

# Roscommon County Council



## ROOSKY

### Draft Local Area Plan 2004-2009



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## **CHAPTER 1.**

### **INTRODUCTION**

#### **1.1 GENERAL**

Roscommon County Council as Planning Authority for the county has a duty to make development plans, control development and preserve and improve amenities. The Rosky Draft Local Area Plan 2004 sets out in detail objectives for the proper planning and sustainable development of the Rosky area and its local environs.

1. The Plan is a legal document
2. The provisions of the Local Area Plan are considerations in the determination of applications for planning permission within the meaning of Section 34(2)(a)(i) of the Planning and Development Act 2000 as amended
3. The plan has been prepared pursuant to the relevant sections of the Local Government Planning and Development Act 2000 and Planning and Development (Amendment) Act 2002, Roscommon Housing Strategy September 2001, as adopted under Section V of the Planning and Development Act 2000 as amended
4. The duration of this plan shall be for the period of five years from date of adoption
5. This plan applies to that area covered by the development envelope of Rosky.  
The total area of land zoned within the plan is- 265.7 acres (107.5 h.a.)  
Refer to ***Figure (1)***.
6. Where objectives and policies are not covered directly by this plan, the objectives  
and policies of the Roscommon County Development Plan 2002 shall apply.

For Simplicity and short reference, the Rosky Development Plan 2004 is referred to in the text as ‘the Plan’ or ‘this Plan’. Save where the context otherwise requires, the ‘Council’ refers to Roscommon County Council.

The Plan is based upon the national statutory policy framework and also on a community vision, which is a collective statement from the residents of Roosky indicating how the village should develop. It is hoped that by adopting this approach, the community of Roosky will assume ownership of the Plan, and become supportive in its implementation.

### ***POLICY CONTEXT***

Roosky lies on the banks of the River Shannon in County Roscommon within the western region of Ireland as indicated in *Figure (2)*.

Roscommon County Development Plan 2002 is the Development Plan for the Plan area. The Planning and Development Act 2000 as amended requires that a Local Area Plan shall be consistent with the objectives of the County Development Plan. In a case where a provision of this plan conflicts with a provision of the County Development Plan, the County Development Plan will take precedence. The Roscommon Housing Strategy requires that a Local Area Plan be prepared for Roosky.

### ***SUSTAINABLE DEVELOPMENT***

The Planning and Development Act 2000 has sustainable development as one of its tenets. The principles of sustainable development, as set out in the document ‘*Sustainable Development – A strategy for Ireland*’ published in 1997, have been adopted by Government. This commits public bodies, including the local authorities, to ensuring positive relationships between socio-economic growth and the environment. The Government strategy recognises the need for good spatial planning and the inclusion of sustainability in urban and built environment policies. The Council, through the County Roscommon Development Plan 2002 (Section 2.3)

**‘Seeks to support the objectives of sustainable development and will seek to integrate its land-use planning with sustainable and strategic economic, social and transportation planning’**

Furthermore the Planning Authority embraces the National Spatial Strategy (2002-2020) and the principles enshrined therein shall also apply to this plan.

### ***OTHER RELEVANT GUIDELINES/REPORTS/LEGISLATION***

A number of planning guidelines have been produced by the Government, which provide a framework for particular areas of planning and development throughout the country. These guidelines have an important role to play both in the preparation of development plans and in the assessment of planning applications. They include relevant EU Directives and Regulations and the following.

- National Development Plan for Ireland 2000-2006
- National Spatial Strategy 2002-2020
- Sustainable Development – A Strategy for Ireland
- National Climate Change Strategy
- Residential Density Guidelines for Planning Authorities, 1999
- Retail Planning Guidelines, 2000
- Wind Farm Development – Guidelines for Planning Authorities, 1996
- Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, July 1996
- Access for the disabled – Minimum Design Criteria
- EPA Waste Water Treatment Manual, 2000
- Site Development Works for Housing Areas Guidelines
- Provision of Tourist Attraction and Accommodation Signs
- Social Housing: The Way Ahead, 1995
- Housing Strategy for County Roscommon
- Draft Architectural Heritage Protection, Guidelines for Planning Authorities, 2001
- Childcare Guidelines for Planning Authorities, 2001
- Pilot Rural Public Transport Initiative
- Draft Guidelines for Planning Authorities on landscape Assessment

The preparation of this Plan has had regard for the above documents and, where appropriate, the relevant policy considerations have been incorporated into the Plan.

## **Functions of the Plan**

- Develop policies and proposals for the proper planning and sustainable development of the area
- Provide a detailed and consistent framework for determining planning applications
- Provide a basis for co-ordination of public and private development throughout the area
- Provide a public statement of planning policies and objectives
- Devise a plan to reflect local concerns and aspirations
- Inform residents, property owners and developers of how their interests may be affected for the duration of the plan.

## **1.2 THE VISION**

To provide a high quality living, working and recreational environment, which will meet the socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection.

## **1.3 CONSULTATION**

The Planning and Development Act 2000 as amended, requires a statutory notification of the Planning Authority's intention to prepare a Local Area Plan.

Statutory consultation submissions and comments will be sought from government, business, industrial, commercial, agricultural, community and the wider public sectors.

In preparing the Draft Plan an extensive period of consultation has been undertaken with the community of Roosky. The process focused on involving as broad a range of sectors as practicable to ensure maximum involvement in the preparation of the draft plan.

As part of developing a plan for Roosky, consultation was also initiated with Leitrim County Council and this process will be ongoing. A proposed variation of the Leitrim County Development Plan 2003-2009 for the inclusion therein of the Preferred RouteCorridor of the proposed N4 Dromod and Roosky By-Pass (part of the N4 Drumsna to Longford Road Realignment Scheme) will have an impact on the environs of Roosky.



The potential for development of Roosky will largely be concentrated on the Western part of the village.

**Figure 4** illustrates the Preferred Route Corridor of the Proposed Roosky By-Pass.

In preparing Roosky Draft Local Area Plan, a workshop was held at which members of the various community groups and local representatives presented their views and opinions of their long-term vision for the area. This vision addressed social, economic, environmental and tourist concerns for the village and its surrounding hinterland.

Data collection took the form of:

- Housing Survey – to establish the housing stock in the plan area
- Land Use Maps to establish the types of development that are currently established within the village
- Questionnaires – distributed amongst a sample of households within Roosky and its environs. This information has been collated and is presented in an additional report titled '*Analysis of Resident's Questionnaire for Roosky Draft Local Area Plan*'
- Local Census – to establish population statistics and employment trends
- Photographic Survey – to illustrate examples of the built and natural environment and to highlight the future potential of derelict sites

Individuals and community committee members with specialised knowledge of Roosky and the surrounding area presented information and ideas at a series of public information meetings. The purpose of these meetings was to enable the community to make informed choices when they participated in the Local Area Plan process, this together with the input of local authority personnel created the final form of this text.

## **1.4 IMPLEMENTATION & MONITORING**

Following the adoption of the Local Area Plan for Roosky, the Planning Authority will monitor the effectiveness of the policy objectives in controlling development and delivering proper planning and development.

## **CHAPTER 2**

### **CONTEXT FOR ROOSKY LOCAL AREA PLAN**

#### **2.1 REGIONAL CONTEXT**

Roosky is located in the north east of County Roscommon on the Leitrim/Roscommon border. It is situated 12km northwest of Longford town, 40km north east of Roscommon town and approximately 21km south east of Carrick-on-Shannon. The village itself is located on the Regional Road R371, which runs northeastwards from Ballyleague in the south to join the N4 on the eastern edge of the village. The N4 bisects the village in a north south direction, leading to Carrick-on-Shannon in the northwest and to Longford town in the southeast. The Tarmonbarry Road or LR 1415 leaves the village from the west and runs southwards to meet the N5 at the village of Tarmonbarry. The railway at Dromod located approximately one and half miles to the north of Roosky is also an additional advantage.

Roosky has developed as a mooring point for many cruisers due to its prominent location on the River Shannon. The village could potentially become a major stopping off point for river cruisers due to its strategic location. There is potential to develop a service industry based on passing trade and wintering/mooring of boats from the River Shannon. There are also a variety of walks in the village and in particular a refreshing river walk to Roosky Lock.



*Plate1: View of Roosky Marina from County Leitrim*

## 2.2 TOPOGRAPHY

Roosky has a picturesque setting along the River Shannon. The village straddles both counties in Leitrim and Roscommon, but the major part lies in Co. Roscommon and is located on a peninsula in the Shannon. The Shannon has been bridged at this point. Lough Bofin is visible to the west of the village along the R371 from Ballyleague.



*Plate 2: Western approach on the R371*



*Plate 3: View of Lough Bofin from the R371*



*Plate 4: Roosky Bridge linking Co Roscommon with Co Leitrim*

Roosky Bridge, which is located on the eastern aspect of the village spans the River Shannon and joins these neighbouring counties. The river at this point links Lough Forbes, which is located to the south of Roosky, with the Lough Bofin/Lough Boderg complex of Upper Shannon lakes.

