability has been established in terms of access, car parking, open space, wastewater disposal and maintaining the setting and amenities of the main structure.

#### Policies for Holiday Homes and Second Homes

<b>Policy 5.40</b>	Direct proposals for holiday and second homes into existing serviced towns and villages, particularly in 'Structurally Weak Rural Areas' (see Map 6), except where it is proposed to convert, redevelop and re-use traditional farm buildings and existing housing stock in rural areas, where appropriate.
<b>Policy 5.41</b>	Accommodate small-scale enterprises, such as the renovation of barns, outhouses or other existing structures and the construction of an appropriate number of holiday homes for short-term rental (normally less than 3 months at a time) to any person/family associated, for example, with an existing permanent residence or active farm/agri-tourism enterprise. It shall be a condition of permission that such holiday homes shall not be sold to form a separate permanent residence.

#### Policies for Rural Development within Sensitive Environmental and other Designations

<b>Policy 5.42</b>	Prohibit residential development in environmentally designated areas and water source protection areas. Housing arising from locally generated need will only be permitted in exceptional circumstances.
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<sup>9</sup>A 'habitable house' is taken to mean a house which is currently used as a dwelling; is currently not in use (and not derelict) but its last use, disregarding any unauthorised use, was as a dwelling; or was built for use as a dwelling but has not been occupied.

<b>Policy 5.43</b>	Ensure that development in, near or likely to affect a designated site should avoid any significant adverse impact on any features or species for which that site has been designated and require an Environmental Impact Assessment and Appropriate Assessment as appropriate.
<b>Policy 5.44</b>	Ensure appropriately designed quality developments throughout County Roscommon (see Chapter 9) and that the forthcoming Rural Design Guidelines inform the siting and design of all new rural houses and house extensions.
<b>Policy 5.45</b>	Require natural screening, incorporating native species of trees, hedgerows and stone walls, of proposed development in sensitive areas outlined in Section 5.12 of the County Development Plan.

#### Policies for Development along National and Regional Roads

<b>Policy 5.46</b>	Prohibit new accesses or the intensification of existing accesses onto National roads where a speed limit greater than 60kmh applies, in the interests of road safety and to maintain the free flow and traffic carrying capacity of these roads.
<b>Policy 5.47</b>	Limited direct access onto National roads may be permitted in transitional zones approaching or exiting urban centres i.e. between the 60kmh and 50kmh speed limits only, in order to facilitate orderly urban development. Any such proposal will be subject to a road safety audit to be carried out in accordance with the National Roads Authority's requirements. A proliferation of such entrances will not be permitted.
<b>Policy 5.48</b>	Access to National roads within the 50kmh speed limits will be considered in accordance with normal road safety, traffic management and urban design criteria for built-up areas.
<b>Policy 5.49</b>	Access for residential development will not be granted onto a Regional road where access to a lower category road is available.
<b>Policy 5.50</b>	Ensure that essential new entrances are located so as to provide adequate visibility for those who will use the entrance and those using the public road and taking account of all relevant considerations such as traffic levels, typical vehicle speeds, plans for realignment etc.
<b>Policy 5.51</b>	A Road Safety Audit, in accordance with the NRA's requirements, is required for all development that incorporates a proposal for a new access to a national road or where the development may give rise to a significant increase in traffic on an existing access to a national road. A Traffic Impact Assessment is required where a development gives rise to a significant increase in traffic.
<b>Policy 5.52</b>	Identify and protect non-national roads of regional or local importance from unnecessary and excessive individual access points, which would prejudice the carrying capacity and ultimately the function of the road.

#### Policy in terms of Built Heritage

<b>Policy 6.1</b>	Identify and protect the architectural heritage of the county and to manage any change to that heritage in such a way as to retain its character and special interest.
<b>Policy 6.2</b>	Promote pride in, and awareness of, the importance and value of the county's built heritage
<b>Policy 6.3</b>	Maintain the Record of Protected Structures for County Roscommon and seek to provide advice and information for owners and occupiers of structures on the Record of Protected Structures.
<b>Policy 6.4</b>	Protect the built heritage within an area or in the setting of protected structures, through the designation of appropriate Architectural Conservation Areas.
<b>Policy 6.5</b>	Seek the conservation and enhancement of historic gardens, parks and designed landscapes, where appropriate. Use the designation of Architectural Conservation Area where considered appropriate to preserve the character of a designed landscape.



**Policies for Placenames**

<b>Policy 6.6</b>	Establish, within the lifetime of this plan, An Coiste Logainmneacha Ros Comáin - The Placenames Committee of Roscommon, to advise on names of new developments.
<b>Policy 6.7</b>	The naming of new developments, such as housing estates, streets, shopping centres etc. shall reflect the local place names, history, culture and heritage or topographical features as appropriate.
<b>Policy 6.8</b>	Ensure that the use of Irish language place names is encouraged, where possible and should be easily pronounced by non-Irish speakers. Signage should be of appropriate size and material and shall be erected in a timely manner.

**Policy for Archaeological Heritage**

<b>Policy 6.9</b>	Protect the archaeological heritage from damage.
<b>Policy 6.10</b>	Make available appropriate guidance in relation to the protection of the archaeological heritage in the County.
<b>Policy 6.11</b>	Promote public awareness of the rich archaeological heritage in the County.

**Policy for the Rathcroghan Archaeological Complex**

<b>Policy 6.12</b>	Support the implementation of the Rathcroghan Archaeological Complex Conservation Study, as prepared for the Department of Environment, Heritage & Local Government.
<b>Policy 6.13</b>	Facilitate sustainable development within the zones of archaeological potential associated with the Rathcroghan site in accordance with 'Sustainable Rural Housing Guidelines for Planning Authorities (Government of Ireland 2005).
<b>Policy 6.14</b>	Protect and conserve the vulnerable archaeological and cultural landscape and to conserve and enhance views from and between the 12 key archaeological monuments and 4 key view points as identified in the Rathcroghan Archaeological Complex Conservation Study.

**Policy for UNESCO World Heritage Sites**

<b>Policy 6.15</b>	To recognise and respect potential World Heritage Sites in Roscommon on the UNESCO Tentative List – Ireland -2010 and support their nomination to World Heritage status.
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**Policy for Designated Sites**

<b>Policy 7.1</b>	Protect proposed and designated Natural Heritage Areas, Special Protection Areas and Special Areas of Conservation.
<b>Policy 7.2</b>	Protect geological Natural Heritage Areas as they become proposed, designated and notified to Roscommon County Council during the lifetime of this plan.
<b>Policy 7.3</b>	Protect any additional areas that may be proposed or designated during the lifetime of the plan in accordance with Policy above
<b>Policy 7.4</b>	Promote development in these areas, for recreational and educational purposes, where it would not conflict with the preservation and protection of these sites.
<b>Policy 7.5</b>	It is Council policy to implement the mitigation measures as set out in Section 11.3 of the Environmental Report accompanying the Development Plan, which are envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the County Development Plan. These mitigation measures refer to biodiversity, human health, geology and soils, water quality, flooding, air, climatic factors, transport infrastructure, wastewater treatment, waste management, cultural assets and landscape as referred to in Table 48 of the Environmental report.