The Lough Boderg/Lough Bofin network has been designated as a proposed National Heritage Area (Site Code 001642). The habitats are woodland on the lake shore with well developed typical Shannon flora and reed swamps. Roosky is surrounded by many lakes, which offer the angler a wide choice of still water fishing of perch, pike, rudd and bream. The village being located on the Shannon opens up a world of activities for the visitor both from angling and boating perspectives.

## **2.3 HISTORICAL CONTEXT**

The Roosky place name is derived from the Irish word “*Ruscaigh*” which means marshland. This refers to the marshland on the banks of the Shannon. The village of Roosky and hinterland grew up with the dominance of the Shannon ever present. Three counties meet near the village and from pre-Christian times the three provinces of Ulster, North Leinster (Meath) and Connaught met here.

Roosky owes its origins to St Barry and his monastic settlement once known as ‘Tearmann Berach’, and is located 5km to the south of Roosky village. There were originally seven churches here but little remains now.

The original navigation through Roosky was through a lock on a canal to the west of the River Shannon, built in the 1760’s. The present lock was built in the 1840’s by the Shannon Commissioners and along with the weir and road bridge it is one of the few of this type remaining and has architectural and cultural heritage. Roosky bridge has a lifting span to facilitate river navigation.

Rabbit Island, which is located on the River Shannon near the Lock House to the south of the village, once was a popular area for annual day long picnics with widespread local participation. An annual regatta was held in Roosky in the past during which aquatic events including diving and water skiing took place.



*Plate 5: Boat leaving Roosky Lock*



*Plate 6: A cruiser approaching the  
lifting portion of the bridge*

## **CHAPTER 3.**

### **DEVELOPMENT STRATEGY**

#### **3.1 DEVELOPMENT STRATEGY**

In terms of the National Spatial Strategy (NSS), Roosky is identified as a rural area with strong potential for diversification. This will entail strengthening the structure of Roosky village and will involve the provision of serviced land and improved amenities that will support and encourage development within the village development boundary. This process can also be supported through the provision of services and encouraging investment in tourism supports such as restaurant facilities and visitor accommodation that harness in a sustainable way the potential of important local resources such as the natural and cultural heritage, attractive landscapes and inland waterways. (NSS 2002:108).

In conjunction with this the primary aim of the Roscommon County Development Plan 2002 is:

*‘to consolidate the county as an attractive place in which to live, work and recreate and to facilitate the achievement of a high quality of life for residents and visitors through sustainable development for further economic and social activities in a quality environment.’*

The County Development Plan 2002 seeks to retain a young adult population that can provide a basis for sustaining communities, in particular in areas of population decline. The Plan also seeks to strengthen urban structure and consolidate towns and villages as centres of economic and population growth, which in turn will support rural communities.

The overall vision of the Roosky Local Area Plan is to achieve the above aims. It will seek to provide for the sustainable development of the village as a residential, tourist and employment centre, to improve its economic base in order to increase to a more viable population level and to maintain and broaden a wide range of retail, service outlets and social facilities.

***The Plan aims to:***

- Facilitate an increase in the population of the village
- Facilitate housing, industrial & commercial development
- Encourage new development within the defined village boundary
- Encourage investment in tourism supports
- Ensure that there is an adequate supply of water for all users and an adequate system for the safe disposal of sewerage
- Improve and maintain the quality of the environment in the village
- Facilitate the development of transportation, telecommunications, broadband, electricity and gas networks
- Facilitate tourism development
- Strengthen the village as a service centre for the broader hinterland

This section of the Local Area Plan contains the aims, policies and objectives of Roscommon County Council in relation to Roosky. The Development Strategy will set down the main aims for housing, transportation, water and sanitary services, telecommunications, social and community facilities, industry, commerce and agriculture, tourism and the environment. Each aim is linked to a set of policies that set out the long-term development framework for the proper planning and sustainable development of Roosky.

The Council's long-term commitments are presented as a series of objectives. These relate to policies and serve to link actions on the ground with the strategy.

A detailed Land Use Zoning Map is depicted in **Figure (1)**, which illustrates proposals for zonings within the village. These zonings have been designed to assist the proper planning and development of Roosky and will be considered with respect to planning applications within the development envelope. The Planning Authority will examine each planning application on its own merits.

It is the policy of Roscommon County Council given resource limitations, to encourage development, which contributes to an improved residential, social, working or recreational environment.

## CHAPTER 4.

### DEVELOPMENT POLICY & REVIEW

#### 4.1 DEMOGRAPHIC ANALYSIS

According to the Census 2002, the population of Roosky is on the increase with a percentage population change of 13.4%.

**Figure 4.1 DED for County Roscommon**

#### *Total Population & Percentage Population Change in Roosky 1986-2002*

Year	Population	% Population Change
1986	541	-
1991	492	-9.1%
1996	448	-8.9%
2002	508	13.4%

*Source: C.S.O. Census of Population 1986-2002*

The above figures display that the population in Roosky has increased by 60 persons (13.4%) between 1996-2002 and continues to increase gradually. However total population has still not reached the 1986 population figure of 541 or of 1016 in 1961 when the population of Roosky peaked. This plan recognises that the area is one that has suffered population decline.

**Figure 4.1.2 Age Profile: Percentage Change in population < 30, 1986-1996**

Age	Age 0-4	Age 5-9	Age 10-14	Age15-19	Age 20-24	Age25-29
Roosky	-22.6%	-32.7%	-44.8%	-27.8%	-28.9%	-47.4%
<b>National</b>	<b>-22.7%</b>	<b>-19.3%</b>	<b>-6.8%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>0.2%</b>
County	-32.8%	-22.1%	-3.4%	2.2%	-7.1%	-19.8%

*Source: C.S.O. Census of Population 1986-1996*

Figure 4.1.2 highlights the dramatic decrease in population up to the age of 30 years between 1986-1996. This is not in keeping with national figures, which show a positive increase within the 15-19 and 25-29 cohorts of population. This data would indicate a significant net outward migration from Roosky within all age cohorts especially within the 25-29 year olds category during this period.

The policies of the Planning Authority through the operation of this plan will seek to redress these weaknesses in population structure.



## 4.2 HOUSING & SETTLEMENT

Roosky village was laid out as a linear settlement that extended as far as Mount Carmel Church and Mount Carmel National School to the west and by Roosky Bridge to the east. The village core is located along Main Street on the Roscommon side of Roosky Bridge and by the hotel and pubs on the County Leitrim side. The main residential area is located on the western end of Main Street and the main retail sector of the village is located at the eastern end.



*Plate 7: Eastern view of Main Street*

The Council will encourage the vitality of the village through the refurbishment and the replacement of buildings where appropriate. Small pockets of infill development and individual replacement housing units within the village centre will be encouraged, as will appropriate higher density development in locations on serviced land.

Roosky will require additional housing to cater for the anticipated population growth of the area throughout the duration of the plan. Financial constraints and social trends will determine the rate of public sector house building, whilst, in the private sector, the market will dictate both the demand and supply of new housing, including locational preferences. Present indications show that both land and house prices have risen within the last few years due partly to the high amenity provided by surrounding hinterland of the village.

The total area of land dedicated for residential purposes within the Local Area Plan boundaries, amounts to approximately 114.02 acres (46.14 h.a.). This is regarded as sufficient developable land for housing purposes within the lifetime of this plan.

***It is the policy of this Plan to:***

1. Promote and encourage good quality developments that have a distinctive and attractive character
2. Ensure that housing proposals do not cause environmental or traffic problems or damage to visual amenity.
3. Require that new residential accommodation meets the necessary standards of health, sanitation and design.
4. Encourage residential development within the village's development envelope thereby discouraging ad hoc ribbon development within the plan area.
5. Promote a balanced population structure by providing a range of house types, particularly smaller house types, apartments and townhouses which cater for current demographic structure and /or market needs

***It is the objective of this Plan to:***

1. Provide sufficient serviced land for house building to meet the needs of the current and future population of the village
2. Zone land in Roosky sufficient to meet building requirements, both public and private in a balanced manner over the plan period and in the future.
3. Ensure that all proposals for new housing developments comply with the Development Control Standards of the County Development Plan
4. Ensure that new housing developments reflect the character and style of existing development associated with Roosky while not discouraging imaginative good quality new design in appropriate locations
5. Promote the application of principles of good design and the use of materials indigenous to the locality
6. Encourage infill housing on gap sites within the plan area to ameliorate the current streetscape
7. Control development adjacent to proposed NHA
8. Work in conjunction with Leitrim Council in relation to their proposals for Roosky
9. Create a new access road to the rear of Main Street to open up the area adjacent to the canal for appropriate development

#### ***4.2.1 Social & Affordable Housing***

The preparation of this plan will provide an opportunity for the Council to continue its policies on planning and consider all options in response to needs and demands. A range of housing types and sizes will be made available to meet different market demands. Additionally the Council as part of the housing programme, will look at the prospect of purchasing suitable existing houses, suitable sites including derelict sites and entering into Turnkey arrangements within the environs of Rosky

***It is the policy of this Plan to:***

1. Implement the provisions of the Housing Strategy in accordance with the provisions of Part V of the Planning and Development Act 2000 & provisions set out in Planning & Development (Amendment) Act 2002.
2. Promote the provision of social and affordable housing accommodation in accordance with the proposals outlined in '*Social Housing –The Way Ahead*', and in Housing Strategy for County Roscommon

***It is the objective of this Plan to:***

1. Implement the Roscommon County Council Housing Strategy as included as part of the County Development Plan
2. Promote proper integration of social/affordable housing within existing and future private development

#### **4.2.2 *Dereliction, Town and Residential Amenity***

Dereliction has been identified as an issue that needs to be addressed in the village. The Authority will seek to address this through the appropriate application of the Planning Act 2000 as amended and through the Derelict Sites Act 1990. In particular there are some derelict buildings on Main Street.

The Local Area Plan will seek to redress this matter and suggest suitable alternatives for vacant buildings. A photographic survey conducted as part of the preparation for this plan highlights the extent of these buildings in the village.



*Plate 8: Closed public house on Main Street*



*Plate 9: Disused residence*

#### ***Village Amenity***

The historic nature of Roosky is an important resource with regard to its potential for tourism and attracting investment into the village. It also acts as a means by which civic pride in Roosky can be strengthened. Main Street is relatively wide around Mount Carmel Church and Roosky National School, this gives an opportunity to the village for useful public space.

Roosky has a Church of Ireland cemetery, which once served people from both the Catholic and Protestant communities. It is reputed to have the oldest yew tree in Ireland within its perimeters. The original structure of the church has been demolished.



*Plate 10: Church of Ireland Cemetery*



*Plate 11: Headstones dating back to the 1800s  
located within the cemetery*

A village study conducted in 1997 for the Town and Village Renewal Scheme, identified the river-front as being bleak and uninviting. Since then some tree planting, hard and soft landscaping, public seating and mooring facilities have been introduced in this area to improve its appearance. There is potential for extra enhancement proposals in order to promote the marina as an amenity area for the village. In addition there is potential for future mooring, car parking, toilet and shower block facilities.



*Plate 12: Roosky Marina*

***It is the policy of this Plan to:***

1. Promote optimum uses for buildings which have become vacant
2. Improve the appearance of public amenity spaces

***It is the objective of this Plan to:***

1. Promote and improve participation in existing initiatives i.e., Town & Village Renewal Scheme, aimed at enhancing amenity areas and village 'attractiveness'.
2. Promote and facilitate the work of the Tidy Towns Committee in their enhancement scheme for the village
3. Encourage and promote further landscaping, hanging baskets, window boxes along the main street
4. Create garden of remembrance at the Church of Ireland Cemetery
5. Provide play areas and other recreational areas in appropriate locations within the plan area

### **4.3 ARCHAEOLOGICAL & BUILT HERITAGE**

The Roosky Local Area Plan will seek to protect the archaeological, natural and built heritage of the village and the conservation of existing unfit dwellings or replacement of buildings where appropriate.

#### ***4.3.1 Archaeological Heritage***

Archaeology provides us with a means of gaining understanding and knowledge of the past. Archaeological heritage consists of sites, monuments, artefacts or movable objects and environmental evidence.

Nationally known monuments are identified and listed for protection by the National Monuments and Historic Properties Division of Department of Environment, Heritage and Local Government, in the Record of Monuments and Places, a statutory inventory of sites protected under the National Monuments Acts. There are no such sites at present identified in Roosky. This however does not mean that no sites of archaeological importance exist in Roosky.

The local archaeological heritage also includes any archaeological site that may not yet have been recorded, as well as archaeological remains under water or beneath the ground surface. Such remains may only be uncovered during development work and must be investigated and recorded in detail, as set out under the National Monuments Acts.

#### **It is the policy of this Plan to:**

1. Protect and preserve archaeological sites as yet unknown, and those discovered since the publication of the Record of Monuments and Places (1998).
2. Ensure that regard is given to the protection of sites where underwater archaeology might be encountered

**It is the objective of this Plan to:**

1. Safeguard the setting of significant sites and monuments, as yet unknown.
3. Seek archaeological excavation and testing, or preservation in situ, including underwater archaeology survey wherever the archaeological heritage is affected, or likely to be affected, by a proposed development.

**4.3.2 Built Heritage**

Our architectural heritage is a unique and special resource. Structures and places have over time acquired character and ‘special interest’, through their continued existence and familiarity. In a changing world they have cultural significance. Our architectural heritage consists not only of great artistic achievements, but also the everyday works of craftsmanship of the past. Sympathetic re-use can allow the architectural heritage to continue to yield aesthetic, environmental and economic benefits.

There is a diverse range of buildings and features in Roosky all of which contribute to its built heritage. Mount Carmel Church is dominant in the streetscape at the west end of the village, while the bridge which dates back to 1845 is a striking feature at the east end of the village. In between are many buildings, commercial, recreational and residential which contribute to the village’s attractive streetscape.



*Plate 13: Roosky's Six Arch Swing Bridge*



*Plate 14: Fine Example of Period Residence*



The ‘Cloudland Ballroom’ represents an era in Irish social history as well as being a distinct building in the village. The Water Tower, is another unusual feature in the village. The Garda Station along Main Street is part of an attractive terrace, which retains its traditional sash windows. The former Mount Carmel Guesthouse adjacent to the bridge is a period dwelling with many fine features such as its elevated chimney stack as depicted in Plate 14. A number of houses in the village also retain their original features such as sash windows.

Newer residential development is located near the church, many with mature well presented gardens. All of these buildings make a positive contribution to the built heritage of Roosky.

The Record of Protected Structures (RPS) is the principal mechanism for protecting and conserving important buildings and structures, as set out in the Planning and Development Act 2000. There are no structures in Roosky included on the Record of Protected Structures to date.

Inclusion in the RPS is guided by reference to the National Inventory of Architectural Heritage (NIAH), a survey carried out by the Department of the Environment, Heritage and Local Government.

Many other non-structural elements also make a major contribution to the built heritage of our villages. These are often lost due to lack of awareness. The stone wall and iron gate which front the old Church of Ireland graveyard are attractive features of the village. The ‘ashlar’ stonework on the bridge and at the quay is very distinctive. The Plan should seek to conserve such features where practical.

**It is the policy of this Plan to:**

1. Protect, conserve and where necessary enhance the character, quality and distinctiveness of the architectural heritage of the village.

**It is the objective of this Plan to:**

1. Protect structures or parts of structures of special architectural, historical, archaeological, cultural, social or technical interest.
2. Prevent or remedy injury to amenities arising from the neglected condition of any structure.
3. Encourage renewal of areas, while ensuring the retention of character features.
4. Promote new development, which is designed for flexible and sustainable use, while being sympathetic to the existing built fabric

#### **4.4 TRANSPORTATION**

##### **4.4.1 Access Roads**

Roosky village itself is located in Co Roscommon along the R371, which enters the village in conjunction with the Tarmonbarry Road (LR1415) from the south and joins the N4 on the Leitrim side of Roosky Bridge. All routes converge at this bridge, which is the focal point of the village

All approach routes into the village have scope for future enhancement works such as footpath extensions and additional public street lighting. The requirement for appropriate pedestrian crossing facilities or other traffic management facilities will be considered particularly in the vicinity of Roosky National School.



*Plate15: Tarmonbarry Road*

***It is the policy of this Plan to:***

1. Ensure accessibility to Roosky is maintained and improved as need arises in their programme for road improvements
2. Monitor requirements for carparking
3. Facilitate and promote enhancement measures by way of traffic management including traffic calming measures, and footpaths to all approach roads into the village.
4. Ensure that any advertising signs are appropriately designed

***It is the objective of this Plan to:***

1. Improve the safety and appearance of all access routes to the village
2. Seek visual improvements as part of new developments adjacent to all approach roads to Roosky
3. Facilitate the safe movement of pedestrians and children
4. Increase the provision of public street lighting along all approach roads into Roosky
5. Improve the accessibility of Roosky by providing additional off-street car and bus parking facilities
6. Improve the capacity of Roosky Bridge for vehicular traffic and include/provide safe river crossing facilities for pedestrians

#### 4.4.2 Village Roads & Footpaths

Improvement works on various roads and footpaths in Roosky have been undertaken in recent years. Some footpaths within the town have been identified as being of poor standard and in need of repair.

Currently there is no footpath over Roosky Bridge. It is an objective of Roscommon County Council to carry out a scheme to cater for safe river crossing facilities for pedestrians.