**Policy for Sites of Geological Importance**

<b>Policy 7.6</b>	Raise awareness of the importance of geological heritage and disseminate information on sites of geological importance in County Roscommon.
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**Policy for Inland Waterways**

<b>Policy 7.7</b>	Have regard to the recommendations set out in the 'Waterways Corridor Study 2004 - A Study of the area surrounding Lanesborough to Shannonbridge', Waterways Corridor Study 2004 - The Shannon River between Roosky and Lanesborough' and the 'Waterways Corridor Study 2005 – A Study of the area surrounding the Upper Shannon navigation down to Roosky, including the Boyle River, Lough Allen, Lough Key and the Carnadoe waters' ( <a href="http://www.roscommoncoco.ie">www.roscommoncoco.ie</a> )
<b>Policy 7.8</b>	Safeguard and enhance riparian zones along waterways as well as canal towpaths where they occur in the interests of enhancing the public's interface and enjoyment of these natural amenities.

**Policies for Social Inclusion**

<b>Policy 8.1</b>	Promote equality of access to services and facilities and assist in the removal of barriers to full participation in society.
<b>Policy 8.2</b>	Support and encourage the establishment of consultative structures, particularly those associated with the new Local Government and local development sector which will enhance and enable communities to engage in policy making.
<b>Policy 8.3</b>	Continue to facilitate improved access to services and facilities for people with disabilities and the integration of ethnic-minority groups in the County.
<b>Policy 8.4</b>	Promote the development of, and access to, public transport and safe pedestrian routes.
<b>Policy 8.5</b>	Continue to promote the development of disadvantaged areas through the broad range of Council services, working in partnership with other agencies. Continue to work collaboratively with our partners on the RAPID structures in promoting the needs of the Monksland area which is the only RAPID designated area in County Roscommon.

**Policies for Community Facilities**

<b>Policy 8.6</b>	Ensure the provision of necessary community services and facilities, including those required by young people and teenagers as well as older people and those with special needs, by zoning suitably located lands and ensuring that adequate development levies are raised and used to provide the required facilities.
<b>Policy 8.7</b>	Promote the retention of existing community services and facilities, particularly in disadvantaged areas; ensure that new services and facilities are provided concurrently with the construction of new development, are located near schools and residential areas, and are accessible to all sectors and multi-functional through their layout and design; and ensure, where practicable, that community, recreational and open space facilities are grouped together.
<b>Policy 8.8</b>	Encourage the dual-use of existing educational and public buildings and lands for community facilities, as well as the use of vacant buildings.
<b>Policy 8.9</b>	Ensure that community facilities are sited in suitable locations such as within residential/village centres or close to existing services and facilities, and public transport routes.
<b>Policy 8.10</b>	Facilitate social inclusion and access for all to community services and facilities.
<b>Policy 8.11</b>	Facilitate the development of allotments at suitable locations throughout the County. Any such facility should be located within or close to an existing settlement and should be easily accessible to the community.
<b>Policy 8.12</b>	Promote the reuse of appropriately sized vacant sites in our County's towns and villages for the development of allotments, including temporary allotments.

**Policies for Education**

<b>Policy 8.13</b>	Facilitate the development of primary, secondary and third-level educational facilities to meet the needs of the County through the zoning of suitably located lands for educational use in Area Plans and Local Area Plans, and by allowing such facilities on suitable sites in a range of zonings.
<b>Policy 8.14</b>	Promote the location of new educational facilities within existing settlements, preferably near community facilities such as sports facilities, libraries etc. and public transport services, and close to or within the main residential areas in order to ensure that walking, cycling and public transport are suitable options. Out-of-town locations will only be considered in exceptional circumstances.
<b>Policy 8.15</b>	Continue to liaise with school authorities and with the Department of Education regarding the location and provision of adequate educational facilities.
<b>Policy 8.16</b>	Limit new development in urban areas where necessary social infrastructure including, (but not limited to), schools and community facilities are available.
<b>Policy 8.17</b>	Schools should be located on easily accessible sites and applications for education developments will be expected to meet the Council's Standards with regard to car parking, building design, landscaping and access for people with disabilities. These standards will be applicable whether the proposed development is for a new educational facility or an extension to an existing one.
<b>Policy 8.18</b>	Facilitate the improvement of existing education and training services and facilities, and the development of new ones, to ensure a suitably skilled local workforce and to eliminate educational disadvantage.

#### Policies for Healthcare

<b>Policy 8.19</b>	Facilitate the development, expansion and improvement of healthcare facilities, including community-based primary care facilities, to meet the needs of the County through the zoning of suitably located lands for community facilities in Area Plans and Local Area Plans, and by allowing healthcare facilities on suitable sites in a range of zonings.
<b>Policy 8.20</b>	Support proposals for new healthcare services provided they are located in existing settlements and on sites which permit access for people with disabilities, are accessible to public and private transport, and are located close to or within walking distance of residential development.
<b>Policy 8.21</b>	Co-operate with the HSE and other statutory and voluntary agencies in the provision of healthcare and other facilities and services for everyone in the County, but in particular those with specific needs such as older or young people as well as those with learning disabilities and special needs.

#### Policies for Childcare Provision and Children's Play

<b>Policy 8.22</b>	Promote the location of childcare facilities in settlement centres, on sites which are convenient to public transport and pedestrian access as well as an essential part of residential schemes, places of employment such as industrial/business parks and in close proximity to or co-located within schools.
<b>Policy 8.23</b>	Assess applications for childcare facilities in residential areas on the basis of their impact in terms of noise, loss of residential amenity, traffic generation and general disturbance. In general, the factors to be considered in determining a planning application for a childcare facility will include proximity to public transport, the nature of the facility, numbers and ages of children, adequate parking for staff, and set down areas for customers.
<b>Policy 8.24</b>	Liaise and consult with the Roscommon County Childcare Committee in relation to area plans and local areas plans as well as development management, as appropriate.
<b>Policy 8.25</b>	Support the Roscommon County Childcare Committee in formulating policy to ensure the provision of affordable childcare throughout the County in line with national policy for the sector.

<b>Policy 8.26</b>	All sections of Roscommon County Council to ensure the implementation of actions under the County Roscommon Play Policy.
<b>Policy 8.27</b>	Support the development of stand-alone, outdoor play areas, in consultation with the Roscommon County Childcare Committee, subject to funding.
<b>Policy 8.28</b>	Ensure that fully equipped playgrounds, to appropriate standards, are provided within all new housing developments of in excess of 20 units.
<b>Policy 8.29</b>	Support the delivery of a 'County Play Day' <sup>10</sup> in County Roscommon in collaboration with the Roscommon County Childcare Committee, the Department of Health and Children and local agencies.

#### Policies for Sports, Recreation and Open Space

<b>Policy 8.30</b>	Ensure the provision of necessary sports and recreational facilities as well as open space, particularly for young people, older adults and those who are disadvantaged or marginalised, by zoning suitably located lands and ensuring that adequate development levies are raised and used to provide the required facilities.
<b>Policy 8.31</b>	Ensure that sports and recreational infrastructure, including public open space, is provided as an integral part of new development in line with the needs of the development. There is flexibility to provide this infrastructure on or off site where appropriate, or as a development levy to enable the Council to make alternative provision. Where it is proposed to develop residential zoned lands that are linked to or dependant on the amenity of other lands zoned for recreation and amenity purposes, the recreational lands must also be made available. Such development applications shall detail how this availability will be achieved including a timeframe.
<b>Policy 8.32</b>	Ensure that public open space provided as part of new development is of high quality, designed and finished to ensure its usability, security and cost efficient maintenance. Existing healthy trees should be retained where possible and developers are encouraged to plant trees and hedgerows that are native to the area.
<b>Policy 8.33</b>	Provide for the sports and recreational needs of the County by upgrading and maintaining existing facilities and providing for new facilities at appropriate locations as needed. All facilities should be designed with flexibility in mind so that they are multi-functional and 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. The Council will work with community groups, sporting organisations and clubs to ensure the widespread availability of facilities.
<b>Policy 8.34</b>	Discourage development which would result in the loss of public or private playing fields, pitches, parks, children's play space, recreational facilities, amenity open space or land zoned for recreational or open space purposes. An exception may be considered where one or more of the following requirements are demonstrably met: <ul style="list-style-type: none"> <li>▪ There is a clear excess of playing fields or open space provision within the area. This should take into account the long-term needs of the community as well as the type, recreational/amenity value and accessibility of such provision.</li> <li>▪ Alternative compensatory provision is made which is both accessible to and of equal or greater quality and benefit to the community served by the existing open space.</li> <li>▪ The continued use, proper maintenance and enhancement of the amenity/facility can best be achieved by the redevelopment of a small part of the site that will not adversely affect its overall sporting, recreational and/or amenity value of the facility.</li> <li>▪ The site is indicated for an alternative use in the area plan or local area plan.</li> <li>▪ Only where it is clearly established that open space i.e. gardens, informal open spaces and playing fields are no longer required for their original purpose and where the Council has considered the need for other forms of recreational and amenity open space in the</li> </ul>

<sup>10</sup>See information on National Play Day at [www.dcy.gov.ie](http://www.dcy.gov.ie)

	locality, will it permit alternative development proposals. Many existing areas of open space are of considerable value and are therefore worthy of protection in their own right.
<b>Policy 8.35</b>	Support the provision of facilities for young people and teenagers in the County including sports and recreation facilities, youth clubs and supervised places.

#### Policies for Walking and Cycling Routes

<b>Policy 8.36</b>	Develop, provide, improve extend, safeguard, preserve, support encourage and facilitate the creation of a network of cycling/walking routes (including existing footpaths and walking routes, off road routes, local walks, tourist walks, medium and long distance walking routes), well marked and maintained public rights of way, green corridors to provide access to mountain lakeshore and river features, particularly where these have a historical association. Recognise the potential of walking and cycling as an amenity for local people and a tourism resource in opening up diverse landscape and to support the development of walks and cycle routes which consider local need and economic potential as well as the development of bicycle renting, walking and cycling tours. All such development will be subject to the Habitats Directive Assessment where appropriate and/or other relevant environmental assessment.
<b>Policy 8.37</b>	Encourage walking and cycling as sustainable transport modes and healthy recreational activities by ensuring that a network of safe, well-marked and maintained rights-of-way, walking and cycle routes, and footpaths are provided in mountainous, lowland and tourist areas and throughout the County.
<b>Policy 8.38</b>	Support and promote National Programmes to develop walking and cycle routes including the Irish Trails Strategy, the National Cycle Policy Framework 2009-2020 and the National Cycle Network as well as supporting the development of local routes identified in the Council's Area Plans and Local Area Plans. All such development will be subject to the Habitats Directive Assessment where appropriate and/or other relevant environmental assessment.
<b>Policy 8.39</b>	Actively encourage the use of off-road routes, such as disused railway lines and bridle paths for the development of medium and long distance walking and cycling routes as well as the development of linkages between existing and new trails, particularly those with a historic association in adjoining counties, in co-operation with Inland Waterways, Fáilte Ireland and with other relevant stakeholders to provide linkages with trails in adjoining counties in partnership with their councils.
<b>Policy 8.40</b>	Promote cycle and pedestrian-friendly development layouts, infrastructure and facilities in all new development and require that new development is designed to integrate into a cycling network linking with adjoining development areas and schools where appropriate.
<b>Policy 8.41</b>	Preserve and protect walking routes and cycleways, such as those identified in Table 8.2, by prohibiting the intrusion of development along these routes particularly those in scenic areas; the impact of the proposed development on those routes will be taken into account in order to protect the integrity of these important recreational and tourism resources.
<b>Policy 8.42</b>	Provide, promote, encourage, improve and extend the network of cycle lanes and pedestrian routes on existing roads, proposed roads and road being up-graded to provide safe and convenient routes for pedestrian (including footpaths) and cyclists. Cycle routes should be designed using current thinking and the best practice from experience in other locations, lower speed limits and priority over motorised transport to ensure road safety for pedestrians and cyclists.

#### Policies for Burial Grounds

<b>Policy 8.43</b>	Provide, or facilitate the provision of, new burial grounds and extensions to existing burial grounds to meet the needs of the County through the zoning of suitably located lands for
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	community facilities in Area Plans and Local Area Plans, and by allowing burial grounds on suitable sites in a range of zonings.
<b>Policy 8.44</b>	Encourage the development of burial grounds to take account of cremation and 'green lawn' principles to promote more efficient use of land and to facilitate maintenance.
<b>Policy 8.45</b>	Promote the establishing of burial ground committees and assist them in the appropriate maintenance and management of burial grounds.
<b>Policy 8.46</b>	Protect the cultural and natural heritage of historical burial grounds within County Roscommon and ensure their management and maintenance is in accordance with the principles of best conservation practice.
<b>Policy 8.47</b>	Notify the National Monuments Service, Department of the Arts, Heritage & Gaeltacht, as required under the National Monuments Acts. In addition, condition recipients of cemetery grant aid from Roscommon County Council to comply with statutory requirements relating to burial grounds.
<b>Policy 8.48</b>	Ensure that appropriate archaeological assessment is carried out in relation to any works to burial grounds which are designated National Monuments, in accordance with the requirements of the National Monuments (Amendment) Act 2004.

#### Policy for the Fire Service

<b>Policy 8.49</b>	Endeavour to continue to develop and improve the services provided on an ongoing basis through the provision of a high standard of fire services.
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#### Policy for the Library Service

<b>Policy 8.50</b>	Support, develop and improve library services in the County on an ongoing basis through the provision of a high standard of library services.
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#### Policies for Arts and Cultural Facilities

<b>Policy 8.51</b>	Support the implementation of objectives contained in the County Arts Plan.
<b>Policy 8.52</b>	Continue to enhance the public domain and provide for artistic elements in towns and villages, in new and existing development by encouraging the use of the 'Percent for Art Scheme' and other initiatives.
<b>Policy 8.53</b>	Support the development of artistic tourism throughout the County including the facilitation of new festivals and other events including 'rainy day' events for visitors such as exhibitions, musical entertainment and theatre.