*Plate 16: Roosky bridge at present*

***It is the policy of this plan to:***

1. Improve the road network as resources permit.
2. Minimise new accesses or the material intensification of use of existing accesses onto Regional Routes where it is considered that it may result in serious disruption of traffic flow.
7. Develop and designate public rights of way
8. Ensure the provision of greater accessibility to backland areas along Main Street

***It is the objective of this Plan to:***

1. Improve the riding surface along Main Street and on all access roads
2. Undertake amenity works and enhancement works on Main Street and on all approach routes.
3. Increase the provision of footpaths and upgrade existing footpaths along Tarmonbarry Road and along Main Street

## 4.5 PUBLIC UTILITIES

The provision of water and sanitary services throughout the county is guided by the document ‘*Water Services Investment Programme-Assessment of Needs*’ 2002-2006, which has been adopted by Roscommon County Council. The Council will seek to ensure that the projected water supply and sewerage needs of the village are provided.

### 4.5.1 Water Supply

Roosky is currently served by the North East Regional Water Supply with the water extracted from Lisheen Lake which lies to the North of Strokestown. The water currently receives chlorination and fluoridation at the source. The water is then pumped to Kiltrustan reservoir from where Knockhall Reservoir is fed via a watermain.

Plans are well advanced for the improvement, augmentation and provision of treatment of the North Eastern Regional Water Scheme. It is hoped to go to construction in 2005.

#### ***It is the policy of this Plan to:***

1. Ensure that the water supply of the village complies with the European Union drinking water standards and to extend the water supply service, where necessary, to meet demand.
2. Ensure that all areas zoned for development within the village are fully serviceable with a potable water supply.

#### ***It is the objective of this Plan to:***

1. Ensure that the water needs of the village are provided for during the Plan period and beyond
2. Replace/repair water mains and connections as necessary, and as resources permit
3. Facilitate the long-term improvement to the water supply for Roosky.
4. Ensure that new developments have consumption meters installed

#### **4.5.2 Surface Water**

As with most town and villages in this county the surface water network in Roosky village has evolved through time and consists of a variety of stone culverts and piped conduits. It is the objective of this plan to ensure appropriate improvements to the system on an ongoing basis.

#### **4.5.3 Sewage & Treatment Works**

The existing foul sewer network in Roosky runs entirely along the main street, from the now disused water tower to the newly commissioned sewage treatment works.

**Figure 1A** illustrates the Combined Sewers Network and Treatment Plant for Roosky.

Roosky in its entirety, (i.e. areas in County Roscommon and in County Leitrim) is currently being examined by consultants to provide wastewater infrastructure to cater for the needs of the village for the next 20-25 years.

#### ***It is the Policy of this Plan to:***

1. Ensure that the provision of sanitary services is guided by the '*Water Services Investment Programme-Assessment of Needs*' 2002-2006, which has been adopted by the Council
2. Ensure that all areas zoned for development within the village are fully serviced with sewerage disposal as resources permit
3. Ensure that all new developments have adequate surface water drainage systems
4. Improve waste water treatment facilities in conjunction with Leitrim County Council
5. Ensure that flow attenuation facilities are provided where appropriate

***It is the objective of this Plan to:***

1. Survey the existing network and identify sections, which need to be upgraded.
2. Ensure that the sewerage needs of the village are provided for during the plan period
3. Investigate the possible extension of the public sewerage system within the village boundary to areas which are currently not serviced
4. Examine the need for a structured surface water network for Roosky

**4.5.4 Refuse Disposal and Waste Management**

The Council has adopted the Connaught Waste Management Plan. This plan provides a strategic framework to ensure adequate provision is made within the county for waste disposal. Part of this plan includes an objective to reduce dependency on landfill through recycling, composting and education. This can reduce the amount of waste going to landfill.

The Council also recognises that litter is a major environmental problem, which can significantly detract from the visual quality of Roosky. Roscommon County Council is actively promoting anti-litter awareness through its annual Spring Clean Up Week Campaign and other activities. The Council has appointed two Litter Wardens and an Environmental Educational Officer. The Council has provided bottle, can and textile recycling banks at the Marina in Roosky. It is proposed to examine this area in order to consider a more appropriate location for its enhancement.

***It is the policy of this Plan to:***

1. Implement the objectives of the Connaught Waste Management Plan 2001-2006
2. Encourage waste reduction and recycling in accordance with the National Environmental Awareness Campaign
3. Support initiatives aimed at improved waste management
4. Promote the increased re-use and recycling of materials from waste sources and co-operation with local retailers and residents associations in managing collection points for recycling goods.

***It is the objective of this Plan to:***

1. Liase and work with Roosky Tidy Towns Committee in order to develop and implement a strategy to increase the awareness of, and implement controls and improvements with respect to litter.
2. Upgrade to a higher standard of appearance the Bring-Bank at the Marina
3. Upgrade litter bins
4. Extend the Bring Bank Network to all new housing developments where appropriate

## **4.6 SOCIAL AND COMMUNITY FACILITIES**

### ***4.6.1 Civic, Community and Sporting Facilities***

Roscommon County Council seeks to ensure that adequate provisions are made for community facilities. The Council encourages the provision of adequate open space for recreational and amenity purposes in housing estates.

There are a number of community groups within Roosky that are actively promoting the village. The former national school now provides multifunctional services and facilities for the village including various community such as cookery/flower arranging and FÁS led activities such as adult education, IT training and music lessons. The building also acts as a meeting place for village activities and public meetings.

Roosky Development and Social Inclusion Company has been formed in order to develop this building.



*Plate 17: Roosky Community Centre and FÁS Office.*



It is an objective of this plan to identify a location for the provision of a playground within the village of Roosky

***It is the policy of this Plan to:***

1. Ensure that all sections of the population have access to recreation and community facilities in the village.
2. Facilitate the development and promotion of voluntary bodies in recognition of the vital role they play
3. Encourage the provision of indoor sporting/community facilities with activities catering for all members of society
4. Co-operate with all statutory bodies and community groups responsible for the provision of community and civic facilities.

***It is the objective of this Plan to:***

1. Facilitate the provision of a public playground within Roosky
2. Assist with the community in the upgrading of the community centre/FAS office

***4.6.2 Schools***

Mount Carmel National School is located on Main Street adjacent to the church and is a recently constructed modern building. The current population trends indicate that there is a missing cohort of population under the age of 10 years and this is reflected in the trend of decreasing school numbers and teaching complement.



*Plate 18: Mount Carmel National School*

**Figure 4.6.2      School Enrolment Numbers**

<b>Year</b>	<b>Pupil Numbers</b>
1999	87
2000	83
2001	82
2002	70

Currently there are 6 fulltime teachers in Roosky National School, one fulltime remedial teacher and a shared resource teacher. There has also been a part-time teacher allocated by the Department of Education to teach English to non-national pupils.

***It is the policy of this Plan:***

1. To ensure sufficient land, including space for recreational facilities, is reserved for future educational needs.

***It is the objective of this Plan:***

1. Identify additional land for future school expansion purposes, and for school recreational and play areas.
2. Increase the provision and optimise the use of community buildings.

#### ***4.6.3 Places of Worship***

Mount Carmel Church was erected by Rev. James Mc Nally, P.P of Tarmonbarry in 1844. The church is located on Main Street on the western aspect of the village and is now the only place of worship within Roosky. Car parking facilities are located adjacent to the church and school. The Protestant Church once located on the eastern aspect of the village is in ruins however the community are anxious to enhance the graveyard site.



*Plate 19: Mount Carmel Roman Catholic Church*

#### ***4.6.4 Cemeteries***

Currently there is no cemetery available within the village and burials take place at Kilglass cemetery.

#### ***4.6.5 Other Community Buildings***

The Cloudland ballroom has the potential for the provision of community facilities and is situated within the village core.



*Plate 20: The former Cloud Ballroom*

***It is the policy of this Plan to:***

1. Seek to maintain and where possible improve the provision of Community buildings, open space, sports facilities in the area.

***It is the objective of this Plan to:***

1. Identify and set aside appropriate land for social and community facilities
2. Assist in promoting, facilitating or implementing projects that assist in community development and services

## **4.7 COMMERCE, INDUSTRY & AGRICULTURE**

### ***4.7.1. Retail***

With regard to retail policy, Roscommon County Council seeks to encourage the development and expansion of the retail sector in Roosky. This is to be achieved by promoting and developing the vitality of the existing shopping areas within the village and to facilitate the provision of local retail needs. The expansion of the retail area is also encouraged. The Council recognizes the important contribution of family run and owned business to the vitality of the village and will seek to encourage the development of future businesses.

It is the aim of the ‘*Roscommon Retail Strategy 2002-2007*’ to resist where possible the loss of retail floor space in small towns and villages. All significant applications for retail development should be subject to the ‘sequential test’.

Roosky like many of the smaller towns and villages throughout County Roscommon is compact enough at present for most of its retail needs to be focused on Main Street. Roosky has relatively small but significant retail and commercial base, which provides neighborhood/local retail services to a relatively local catchment.



*Plate 21: Centra the main retail outlet in Roosky*

Other services provided in the village include a hair saloon, craft shop and fishing tackle shop, which operate on a seasonal basis.

Although Roosky offers a comparatively low level of retail provision there are relatively large areas of parking available and this provides for good pedestrian environment.

Roosky requires a more diverse retail base especially if it is to entice tourists into the village.

#### **4.7.2. Commerce**

Commercial activities in Roosky at present are limited. The village has a small but significant commercial base that provides commercial and industrial services to a relatively local catchments and tourist trade. The Council will seek to facilitate the continual growth of the service sector in the town in order to sustain the commercial base, increase business confidence and provide a better service.



*Plate 22: Restaurant facilities within Roosky*

***It is the policy of this Plan to:***

1. Encourage the development and expansion of the retail sector in Roosky
2. Implement the findings and recommendations of the '*Retail Planning Strategy 2002-2007*' for County Roscommon
3. Promote and develop the vitality of the existing shopping area and to facilitate the provision of local and wider area retail needs
4. Improve, where funds permit, the environment, access and car parking provision in the village centre.

***It is the objective of this Plan to:***

1. Promote the village centre as the main retail core.
2. Permit new shopping developments
3. Promote the principle of 'Living over the Shop' to increase the vitality of Roosky after working hours
4. Promote the expansion of the retail/commercial area of the village
5. Facilitate the safe movement of pedestrians and shoppers within the retail core
6. Encourage a healthy retail environment with an appropriate mix of both convenience and comparison shops
7. Encourage small-scale infill developments on gap sites
8. Promote the use of traditional shop fronts and promote an increased awareness of good shop front design.
9. Assess retail proposals against the criteria and recommendations set down in the Retail Planning Guidelines and the *Retail Planning Strategy 2002-2007* for County Roscommon

#### **4.7.3. Industry**

Employment and industry are of fundamental importance to the economic and social development of the county. The Council recognises that the Local Area Plan cannot by itself create employment but that aspects of the plan can influence job creation. The Council will facilitate economic development and employment creation opportunities in Roosky.

Glanbia meat processing plant, which currently employs 140 people full time (approximately) and is the major employer in Roosky village.



*Plate 23: Glanbia Offices*

The majority of residents have to travel outside the village for employment. The largest employers in the locality are Glanbia, Vista Med, Masonite, MBNA, Shannon Key West Hotel, ESB and Bord na Mona. Shannon Key West Hotel is located on the Leitrim side of the River Shannon and currently employs 40-50 people approximately. Longford town also provides employment opportunities for 30-40 people from the village. It is proposed to extend the amount of industrial zoning in Roosky in order to facilitate future industrial development.

#### **4.7.4. Agriculture**

There is a large agricultural sector on the fringes of the village and this provides limited employment. Farming has now become predominantly part-time. In accordance with the National Spatial Strategy, the Council will seek to aid rural diversification through facilitating continual employment creation and will help attract and facilitate indigenous industry and tourism related employment during the plan period.

There is a need to develop local entrepreneurship with the assistance from supportive agencies (IDA, Enterprise Ireland and the County Enterprise Board).

***It is the policy of this Plan to:***

1. Zone land in a range of sizes and locations to facilitate the growth of industrial and commercial development in Roosky
2. Facilitate appropriate industrial, commercial, agricultural, business and tourism investment programmes
3. Ensure that there is a positive and flexible response to job creation possibilities in the village within the parameters of protecting residential amenity and the environment
4. Facilitate the formation of small indigenous industries in the village
5. Seek the provision of improved energy and communications infrastructure, including ICT (radio links) in order to support industrial and commercial development in Roosky

***It is the objective of this Plan to:***

1. Zone sufficient industrial and commercial land in Roosky to facilitate its economic development
2. Facilitate employment by creating industrial and commercial development on appropriate sites



#### **4.8 THE ENVIRONMENT**

The quality of the environment is an important factor in determining where people choose to live and in attracting investment into the village. Roscommon County Council has many initiatives aimed to improve the environment of Rosky and environmental awareness. These will continue.

The 10 Steps Campaign *'the environment, its easy to make a difference* has been promoted.

The development of environmental enhancements as well as appropriate landscaping, tree planting, car parking and traffic circulation improvements will help in creating a better environment for Rosky and stimulate the development of tourism in the village.

The Council will seek to preserve the layout characteristics and built environment by encouraging recognition of the village context and a high standard of design for new development proposals. The Planning Authority may request the design rationale behind a particular solution on important or sensitive sites.

Rosky is located near several fishing lakes and offers the angler some of the best fishing waters anywhere in Ireland. A signposting scheme for these is desirable.

There are many amenity walks around the village and they have potential for development and entertainment. Roscommon Sports Partnership will be looking at walking routes in the Rosky area in 2004.

***It is the policy of this Plan to:***

1. Continue to implement a programme of environmental improvement schemes in the village area
2. Encourage new developments to respect the physical character of the village and its buildings
3. Seek high standards of design in all development proposals
4. Take all necessary steps to prevent all forms of environmental pollution

***It is the objective of this Plan to:***

1. Implement during the plan period, where funds permit, environmental improvements in Roosky.
2. Facilitate and co-operate with voluntary groups and tidy towns committees in establishing and maintaining the built landscape of the village

#### **4.8.1 NATURAL HERITAGE**

Roosky is located in an area which is not only rich in it's historical, but also it's natural environment and ecological heritage.



*Plate 24: The River Shannon*



*Plate 25: Lough Bofin, a proposed NHA*

Roosky is adjacent to two sites designated for natural heritage protection. Lough Forbes is designated as a Special Area of Conservation and a Special Protection Area under the EU Habitats Directive and the EU Birds Directive. Lough Bofin is proposed for designation as a Natural Heritage Area under the Wildlife Acts, part of this site falls within this plan area. These sites provide many areas of wild and typical limestone terrestrial and semi-aquatic shoreline habitats as well as providing a habitat for wild birds. There are many other, undesignated areas of natural and semi-natural vegetation in Roosky, especially along the canal and the River Shannon with its floodplain and associated wetlands.

These are coming under increased developmental pressure. A sustainable approach requires that natural heritage is conserved and protected for the benefit of future generations.

This all requires that any development proposal must take account of and protect the amenities of the designated area and in particular the reasons for its designation.

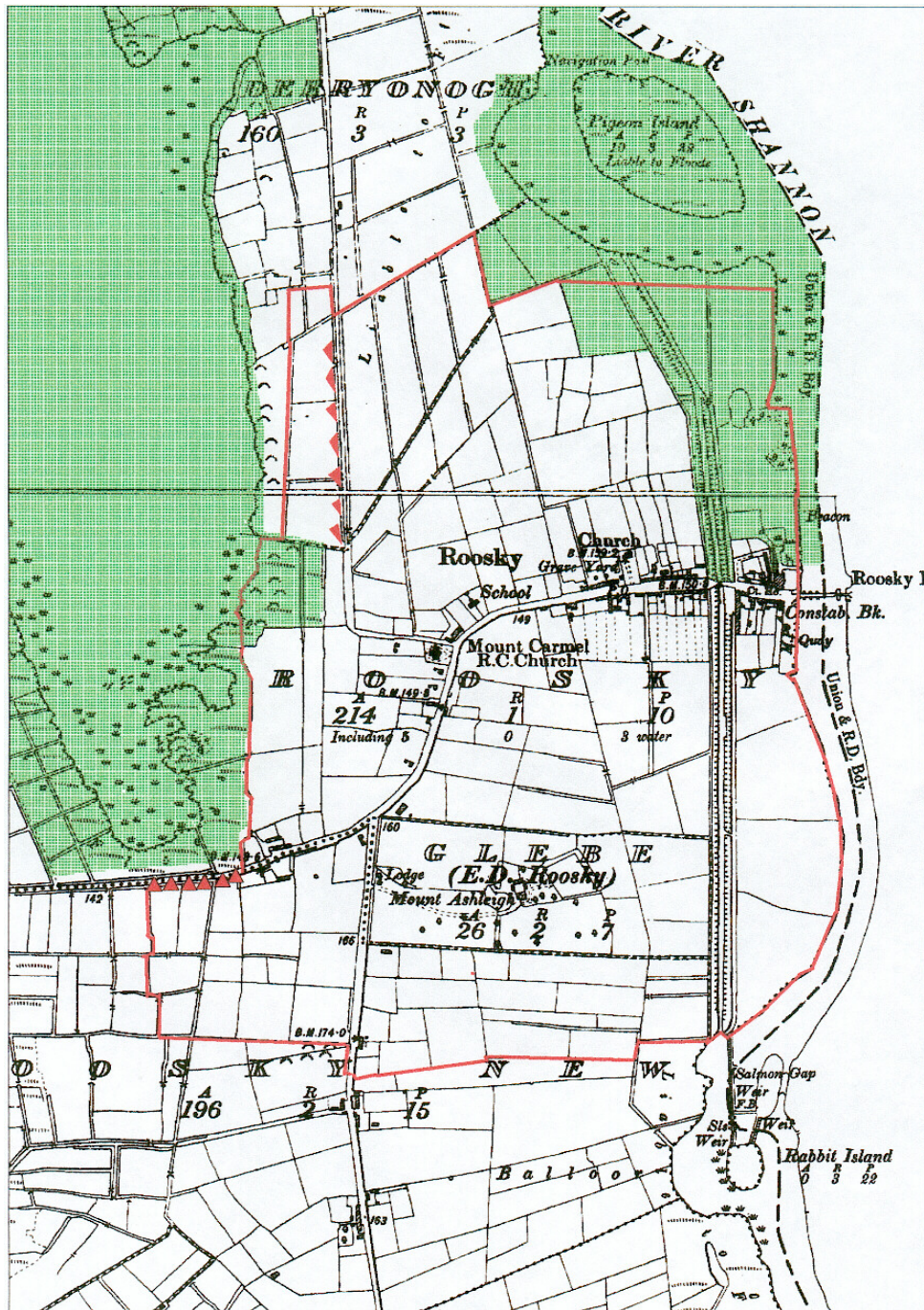
A Waterway Corridor Study is presently being carried out on the Shannon Corridor in partnership with the Heritage Council, Roscommon, Longford and Leitrim County Councils. The overall aim of this study is to identify how the waterway corridor environment can be managed for the benefit of all, i.e. heritage, land and water-based users. This study will aid future policy making for the Shannon Corridor from Lanesborough to Roosky.