#### Policy for Museums

<b>Policy 8.54</b>	Maintain and expand cultural activities and services throughout the County.
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# APPENDIX 6

## Objectives

**Core Economic Development Objectives**

<b>Core Objective 3.1</b>	Define and map the village core and development boundary of the larger unzoned settlements of Ballinlough, Ballintober, Ballyleague, Cloonfad, Frenchpark, Loughglynn, Termonbarry, Knockcroghery, Athleague, Ballinameen, Bellanagare, Castleplunkett, Keadue, Arigna, Ballyfarnon, Ballyforan, Brideswell, Cootehall, Curraghboy, Lecarrow, Scramoge, Tulsk and prepare a set of policies on the appropriate spatial land use development of these settlements within the period of this CDP; subject to the availability of resources. These policies should ensure provision for small scale enterprise such as 'Courtyard' developments in some of these settlements to accommodate economic activity and job creation.
<b>Core Objective 3.2</b>	Encourage indigenous innovation and enterprise by identifying land where suitable start up can locate for entrepreneurs within the Roscommon's Key towns during the period of the County Development Plan.
<b>Core Objective 3.3</b>	Develop a strategy for the use of vacant retail/distribution warehouse units in the settlements of Cortober and Ballaghaderreen within the period of the County Development Plan.
<b>Core Objective 3.4</b>	Co-operate with Leitrim, Offaly and Westmeath County Councils in the preparation of joint retail strategy for the settlements of Monksland (Linked Gateway) and Cortober.

**Industry & Enterprise Objectives**

<b>Objective 3.1</b>	Prepare a design and layout guideline document for enterprise and retail warehouse developments during the period of this development plan.
<b>Objective 3.2</b>	Participate in a holistic economic development and alternative land use plan for the industrial peatlands of the midlands.

**Objectives in relation to Agriculture and Agricultural Diversification**

<b>Objective 3.3</b>	Assess all proposals for intensive agricultural development in terms of its appropriateness in relation to the density of waste disposal and the effect of this on the region.
<b>Objective 3.4</b>	Ensure that all agricultural development complies with necessary regulations concerning pollution control and does not impact unduly on natural waters, wildlife habitats or conservation areas.
<b>Objective 3.5</b>	Facilitate the establishment of local country markets (e.g. farmers markets) devoted to the sale of local agricultural and craft produce in the counties towns and villages and support their role as visitor attractions.
<b>Objective 3.6</b>	Facilitate agricultural development whilst ensuring that development does not have a negative impact on the scenic amenity of the countryside, in particular in areas such as the Lough Key Environs, other areas identified as of exceptional landscape value or those impacting directly upon scenic views or routes as identified in the County Roscommon Landscape Character Assessment.
<b>Objective 3.7</b>	Ensure the protection of soil, groundwater, wildlife habitats, conservation areas, rural amenities and scenic views from adverse environmental impacts as a result of intensive agricultural practices.
<b>Objective 3.8</b>	Favourably consider the development of appropriately scaled and designed, B&B development as a contributor to agri-tourism and to the rural economy.
<b>Objective 3.9</b>	Ensure that agricultural development and intensification is screened for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive, where required.

**Objectives in relation to Forestry and Bio-fuels**

<b>Objective 3.10</b>	Endeavour to protect the amenity of local residents by the establishment of an appropriate transition area of 60m from dwellings and associated buildings free from forestry
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<b>Objective 3.11</b>	Levy key charges on developers to defray the improvement and maintenance of public roads, in cases where forestry development is likely to have adverse effects on public roads
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#### Objectives in relation to Wind & Other Natural Resource Energy Technologies

<b>Objective 3.12</b>	Investigate the potential for relatively small-scale wind energy developments within urban and industrial areas and for small community based proposals outside the key areas that are identified as being potentially appropriate for wind energy development. Community ownership of wind energy projects enables local communities to benefit directly from local wind energy resources being developed in their local areas, ensuring long term income for rural communities.
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#### Objectives in relation to Mineral Extraction and Quarries

<b>Objective 3.13</b>	Co-operate with the Geological Survey of Ireland (GSI) in the identification of major mineral deposits in County Roscommon through Aggregate Potential Mapping (APM) and safeguard these resources for future extraction by safeguarding un-worked deposits from new and permanent development that would prevent or hinder their future extraction.
<b>Objective 3.14</b>	Have regard to the Landscape Character Assessment Report 2014 and its recommendations including the provision of special recognition to the esker area in LCAs 34, 35 and 8 in South Roscommon and LCA's 24 and 25 in north Roscommon including all inter-related geo-morphological landscapes of archaeological significance.

#### Tourism Objectives

<b>Objective 3.15</b>	Secure the establishment of a flagship visitor attraction in the County, (capitalising for example, on existing resources such as lough key or Rathcroghan), subject to normal environmental and development management standards and compliance with the requirements of the Habitats Directive.
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#### Objectives on Strategic Transportation

<b>Objective 4.1</b>	Encourage growth that facilitates a greater self containment of settlements, ensuring that housing growth is matched by local employment opportunities where possible thus helping reduce the necessity to commute by car.
<b>Objective 4.2</b>	Direct proportionately more future population growth to public transportation corridors and have due regard to the walking catchment areas of public transport stations and hubs.
<b>Objective 4.3</b>	Support and deliver awareness of sustainable travel modes as viable alternatives to car travel to the public by carrying out transportation studies for the strategic public transportation hubs of Roscommon Town, Boyle and Castlerea, for the strategically located settlements of Tulsk and Strokestown, and for the Cortober and Monksland areas which have underdeveloped public transportation linkages with their parent settlements.
<b>Objective 4.4</b>	Investigate the viability, along with local transport suppliers in the private sector and existing service providers, of providing a more comprehensive bus service for the county at large.

#### Objectives on Public Transportation

<b>Objective 4.5</b>	Support and encourage the upgrading of railway facilities and their ancillary services at, as specified in Objective 1014 of the Regional Planning Guidelines, to support the installation of freight handling equipment and extended passing loops in order to facilitate the greater usage of rail to transport freight generally.
<b>Objective 4.6</b>	Continue to work with the service providers, such as Iarnród Éireann and Bus Éireann, to reduce the need for car trips by improving the availability, reliability and quality of public transport.
<b>Objective 4.7</b>	Ensure that the design and layout of new developments facilitates circulation by public transport.