The Lough Bofin/Lough Boderg network is located 2 kilometers to the north and west of Roosky village. The extent of the proposed NHA and proposed protected view is outlined in **Figure (3)**.

Lough Bofin is located to the north and west of Roosky and flows into the River Shannon, which passes through the eastern part of the village. The proposed NHA Lough Bofin/ Lough Boderg converges on the development boundary for the Local Area Plan to the west of the village along the southern and south-eastern shores of Lough Bofin and to the north-eastern aspect of the village along the River Shannon.

This plan will help in the identification and preservation of habitats and proposed protected views.

**Figure 4.8.1 Extent of Lough Bofin/Lough Boderg Proposed NHA located within Rosky Development Envelope**



*See Appendix 3 for full details for the Lough Bofin/ Lough Boderg proposed NHA<sup>1</sup>*

<sup>1</sup> For further information on other designated sites in County Roscommon call Department of Environment, Heritage and Local Government at freephone 1800 405000. Contact the Heritage Office of Roscommon County Council or visit [www.roscommoncoco](http://www.roscommoncoco)

**It is the policy of this Plan to:**

1. Protect and conserve statutory and non-statutory designated wildlife sites, locally important habitats and geological features

***It is the objective of this plan to:***

1. Maintain and enhance the conservation value of the proposed Lough Bofin/Lough Boderg Natural Heritage Area, which is detailed in *Appendix 3*
2. Maintain and enhance the conservation value of any future proposed Special Areas of Conservation and Special Protection Areas.
3. Protect plant and animal species and their habitats, which have been identified in the EU Habitats Directive, The EU Birds Directive, The Wildlife Acts and the Flora Protection Order.
4. Apply the precautionary principle to proposed development in sensitive areas of natural heritage value, by securing a scientific/ecological risk assessment in order to ensure that development does not undermine the conservation objectives of sites.
5. Protect the character, appearance, quality and functionality of the habitats and semi-natural features in the plan area, seeking to minimise the impact of development on them, especially within the floodplain of the Shannon.
6. Seek, through the Development Control process, the preservation of landscape features of wildlife importance, including hedgerows, ditches and banks, stone dykes and walls, linear tree belts and shelter belts, semi-natural or ancient woodlands, plantations, estates, heathlands, green roads, wetlands and ponds where appropriate
7. Safeguard the quality of surface and ground waters.
8. Investigate the possibility of enhancing a number of existing walks within the village, notably along the Derryonogh Road, along the River Shannon, along the canal and to create a new walkway to form a linear access from the junction with the Tarmonbarry Road to the canal.
9. Continue to implement a programme of environmental improvement schemes in Roosky.
10. Preserve proposed protected views as outlined in *Figure 3*. Single storey houses will be the preference along the Derrydoonagh Road



## 4.9 TOURISM

The tourism industry provides significant opportunity for economic development and employment creation. The *Roscommon Tourism Strategy 2002-2007* proposes that the optimum possibilities for Roscommon Tourism should be obtained.

Roosky is an ideal touring location, midway between Dublin and Donegal, is rich in physical attractions and has a very scenic location along the River Shannon with its boating and angling facilities. The development of this area would provide a managed recreation resource for the local community as well as contributing to the growth of the local tourism sector. Fishing is a major attraction in the area. Other amenities in the area include golf, tennis, horse riding and pony trekking.



*Plate 26: A scenic location for Roosky along the River Shannon*

During the 1880's, a canal was dug from the mooring in the village linking Pigeon Island located to the north with Rabbitte Island in the south. This route is overgrown, yet is attractively lined with mature trees and could potentially be developed as a walkway or 'green route' for the village.

To the south an area adjacent to the canal/river has been zoned as River Related Activity (*See Figure 1*) in order to facilitate the development of appropriate tourism initiatives along the Shannon waterway. This will increase the attractiveness of the Shannon as a resource and amenity for use by the local population and visitors to the area.

Roosky has a number of walks, which as yet have not been developed to their full potential. It is envisaged that these walks will link into other existing amenities in the locality such as the marina and associated developments.



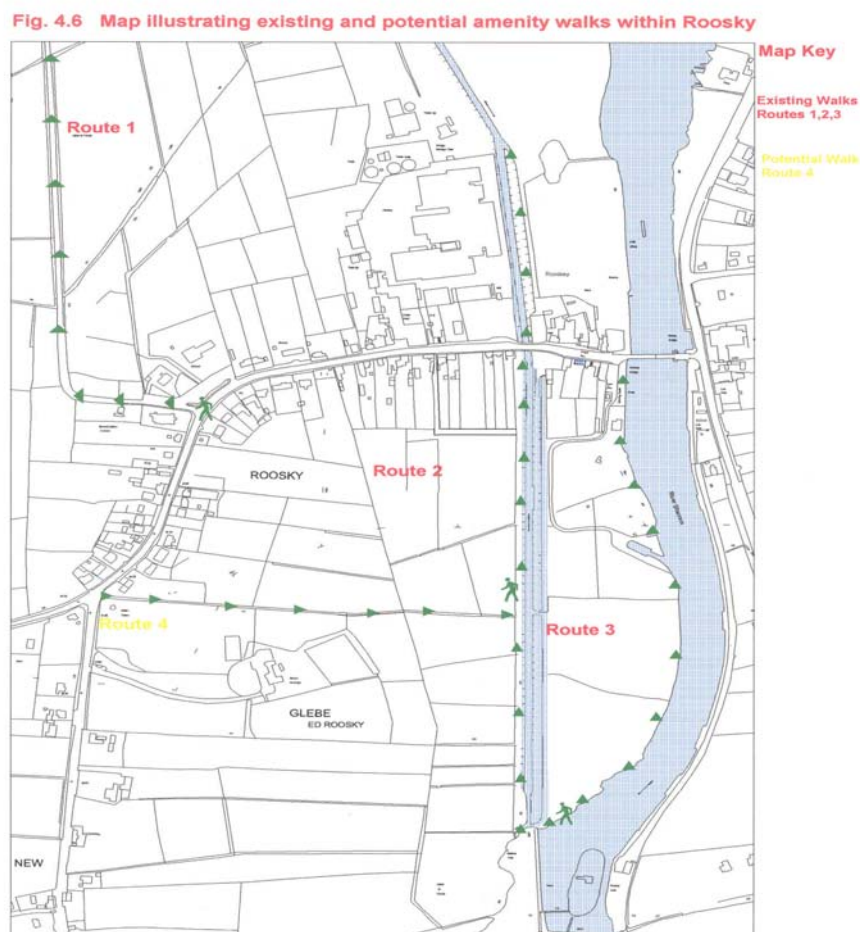
*Plate 27: Potential canal walk*

Another such potential walkway is along the Derryonogh Road, which leads northwards from the village to a former Pleasure House on the shores of Lough Bofin. This structure was originally built in the 1600's as a look-out post to view and ward against potential attacks. Proposed protected views have also been designated in this area.

Refer to **Figure 3**.

Other walks include the Old Bog Road, which combines fine views to the Shannon and bog workings, and a hill walk from Carrandoe Bridge, which is located to the west of the village offers fine views of the neighbouring hinterland.