<b>Objective 4.8</b>	Work with Iarnród Éireann to improve existing facilities at Roscommon Railway Station and to seek the provision of the re-opening of rail stations in South Roscommon at Knockcroghery, Taughmaconnell and Bogginfin.
<b>Objective 4.9</b>	Investigate the provision of Park and Ride facilities at appropriate locations on the public transport system, and specifically within the strategic rail hubs of Roscommon Town, Boyle, Castlerea, Monksland and Cortober and subsequently zone lands under the Local Area Plan process.
<b>Objective 4.10</b>	Examine the feasibility of an airport or airstrip in East Roscommon over the lifetime of the Plan subject to compliance with the requirements of the Habitats Directive.
<b>Objective 4.11</b>	Continue to support and encourage the RTI to expand their services.
<b>Objective 4.12</b>	Support the improvement of the capacity (e.g. dual track standard) of all rail networks serving the County in order to provide speedy access for passengers and freight transport as appropriate for a Strategic Rail Corridor.
<b>Objective 4.13</b>	Encourage the increased use of rail transport including the re-opening of Knockcroghery and Taughmaconnell passenger services and facilitate the development of new facilities to serve the Specific Objective 1 (Monksland/Bealnamullia LAP) lands at Bogginfin in the Athlone/Monksland environs.
<b>Objective 4.14</b>	Encourage the provision of local bus shelters and help direct Local Authority funding to such works.
<b>Objective 4.15</b>	Ensure, via the development management process that proposed public offices and commercial developments provide bicycle parking / storage along with changing / showering facilities for cyclists employed.
<b>Objective 4.16</b>	Investigate the possibility of providing urban bus routes for school goers as an alternative to car reliance.

#### Objectives on Walking and Cycling

<b>Objective 4.17</b>	Provide, improve and extend cycle and pedestrian routes on existing roads, proposed roads, roads being upgraded where feasible and practical.
<b>Objective 4.18</b>	Develop cycle routes from Boyle to Lough Key Forest Park as set out in the Boyle LAP.
<b>Objective 4.19</b>	Make provision for the safe and efficient movement of cyclists, pedestrians and people with special mobility needs in and around built-up areas.
<b>Objective 4.20</b>	Implement the relevant policies of the Department of Transport's <i>National Cycle Policy Framework</i> and support the provision of a national cycle network. Support the provision of a National Cycle Network including rural cycle networks for recreational cycling and green routes as the opportunity arises and where relevant supported by environmental assessment.
<b>Objective 4.21</b>	Provide a cycleway and walkway crossing through south Roscommon as part of the proposed Dublin to Galway Cycleway Network including all related signage, way marking and associated works and connections.

#### Objectives on Roads and Traffic

<b>Objective 4.22</b>	Facilitate the programmed improvements to the National Road Network as per Table of National Roads priorities in Section 4.1.3 of the County Development Plan.
<b>Objective 4.23</b>	Carry out improvement works on non – national roads as per Table of non - national Roads priorities in Section 4.1.3 of the County Development Plan.
<b>Objective 4.24</b>	Identify and Develop locations for Road Interchanges and junction improvements in conjunction with the NRA and consider the implications of development at such interchanges and junctions when preparing local area plans in proximity to these in accordance with Section 2.7 of <i>'Spatial Planning and National Roads'</i> DECLG; 2012.

<b>Objective 4.25</b>	Liaise with service providers when planning road infrastructure in order to co-ordinate development works and services for an area.
<b>Objective 4.26</b>	Maintain and improve the bridge stock of the County, subject to funding.
<b>Objective 4.27</b>	Continue to invest in non national roads in County Roscommon in order to improve access to peripheral areas and to provide sustainable development within the region and promote social inclusion.
<b>Objective 4.28</b>	Continue to pursue the upgrade of the N60 and N61 to National Primary Status.
<b>Objective 4.29</b>	Facilitate the provision of a substantial upgrade of the N61 access to the M6.
<b>Objective 4.30</b>	Continue to improve road access to Knock Airport.
<b>Objective 4.31</b>	Initiate Integrated Land Use and Transport Plans (ILUTP's) in the county and prepare a programme during the course of this Plan.
<b>Objective 4.32</b>	Liaise with Westmeath County Council with regard to the preparation of a co-ordinated land use and transportation plan for Athlone/ Monksland/Bellanamullia and the N6/M6 corridor.
<b>Objective 4.33</b>	Work with Westmeath County Council in the provision of further cross river linkages.
<b>Objective 4.34</b>	Continue to ensure that all landowners and occupiers of land take reasonable care to ensure that road side structures, trees, hedges and other vegetation growing on their land are not, or do not become, a danger to people using or working on a public road.

#### Objectives on Water Services

<b>Objective 4.35</b>	Identify, prioritise and progress the implementation of the water services investment programme and all schemes listed therein.
<b>Objective 4.36</b>	Implement the requirements of the EC (Drinking Water) (No. 2) Regulations 2007.
<b>Objective 4.37</b>	Improve the quality and reliability of rural water supply schemes and extend the water supply schemes as prioritized by the Water Services Assessment of Needs.
<b>Objective 4.38</b>	Facilitate the implementation of water conservation projects, which reduce leakage in existing water distribution systems.
<b>Objective 4.39</b>	Implement the relevant recommendations contained within the River Basin Management Plans for the Shannon International River Basin District and the Western River Basin District, in order to facilitate the implementation of the Water Framework Directive.
<b>Objective 4.40</b>	Prepare a groundwater source protection plan for the public water supply at Lisbroc.
<b>Objective 4.41</b>	Control development within the existing source protection areas in accordance with the recommendations in existing source protection plans and only allow development in these areas where no reasonable alternative exists.

#### Wastewater Objective

<b>Objective 4.42</b>	Ensure all existing wastewater schemes meet the Urban Waste Water Regulations and public health legislation.
<b>Objective 4.43</b>	Facilitate the delivery of the Towns and Village Sewerage Scheme' as proposed.
<b>Objective 4.44</b>	Facilitate the sustainable development of towns and villages by improving and extending wastewater infrastructure in a sustainable manner, subject to the availability of necessary funding and compliance with the Core Strategy and Settlement Structure for the County.

<b>Objective 4.45</b>	Assist in the preparation of a programme for the provision of services in un-serviced towns and villages, particularly those targeted for growth in the proposed Roscommon Settlement Strategy.
<b>Objective 4.46</b>	Implement the recommendations of the adopted Sludge Management Plan, (including the provision of sludge treatment plants at Roscommon and Castlerea), for the County.
<b>Objective 4.47</b>	Establish a programme to identify all unauthorised connections to the public sewer network.

#### Objective on Flood Risk

<b>Objective 4.48</b>	Liaise with the OPW on all issues involving river drainage and flood relief, especially when dealing with any applications in the vicinity of important drainage channels as well as in the preparation of catchment-based Flood Risk Management Plans (CFRAMs) and incorporate relevant CFRAM recommendations (and updates when available) into the Development Plan.
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#### Objectives on Waste Management

<b>Objective 4.49</b>	Implement the objectives of the Connaught Waste Management Plan 2006-2011 or replacement plan and promote, where appropriate, the DEHLG Best Practice Guidelines on the preparation of Waste Management Plans for Construction & Demolition Projects, July 2006.
<b>Objective 4.50</b>	Upgrade waste management facilities in the area, including bring banks and litter bins, and extend the bring bank network where appropriate to all new housing developments.
<b>Objective 4.51</b>	Have regard to the information and any recommendations in the EPA reports, where appropriate, namely; <ul style="list-style-type: none"> <li>• The Nature and Extent of Unauthorised Waste Activity in Ireland (Sep 2005)</li> <li>• National Waste Report 2006</li> <li>• National Hazardous Waste Management Plan 2008-2012</li> <li>• Ireland's Environment 2008- State of the Environment report.</li> <li>• EPA Annual National Waste Reports</li> </ul>
<b>Objective 4.52</b>	Have regard to any policies and programmes that may be in place for waste management issues, such as the relevant Environmental Inspection Plans (developed in line with the Council Recommendations on Minimum Criteria for Environmental Inspections – RMCEI) and Enforcement Policy for Unauthorised Waste Activity established following the Ministerial Policy Direction of July 2008 (Circular WPR 04/08).
<b>Objective 4.53</b>	Have regard to any national and regional waste management planning processes so that priority waste issues are addressed e.g. the implementation of segregated brown bin collection for bio-waste, mentioned in the DEHLG Circular WPPR 17/08 National Strategy on Biodegradable waste.
<b>Objective 4.54</b>	Work with and assist local community groups and schools in litter prevention and control, and support initiatives such as the Tidy Towns, Tidy Estates, Tidy Gardens, Tidy Graveyard, Golden Mile, Green Schools Programme and schools anti-litter awareness competitions.

#### Objectives on Energy

<b>Objective 4.55</b>	Designate areas of the county, as recommended in the LCA, which may be suitable for wind energy development in line with the national guidelines on wind energy, take account of cumulative and in-combination environmental effects and take a proactive role in encouraging applications in these areas
<b>Objective 4.56</b>	Implement the Energy Performance of Buildings Directive (Directive 2002/91/EC) as transposed into Irish Law in 2006
<b>Objective 4.57</b>	Implement Government policy on limiting emissions of greenhouse gasses and encourage the development of renewable energy sources in an appropriate and sustainable manner.

**Objectives on Telecommunications**

<b>Objective 4.58</b>	Support by planning condition where appropriate the development of underground telecommunications broadband infrastructure for road, commercial and residential schemes, as set out in the government's recommendations.
<b>Objective 4.59</b>	Encourage the provision of broadband, including the provision of electronic courtyards, within developments.
<b>Objective 4.60</b>	Facilitate and encourage shared access for service providers for erecting antennae for line of sight broadband access.
<b>Objective 4.61</b>	Support a programme of broadband connectivity throughout the County by liaising with telecommunication service providers.
<b>Objective 4.62</b>	Have regard to Government guidelines on telecommunications infrastructure, including Telecommunications Antennae and Support Structures–Guidelines for Planning Authorities 1996 (DECLG) and any subsequent revisions.
<b>Objective 4.63</b>	To support the installation and use of cable broadband and ducting to maximise the potential of the ICT sector and provide reasonable broadband speed and access to each citizen and business, as detailed in (RPGs for the West Region 2010-2022, Objective I059)

**General Housing Objectives**

<b>Objective 5.1</b>	Monitor the extent of residential development, including permitted residential development, within the County to ensure that it is consistent with the Settlement Hierarchy and the infrastructural capacity of each settlement, and to ensure that sufficient lands are zoned in appropriate locations to accommodate housing over the period of the Plan.
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**Social and Affordable Housing Objectives**

<b>Objective 5.2</b>	Continue with the programme of refurbishment and regeneration of existing local authority household stock subject to availability of funding.
<b>Objective 5.3</b>	Retain existing local authority housing stock and where possible prevent the loss of residential accommodation; this does not preclude the sale of local authority housing.

**Objectives for Special Needs and Homelessness**

<b>Objective 5.4</b>	Facilitate the provision of suitable accommodation for the homeless and for those in need of emergency accommodation, as resources permit.
<b>Objective 5.5</b>	Facilitate the provision of suitable accommodation for those with special needs through existing and new local authority and voluntary housing as well as the upgrade of existing residences through local authority grants, as resources permit.

**Objective for Traveller Accommodation**

<b>Objective 5.6</b>	Provide appropriate accommodation to meet the needs of Travellers, including the use of particular areas for that purpose through the implementation of the Traveller Accommodation Programme 2014–2018 and any future updates.
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**Objective for Vacant Housing and Unfinished Estates**

<b>Objective 5.7</b>	Establish baseline data on the number of vacant residential units in each settlement in the CDP area and continue monitoring vacancy throughout the period of this Development Plan.
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**Objective for Tier 4 Rural Villages and Clusters Village Nuclei**

<b>Objective 5.8</b>	Prepare Village Design Statements or Mini-plans from 2015 onwards, based on new democratic structure i.e. municipal districts that will be in place, as resources permit.
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**Rural Housing Objectives**

<b>Objective 5.9</b>	Prioritise the preparation of Rural Design Guidelines for County Roscommon during the lifetime of this plan, as resources permit. These guidelines will help to inform applicants regarding the design and siting options for new houses and extensions to existing houses, and will aim to ensure that new development harmonises with its rural setting.
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### Objectives in terms of Built Heritage

<b>Objective 6.1</b>	Conserve and protect structures (i.e. includes conservation, preservation, and improvement compatible with maintaining the character and interest of the structure), groups of structures or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Preserve the character of a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures, taking into account building lines and heights.
<b>Objective 6.2</b>	Apply best conservation principles to all development applications relating to historic buildings and structures. These principles are: <ul style="list-style-type: none"> <li>• Research prior to planning work</li> <li>• Minimum intervention – repair rather than replace</li> <li>• Respect the setting of the building.</li> </ul>
<b>Objective 6.3</b>	Encourage sustainable reuse as opposed to demolition of historic buildings, where protected, especially vernacular buildings and town centre buildings. This approach represents sustainable development and helps foster a culture of conservation and use of traditional building skills.
<b>Objective 6.4</b>	Seek retention of traditional features such as original windows, doors, fanlights, renders, roof coverings and rainwater goods, on protected structures or in Architectural Conservation Areas.
<b>Objective 6.5</b>	Seek to conserve historic street furniture, such as stone kerbing, milestones, benchmarks, streetlights, manhole covers and ventilation pipes in Architectural Conservation Areas.
<b>Objective 6.6</b>	Seek to conserve features of the built environment such as stone walls, pillars, piers, stiles, gates, railings, wells, mass rocks, telephone boxes, post-boxes and memorials in Architectural Conservation Areas.
<b>Objective 6.7</b>	Promote the importance of informed decision making with regard to historic buildings by seeking engagement of a suitably experienced conservation specialist with regard to material specification and application.
<b>Objective 6.8</b>	Compile and maintain an inventory, in accordance with NIAH guidelines, of all architectural heritage structures and protected structures in the care of Roscommon County Council.
<b>Objective 6.9</b>	Prepare a conservation policy for buildings of architectural heritage value and protected structures in the care and ownership of Roscommon County Council and within this framework prepare a conservation plan for individual buildings as appropriate.
<b>Objective 6.10</b>	Maintain the Record of Protected Structures, adding new structures as appropriate.
<b>Objective 6.11</b>	View as unfavourable, development which is likely to adversely affect the character of a protected structure or the setting of a protected structure-
<b>Objective 6.12</b>	Seek the appointment of a conservation officer within the lifetime of this plan.