**Figure 4.9.** *Illustrates existing and potential Amenity Walking routes within the environs of Roosky.*



To date there has been no comprehensive marketing initiative designed to promote the village as a tourist destination. The Planning Authority will seek to facilitate the development of tourist projects around Roosky. If Roosky is to develop as a tourist centre it would require additional restaurants and possibly hostel accommodation. This Plan encourages the development of tourist attracting/tourist catering enterprises in Roosky. An integrated marketing campaign to promote tourism should be promoted. This would involve a comprehensive approach with the various agencies involved in the sector including the County Tourism Committee, Ireland West Tourism, Failte Ireland, North West Tourism and Coillte.



***It is the policy of this Plan to:***

1. Ensure that all sections of the population have access to the tourism facilities in the village
2. Support and positively encourage the provision of tourism facilities in keeping with the *County Tourism Strategy 2000-2007*
3. Develop Amenity Schemes, as identified in Schedule 14 of the County Development Plan 2002 in an attempt to facilitate the development of tourism industry in Roosky
4. Protect from development the existing public and private open space in the village
5. Facilitate the development of tourism, including agri-tourism in Roosky
6. Comply with the initiatives of the Water Framework Directive 2000/60/EC
7. Support the appropriate further development and conservation of the Shannon Waterway and environs as a tourism and environmental resource
8. Zone an area to the south of the village adjacent to the canal/river as River Related Activity (Refer to ***Figure 1*** Land Use Zoning Map)
9. Encourage the development of future restaurants, hotel, hostel, B&B and other tourist facilities
10. Facilitate with Leitrim County Council in the establishment of a sustainable development and planning strategy for the future development along the Shannon waterway during the period of the development plan
11. Assess all tourism proposals according to the Development Control Section of the County Development Plan

***It is the objective of this Plan to:***

1. Support and positively encourage the provision of tourism facilities in keeping with the Roscommon County Tourism Strategy 2000-2007
2. Implement, where funds permit, proposals to improve tourism and recreation facilities and to carry out other amenity improvement works.
3. Protect from inappropriate development the existing public and private open spaces in Roosky
4. Give consideration to the needs of the disabled in the layout and design of all proposed development.
5. Investigate and implement strategies where funds permit, aimed at establishing viable eco-tourism and walking trails
6. Support the maintenance, upgrading and development of the Shannon waterway system
7. Investigate the potential of enhancing existing amenity walkways along the River Shannon, along the canal and along the Derryonagh Road
9. Explore the possibility of enhancing the proposed walkway between the canal and the junction with the Tarmonbarry Road using The Forest Service's Neighbour Wood Scheme

## **CHAPTER 5.**

### **LAND USE ZONING OBJECTIVES**

The purpose of land-use zoning objectives is to indicate the Planning Authority's intentions for lands within the development envelope of Roosky. The land use zoning objectives are detailed below and are shown on the

***Land Use Zoning Map in Figure (1).***

The acceptability or otherwise of any individual proposal can only be judged on the basis of a specific application where the nature, extent and overall effects of the scheme on the environment, residential amenity and traffic can properly be considered.

However, the zoning objectives do indicate the acceptability in principle of certain uses in particular zones, and the unacceptability of others. Over a wide range of uses, the compatibility of the proposal to the zoning objective can only be assessed by the individual circumstances. The Zoning Matrix in ***Appendix 2***, provides guidelines for assessing land-use compatibility.

The *nine land use zoning objectives* that have been identified for the purpose of this Plan are as follows:

#### ***Zone A          Primarily Residential***

*To protect and improve residential amenity and to facilitate further residential development.*

This zoning objective is intended to facilitate normal residential uses in these areas, along with the uses compatible to a residential community, such as a church, community facilities, crèches and schools. Other uses, such as general industry, transport depots, etc., that is inherently incompatible with residential amenity and safety, will not be permissible. A wide range of uses, such as local shops, doctor's and dentist's surgeries and home-based economic activities, may be acceptable, but each proposal and its location will be assessed on its individual merits.

(Total amount zoned is 114.02acres: 46.14 h.a.)

**Zone B        Industrial/Commercial**

*To facilitate industrial and related uses*

The areas falling within this zoning objective have been designated so as to accommodate a range of industrial and commercial uses. Residential uses will not be normally acceptable, nor will retail uses that would conflict with the policy to concentrate retail development in the town centres. (Total amount zoned is 24.80 acres: 10.03 h.a.)

**Zone C        Primarily Town/Village Centre**

*To provide for the development and improvement of appropriate town/village centre uses.*

A wide range of uses will normally be acceptable in town/village centre areas. Non-retail uses, however, may not be acceptable where they would result in the breaking of a continuous shopping frontage. Thus, light industry or community uses such as a health care centre may be acceptable where they would not impinge on prime shopping frontage. (Total amount zoned is 9.17 acres: 3.71 h.a.)

**Zone D        Open Space & Amenity**

*To preserve and provide for open space and recreational amenities*

Proposals that are compatible with the objectives that these be retained or developed for open space and recreational uses will normally be acceptable.

Open space within the Roosky development envelope will also include appropriate riverside development (Total amount zoned is 57.20 acres: 23.14 h.a.)

**Zone D1       Housing Associated Marina Development**

This zoning objective provides for the incorporation of a marina development with associated residential units. (Total amount zoned 3.4 acres: 1.37 h.a.)

**Zone E          Social & Community Uses**

*To provide for community, educational and institutional uses*

This zoning objective provides for community and educational facilities including schools, churches, meeting halls and other community facilities and services. Education and community facilities are located throughout the Plan area.

(Total amount zoned is 5 acres: 2.02 h.a.)

**Zone F          General Development**

*To facilitate suitable land-use developments in accordance with proper planning and development of the areas designated*

All proposals within these areas will be judged on their individual merits, based on the proper planning and development of the area, and on the policies of County Development Plan (Total amount zoned is 32.82 acres: 13.28 h.a.)

**Zone G          River Related Activity**

*To further development of tourism and to facilitate the economic provision of onshore facilities such as boat maintenance, marina construction and appropriate residential and commercial accommodation. This will contribute to the expansion of the village as a tourist center*

Proposals for such development must be properly located and must not interfere with or detract from areas of special amenity value or nature conservation

(Total amount zoned is 7.39 acres: 2.99h.a.)

**Zone H          Non Hazardous Construction/ Demolition Waste**

*To facilitate the suitable disposal of construction/demolition waste materials of a non-hazardous nature*

The areas within this zoning objective have been designated to accommodate the filling of low-lying land with non-hazardous waste. In this instance the waste shall be restricted to construction/demolition waste from identified sources. Further to adequate remediation works, appropriate development may be considered as appropriate after-use. (Total amount zoned is 11.89 acres: 4.81 h.a.)

The total amount of land zoned within Roosky Development Envelope amounts to 265.7 acres: 107.5 h.a.)

## **APPENDICES**

## **APPENDIX 1.**

### **DEVELOPMENT CONTROL STANDARDS**

The Planning Authority is required by the Local Government (Planning and Development) Acts to control development and ensure that permission under the Acts are in accordance with the proper planning and development of the area, as well as being consistent with the policies and objectives of the County Development Plan 2002. The Roosky Local Area Plan is the statutory framework, which guides development in this area. This part of the Plan deals with the planning standards and design criteria, which will be applied by the Local Authority to development proposals within this development area. Pre-planning consultations with the Planning Authority are recommended prior to submission of planning applications.

The standards and requirements for the following are given in the Development Standards section of the County Development Plan: Refer to the particular pages of same

- Residential development
- Drainage
- Conservation of water
- Individual wastewater treatment system
- Building lines
- Car parking
- Development charges
- Bonding
- Filling stations
- Telecommunication antennae
- Caravan and camping parks
- Advertising and
- Non-conforming uses

Planning Applications for the development of childcare facilities should be compatible with the objectives of the '*Childcare Facilities – Guidelines for Planning Authorities*' (DOELG, 2001). Standards for non-residential roads may be obtained from the Council.

## APPENDIX 2 ROOSKY LAND USE ZONING MATRIX

DEVELOPMENT ZONE USES	PRIMARYLY RESIDENTIAL ZONE A	INDUSTRIAL/ COMMERCIAL ZONE B	PRIMARYLY VILLAGE CENTRE USES ZONE C	OPEN SPACE & AMENITY ZONE D	SOCIAL & COMMUNITY ZONE E	GENERAL DEVELOPMENT ZONE F	RIVER RELATED ACTIVITY ZONE G	NON HAZARDOUS CONSTRUCTION DEMOLITION WASTE ZONE H
Dwelling	✓	✗	✓	✗	○	○	○	✗
Flat	✓	✗	✓	✗	○	○	○	✗
Guesthouse/B & B	✓	✗	✓	✗	✗	○	○	✗
Hotel	○	✗	✓	✗	✗	○	○	✗
Retail outlets	○	✗	✓	✗	✗	○	○	✗
Fast-Food Outlet	✗	○	✓	✗	✗	✗	○	✗
Pub/Restaurant	✗	○	✓	✗	✗	○	✓	✗
Community Hall	✓	✗	✓	○	✓	✗	✗	✗
Nursing Home	✓	✗	✗	✗	✓	○	✗	✗
Healthcare clinic	✗	✗	✓	✗	✓	✗	✗	✗
School/Church	✓	✗	✓		✓	✗	✗	✗
Creche/Childcare Facility	✓	✓	○	✗	✓	✗	○	✗
Com.Centre/FAS Off. PO/Courthouse/Library /Garda Station	○	✗	✓	✗	✓	✗	○	✗
Graveyard	✗	✗	✗	○	✓	○	✗	✗
Petrol Filling Station	○	✓	✓	✗	✗	✗	✗	✗
Offices (Professional)	○	✓	✓	✗	○	○	○	✗
Warehouse/Light Industry	✗	✓	✓	✗	✗	○	✗	✗
Demolition Waste site	✗	✓	✗	✗	✗	✗	✗	✗
Garden Centre/Nursery	✓	○	✗	✓	✗	○	○	✓
Recreational	✓	✗	○	✓	✓	○	✓	✗

### Key:

**Generally Permitted** ✓ : This land is a use which is *Generally Permitted* as acceptable, in principle, in the relevant zone. This use is still subject to the normal planning process, including the policies and objectives outlined in the Plan.

**Open For Consideration** ○: This land use is not generally permitted in the specific zone, but may be *Open for Consideration* by the Planning Authority, subject to the normal planning process, including the policies and objectives outlined in the Plan

**Generally Not Permitted** ✗: These uses may be classified as development which is *Generally not Permitted* in a particular zone and is one which will not be entertained by the local authority except in exceptional circumstances. This may be due to its perceived effect on the existing and permitted uses, its compatibility with policies and objectives in the plan, or the fact that it may be inconsistent with the proper planning and development of the area.



## LIST OF WORKS FOR ROOSKY

<i><b>Scheme</b></i>	<i><b>Location</b></i>	<i><b>Description</b></i>
Regional Road Improvements	R371 Ballyleague to Roosky	Develop and Implement proposals
Traffic Management Facilities including Traffic Calming	Within Village Environs and along R 371	Develop and implement proposals for pedestrian crossings at appropriate locations
Footpaths	Within Village Environs	Upgrade and extend
Public Lighting	Within Village Environs and along all approach routes	Upgrade and extend public lighting and traffic route lighting
Carparking	Within Village Environs	Monitor requirements, develop and implement proposals at appropriate location
Bridge Development Programme	Bridge over River Shannon	Develop and implement a bridge widening project
Social Housing	Within Village Environs	Implement Part V of Planning & Development Act 2000 & P & D (Amendment) Act 2002. Consider purchasing suitable existing houses, suitable sites and examine acquiring derelict sites under Derelict Sites Legislation. Consider entering into Turnkey arrangements within the environs of Roosky
River Related Activities	Within Village Environs along river and canal	Consider appropriate riverside/canal-side and public amenity developments including pump-out facilities wintering/mooring for boats
Sewerage Scheme Proposals	Within the Village Environs	Perform a full survey of both surface water and foul sewer pipelines. Upgrade the existing wastewater infrastructure to cater for the needs of the village for the next 20-25 years
Surface Water Proposals	Within the Village Environs	Construct in time a structured surface water network
Water Supply	Part of the North East R.W.S.S.	Develop new intake and full treatment works at Grange Lough
Waste Management	Within the Village Environs	Upgrade and landscape the recycling facilities at the marina

## APPENDIX 3

### **Proposed NHA Lough Boderg/Lough Bofin Site Code: 1642**

Lough Boderg/Lough Bofin is a complex of connected Upper Shannon lakes, which also includes Lough Scannell, and lies on the border between Co's Roscommon and Leitrim. Lough Bofin and Lough Scannell is close to Dromod, Co Leitrim and Lough Boderg lies about 4km south of Drumsna. It is connected by a short channel to Kilgalss/Grange Lough NHA (608).

Apart from the aquatic habitats of the lake itself, the main terrestrial and semi-aquatic habitats are woodland on the lakeshore which grades down to a stony lakeshore with a well developed typical Shannon flora, and reedswamps.

Most of the woodland occurs as a narrow fringe (sometimes widening) around a good deal of the lakes particularly in the Dromod area and the eastern shores of L. Boderg (north and south of its link with L. Bofin). Alder (*Alnus glutinosa*) often predominates with Ash (*Fraxinus excelsior*) and Willows (*Salix* spp.) behind. The limit of flooding occurs well inside this strip indicated by flotsam of dead Reed stems. This woodland has been described from Dromod lakeshore in 1973 as being quite open with a well-developed rich ground flora dominated by a Black Bog Rush-Glaucous Sedge (*Scirpus nigricans*-*Carex flacca*) sward with such plants as Grass of Parnassus (*Parnassia palustris*) and Yellow Sedge (*Carex flacca* agg.). The Spindle Tree (*Euonymus europaeus*) is also recorded. Derrygrasten Wood, on the peninsula between L. Scannell and L. Bofin, is described (in 1973) as a managed Ash-Hazel wood with a very rich ground flora which includes the Toothwort (*Lathraea squamaria*) a scarce plant parasitic on the roots of trees in old woodland. It is thus probably part of the original Oak woodland ground flora. Further south on this peninsula (around Rabbit and Otter Islands) where abundant Spindle Trees (*Euonymus europaeus*), Geulder Rose (*Viburnum opulus*) and Buckthorn (*Rhamnus catharticus*) are present. The scarce and localized plant Marsh Stitchwort (*Stellaria palustris*) is reported here also. Vertical aerial photographs taken in 1993 confirm that this woodland fringe is still present.

A similar habitat on L. Boderg (on the north facing peninsular, across the linking channel, south of Derrycarne Wood was visited during the 1993 survey and the local plant Pale Sedge (*Carex pallescens*) is present. Bird's Foot Trefoil (*Lotus corniculatus*) is noticeably abundant on tussocks of Black Bog Rush (*Schoenus nigricans*) and Skullcap (*Scutellaria galericulata*).

The stony lakeshore here contains a typical 'Shannon Flora' with abundant submerged Shoreweed (*Littorella uniflora*), Yellow Sedge (*Carex flava* agg.), Purple Loosetrife (*Lythrum salicaria*), Lesser Spearwort (*Ranunculus flammula*), Water Hemlock (*Citcuta virosa*) among the stones. A small patch of Water Germander (*Teucrium scordium*) is present here also. Water Germander is a scarce species almost confined to the River Shannon lakes. These stones become completely colonized by a species-rich sward at higher levels.

The other main extensive habitat briefly visited in 1993 at this site is an area of very old cut-away in the north east of L. Boderg creating an environment which floods in winter and contains widespread Bog Myrtle (*Myrica gale*) with locally abundant Royal Fern (*Osmunda regalis*), surrounded by deep water drains. This area is bordered on its east by fields with dominant Marsh Foxtail (*Alopecurus geniculatus*), and on its western side by a hill of mineral soil which becomes an island (with a causeway) during floods.

The internationally Important Greenland White-fronted Goose frequents a number of improved fields around this site but these are so diffused that most have not been included in the NHA.

Lough Boderg/Lough Bofin is a complex of Upper Shannon lakes with a long convoluted shoreline containing many areas of wild and typical limestone terrestrial and semi-aquatic shoreline habitats.

## **APPENDIX 4**

### **Natural Heritage Conservation Designations**

There are three types of Conservation designations –

1. ‘Natural Heritage Area’, or NHA
2. ‘Special Area of Conservation’, or SAC
3. ‘Special Protection Area’, of SPA

#### ***Natural Heritage Areas (NHAs)***

The basic designation for wildlife is the Natural Heritage Areas (NHAs) and they are the national framework to provide for the protected area in Ireland. NHAs cover sites of national or higher importance for wildlife, and also geological interest. NHAs include peatland, native woodlands, grasslands, wetlands, rivers, lakes, machair, limestone pavement, islands, cliffs and estuaries. Many of the NHAs have overlapping designations of SAC and/or SPA.

The Wildlife Amendment Act (2000) contains provisions for designations of NHAs.

The Minister will formally designate these sites.

#### **Special Areas of Conservation (SACs)**

These are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. It is the responsibility of each member state to designate SACs to protect habitats and species. In the Habitats Directive, there is a list of habitats requiring conservation measures including bogs, active blanket bogs, turloughs and machair.

#### **Special Protection Areas (SPAs)**

These sites relate to areas of importance to birds and often are important to other types of wildlife. The EU Birds Directive (79/409/EEC) came into force in 1979 and contains annexes which are lists of birds which require particular conservation measures and also species which may be hunted and species which may be sold.