<b>Objective 6.13</b>	Promote high conservation standards to owners, occupiers and agents and require adherence to the available guidance such as the 'Architectural Heritage Protection Guidelines for Planning Authorities' and the 'Advice Series' publications produced by the Built Heritage and Architectural Policy section of the Department of Arts, Heritage and the Gaeltacht which are currently available to download from: <a href="http://www.ahg.gov.ie/en/Publications/HeritagePublications/BuiltHeritagePolicyPublications/">http://www.ahg.gov.ie/en/Publications/HeritagePublications/BuiltHeritagePolicyPublications/</a>
<b>Objective 6.14</b>	Promote appropriate use/re-use and repair of protected structures, including the implementation of any available Conservation Grants Schemes
<b>Objective 6.15</b>	Identify and designate, where appropriate, Architectural Conservation Areas, within the lifetime of this plan.
<b>Objective 6.16</b>	Take such steps as are necessary to ensure the preservation of the special character of Architectural Conservation Areas.
<b>Objective 6.17</b>	Promote initiatives to underpin the preservation of the special character of such Areas, such as preparing a guidance leaflet to provide relevant information to owners and occupiers of structures within an ACA.
<b>Objective 6.18</b>	Require that development applications in designed landscapes designated as Architectural Conservation Areas to take into consideration the impacts of the development on that designed landscape and demonstrate that the development proposal has been designed to take account of the heritage resource of the landscape.
<b>Objective 6.19</b>	Preservation by record of features of interest in designed landscapes may be considered, where appropriate.

#### Objective for Heritage Objectives

<b>Objective 6.20</b>	Conserve and protect heritage objects, which are of importance to the County by securing suitable storage and presentation facilities for these items.
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#### Objectives for Archaeological Heritage

<b>Objective 6.21</b>	Secure the preservation (i.e. preservation in situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In securing such preservation Roscommon County Council will have regard to the advice and recommendations of the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht.
<b>Objective 6.22</b>	Ensure that any development either above or below ground, within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.
<b>Objective 6.23</b>	Promote pre-planning consultations in relation to the archaeological heritage with the planning authority and with the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht in its capacity of being charged with the implementation of the National Monuments Acts.
<b>Objective 6.24</b>	Support the conservation of archaeological landscapes in conjunction with the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht.
<b>Objective 6.25</b>	Continue to make available the results of archaeological excavation in a timely and appropriate manner.
<b>Objective 6.26</b>	At sites where underwater archaeology might be encountered, especially at the three main fording points of the Shannon at Roosky, Termonbarry & Ballyleague, refer development applications to the Underwater Archaeology Unit, via the Development Applications Section of the Department of Arts, Heritage and the Gaeltacht for comment.
<b>Objective 6.27</b>	Ensure that proposed developments that may (due to their location, size or nature) have implications for the archaeological heritage, are subject to archaeological assessment.

#### Objectives for the Rathcroghan Archaeological Complex

<b>Objective 6.28</b>	Permit individual housing only in accordance with the Rural Housing Strategy as set out in Chapter 5 of the Roscommon County Development Plan 2014 – 2020.
<b>Objective 6.29</b>	Facilitate modestly scaled development, such as extensions to existing domestic dwellings, sensitively designed and sited agricultural building, reuse of existing buildings and where appropriate, replacement buildings comparable in scale to buildings being removed.
<b>Objective 6.30</b>	Discourage development along the existing N5 road as it passes through the Rathcroghan area, even if the status of that route changes during the lifetime of this plan.
<b>Objective 6.31</b>	Carry out a capacity study for the Rathcroghan Complex Study area to assess the capacity of the landscape to accommodate future development. This is necessary because the greatest concern in relation to rural housing is its cumulative impact on the landscape as well as the national and international significance of the Rathcroghan complex landscape which is based on its landscape and intervisibility between the key monuments.

#### Objectives for Designated Sites

<b>Objective 7.1</b>	Maintain or restore the favourable conservation condition of a designated or proposed designated site under the control of the Planning Authority.
<b>Objective 7.2</b>	Ensure Appropriate Assessment Screening, and, where required, Appropriate Assessment, is carried out for any plan or project which, individually, or in combination with other plans and projects is likely to have a significant direct or indirect impact on any Natura 2000 site or sites; in accordance with best practice guidance as issued by the National Parks & Wildlife Service of the Department of Arts, Heritage & the Gaeltacht and/or the Department of Environment, Community & Local Government.

#### Objective for Sites of Geological Importance

<b>Objective 7.3</b>	Preserve and protect sites of county geological importance from inappropriate development where they comprise designated sites or national heritage areas.
<b>Objective 7.4</b>	Refer all planning applications within County Geological Sites to the Geological Survey of Ireland for consultation and have regard to their recommendations.

#### Objectives for Nature Conservation

<b>Objective 7.5</b>	Protect and promote the conservation of biodiversity outside of designated areas, while allowing for appropriate development, access and recreational activity.
<b>Objective 7.6</b>	Continue to carry out habitat mapping for the county to identify significant local habitats in the county. Mapping of habitats should prioritise: Habitats listed in Annex 2 of the EU Habitats Directive; Species listed in Annex 2 of the EU Habitats Directive; and Species listed in Annex 1 of the Birds Directive.
<b>Objective 7.7</b>	Co-operate with statutory and other relevant agencies to identify, protect and conserve a representative sample of the county's wildlife habitats of local or regional importance, not otherwise protected by legislation.
<b>Objective 7.8</b>	Identify, protect and conserve, in co-operation with the relevant statutory authorities and other groups, vulnerable, rare and threatened species or wild flora and fauna and their habitats. These include plant and animal species afforded protection under the Wildlife Acts and the EU Habitats & Birds Directives.
<b>Objective 7.9</b>	Retain where feasible and enhance important landscape features, such as lakes, rivers, wetlands, stonewalls, hedgerows etc, which form wildlife corridors and link habitats, where they provide, stepping stones necessary for wildlife to flourish.
<b>Objective 7.10</b>	Integrate biodiversity considerations into all Roscommon County Council activities
<b>Objective 7.11</b>	Ensure that the conservation and management of biodiversity is a key priority in water resource management.



<b>Objective 7.12</b>	Require that floodlighting proposals for historic structures are accompanied by a Bat Survey, carried out at the appropriate time of year by a suitably qualified person, so as to identify bat species present on the site and to specify mitigation measures required to ensure minimal disturbance to bats, if any, on the site.
<b>Objective 7.13</b>	Seek to minimize light intrusion by having regard to impacts of floodlighting and public lighting in public/open spaces in or close to designated areas.
<b>Objective 7.14</b>	Have regard to the recommendations of any national guidelines, which may come about during the lifetime of this plan, with respect to potential impacts on nature conservation, when considering development applications relating to activities; such as use of jet-ski's and power boats on sites of nature conservation importance.
<b>Objective 7.15</b>	Ensure that any development, which impacts on a townland boundary, roadside hedgerows or hedgerows which form links with other habitats and form wildlife corridors; should first seek to retain, translocate or replace with native species of local provenance, these hedges. The overall goal should be to have no net loss of the hedgerow resource <sup>11</sup> .
<b>Objective 7.16</b>	The retention, re-location, or re-establishment of hedgerows in planning consents shall be an aim of the Planning Authority for those seeking Planning Permission where feasible.
<b>Objective 7.17</b>	Carry out a tree survey of the county to identify trees suitable for Tree Preservation Orders.
<b>Objective 7.18</b>	Commit to using native species where ever possible in its landscaping work and on Roscommon County Council property
<b>Objective 7.19</b>	Assess applications for quarrying activity in proximity to eskers, having regard to the designated status of the esker and conserve them from inappropriate development.
<b>Objective 7.20</b>	Seek hydrological reports for significant developments within and close to peatlands so as to assess impacts on the integrity of peatland ecosystems.
<b>Objective 7.21</b>	Support projects which plan for future re-use of industrial cutaway bogs as sites for habitat creation, amenity use and economic use.
<b>Objective 7.22</b>	Seek hydrological reports for significant developments within and close to turloughs so as to assess impacts on the integrity of the turlough system and associated groundwater levels.
<b>Objective 7.23</b>	Support the work of the National Wetlands Wilderness Park committee <sup>12</sup> .
<b>Objective 7.24</b>	Promote awareness and educational opportunities relating to wetlands in the county
<b>Objective 7.25</b>	Ensure that the County's wetlands are retained for their biodiversity and flood protection values.
<b>Objective 7.26</b>	Ensure that where flood alleviation works take place the natural heritage and landscape character of rivers, streams and watercourses are protected and enhanced to the greatest extent possible.
<b>Objective 7.27</b>	Encourage sensitive development, which does not lead to a loss of, or cause damage to, the character, the principal components of, or the setting of parks, gardens and demesnes of special historic interest and which are protected.
<b>Objective 7.28</b>	In order to facilitate development, a condition of planning permission may include seed or cutting collection from rare plants surviving in a heritage garden or park, in order to facilitate survival of a rare species.
<b>Objective 7.29</b>	To co-operate with the Department of Arts, Heritage & the Gaeltacht and other interested groups to facilitate the protection, promotion and enhancement of heritage gardens and parks in the county.

<sup>11</sup> Roscommon County Council has successfully piloted hedgerow translocation on a site in Croghan. See [www.roscommoncoco.ie](http://www.roscommoncoco.ie) for details.

<sup>12</sup> Ref: A Long-Lived Wilderness – The Future of the North Midlands Peatland Network, John Feehan, 2004

**Objectives for Inland Waterways**

<b>Objective 7.30</b>	Maintain and preserve the aesthetic value of inland waterways and the waterway corridors in the county from the impacts of dispersed and highly visible development.
<b>Objective 7.31</b>	Support the growth and development of local communities within the inland waterway corridors whilst maintaining their distinctive character.
<b>Objective 7.32</b>	Seek to enhance public access to inland waterways as a condition of any development granted along inland waterways.

**Objectives for Alien Invasive Species**

<b>Objective 7.33</b>	Support initiatives, which reduce the risks of invasions, help control and manage new and established invasive species, monitor impacts, raise public awareness, improve legislation and address international obligations.
<b>Objective 7.34</b>	Implement conditions as appropriate, as part of a grant of a planning permission or a waste permit, to prevent spread of invasive species.
<b>Objective 7.35</b>	Encourage the use of native species in amenity planting and stocking and related community actions to reduce the introduction and spread of non-native species.
<b>Objective 7.36</b>	Investigate the development of a local authority staff code of practice (COP) in relation to invasive species where resources permit.

**Landscape Value**

<b>Objective 7.37</b>	Seek to minimize visual impacts on areas categorized within the Co. Roscommon Landscape Character Assessment including “moderate value”, “high value”, “very high value” and with special emphasis on areas classified as “exceptional value” and where deemed necessary, require the use of visual impact assessment where proposed development may have significant effect on such designated areas.
<b>Objective 7.38</b>	Take into account the detailed landscape character analysis which forms part of the Lough Key Local Area Plan when assessing development proposals in this area.
<b>Objective 7.39</b>	Monitor the significant environmental effects of the implementation of the Plan through SEA Regulations 2004-2011 and take account of the protection of Natura 2000 and ecological sites, of habitats and species of ecological value and of ecological corridors to ensure the coherence of the Natura 2000 network.
<b>Objective 7.40</b>	Seek to protect important views and prospects in the rural landscape and visual linkage between established landmarks, landscape features and views in urban areas.

**Objectives for Social Inclusion**

<b>Objective 8.1</b>	Identify levels of need based on disadvantage, and qualify and analyse the needs of disadvantaged and marginalised people.
<b>Objective 8.2</b>	Support the preparation of an Age Friendly Strategy in County Roscommon during the lifetime of the County Development Plan as resources permit.

**Objectives for Sports, Recreation and Open Space**

<b>Objective 8.3</b>	Work with community groups and local organisations to maximise funding for sporting and recreational facilities throughout County Roscommon.
<b>Objective 8.4</b>	Implement the Council’s Development Contribution Scheme as it relates to the improvement of existing recreation and leisure facilities and the funding of new recreation and leisure facilities in tandem with new developments.

<b>Objective 8.5</b>	Preserve and enhance, insofar as practicable, the existing and reputed public rights of way to recreational areas including, mountain, lakeshores, riverbank areas, heritage sites and other places of recreational utility, in accordance with the sustainable management practices and the overall amenity of these areas and where necessary to establish new ones in co-operation and consultation with landowners and the local community. See Map 19 which identifies some of these accesses.
<b>Objective 8.6</b>	Identify strategic locations where public open space and parks should be provided, so that they are useable by a large proportion of the local community and so that they facilitate the enjoyment of other amenities such as rivers, lakes, canal, picturesque landscapes, views or features of our natural heritage, or to retain areas of ecological interest and biodiversity value.

#### Objective for Walking and Cycling Routes

<b>Objective 8.7</b>	Establish a register of all walking and cycle routes within the County.
<b>Objective 8.8</b>	Commence the process of mapping rights of way in the County during the lifetime of this Development Plan.

#### Objective for Arts and Cultural Facilities

<b>Objective 8.9</b>	Work with Fáilte Ireland, the Arts Council and other relevant bodies to promote and develop the arts and tourism sectors in Roscommon.
<b>Objective 8.10</b>	Develop accessible infrastructure to support the development of heritage, arts, sport and tourism, where appropriate and as resources permit.
<b>Objective 8.11</b>	Develop a cultural plan for the County to include arts, sport, heritage, tourism and language. Develop a plan to utilise artists, performers, sports personalities and friends of Roscommon to promote Roscommon at home and abroad.
<b>Objective 8.12</b>	Promote and develop the County Arts Centre; and explore the development of cultural infrastructure (fixed and mobile) for the County.
<b>Objective 8.13</b>	Continue the integration of the arts, culture and heritage programmes in order to promote synergies between these programmes to better benefit the County. Develop an inter-agency approach to arts planning by incorporating the arts, culture and heritage brief into the proposed Socio Economic Committee structure.

