

Roscommon County Council



STROKESTOWN

Local Area Plan 2004-2009



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CHAPTER 1.

INTRODUCTION

1.1 GENERAL

Roscommon County Council as the Planning Authority for the county has a duty to make development plans, control development and preserve and improve amenities. The Strokestown Local Area Draft Plan 2004 sets out in detail objectives for the proper planning and sustainable development of the Strokestown 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 interpretation 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 Acts 2000 & 2002 and the 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 a period of five years from the date of its adoption
5. This plan applies to that area covered by the development envelope of Strokestown.
The total area of land zoned within the plan is 379.4 acres (153.5 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 apply.

For Simplicity and short reference, the Strokestown Local Area 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 partly based upon the national statutory policy framework and also on a community vision, which is a collective statement from the residents of Strokestown indicating how the town should develop. It is hoped that by adopting this approach, the community of Strokestown will assume ownership of the Plan, and become supportive in its implementation.

POLICY CONTEXT

Strokestown lies in County Roscommon within the western region of Ireland as indicated in ***Figure (2)***.

The County Development Plan 2002 is presently 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 Development Plan the County Development Plan will take precedence. The Roscommon Housing Strategy requires that a Local Area Plan be prepared for Strokestown.

SUSTAINABLE DEVELOPMENT

The Planning and Development Act 2000 has sustainable development at the heart 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
- CLÁR Programme

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
- Inform residents, property owners and developers of how their interests will be affected throughout 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. Public notices will be published in Roscommon Champion, Roscommon Herald and the Irish Independent.

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 Strokestown. The process focused on as broad a range of sectors as possible to ensure maximum involvement in the preparation of the draft 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 tourism concerns in the town 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 town
- Questionnaires – distributed amongst community groups and a sample of households within Strokestown and its environs. This information has been collated and is presented in an additional report titled '*Analysis of Resident's Questionnaires for Strokestown Draft Local Area Plan*'
- Local Census – to establish population statistics and employment trends
- Photographic Survey – to illustrate examples of the built and natural environment
- A qualitative design criteria for development within the Architectural Conservation Area was drawn up to supplement the proposed conservation area in Bawn Street.

Individuals and community committee members with specialised knowledge of Strokestown 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 the local authority personnel created the final form of this text.

1.4 IMPLEMENTATION & MONITORING

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

CHAPTER 2.

CONTEXT FOR STROKESTOWN LOCAL AREA PLAN

2.1 REGIONAL CONTEXT

Strokestown is located 95 miles west of Dublin. It is a traditional stop off point on the N5 between Dublin and Ballina and is approximately 20 km north east of Roscommon town. The town is served by the N5 National Primary Route, which runs northwest from Longford to Castlebar. The R368 enters Strokestown from Carrick-on-Shannon in the northeast and links into the N61, which runs southward into Roscommon town. The demesne of Strokestown Park House borders the town to the east.



Plate 1: View of Strokestown leading to Strokestown Park House



Plate 2: View along Church Street leading to Castlebar

2.2 TOPOGRAPHY

The town is set in the picturesque valley between Sliabh Ban in the southeast and the Caslin hills to the north. These hills to the north are of enormous archaeological interest, containing unusual pre-historic fossils.

Sliabh Ban or white mountain, derives its name from the fact that the rocks which form the mountain are paler in color i.e. sandstone and conglomerates rather than the grey limestone of the surrounding plains. It offers tourists a forest walk of c. 20 km ranging from 150m to 258m elevation, along with panoramic viewing points.

Thirteen counties and the four provinces of Ireland can be seen from the mountain top. Mass is celebrated yearly at the summit on the 15th of August. A medieval monastic track constructed to link the 16th century abbeys of Clontuskert in the southeast with Lissonuffy to the northwest can also be accessed from Sliabh Ban.



Plate 3: Northern view from Sliabh Ban



Plate 4: Monastic site on Sliabh Ban



Plate 5: Fishing on Lough na Blaithi

Strokestown is surrounded by many lakes, which offer a huge choice of still-water fishing opportunities for coarse and pike anglers.

Strokestown is just a short drive from the River Shannon, which provides numerous attractions for tourists. In conjunction with the Shannon Fisheries Board programme, a number of fishing stands have been provided at Lough na Blaithi for anglers. Arigna LEADER and members of the Strokestown Community Development Association provided picnic facilities and landscaping at Cloonahee Lake where swimming amenities are available.

2.3 HISTORICAL CONTEXT

The Irish name of Strokestown is Bel-Ath-na-mBuilli: translated this means the mouth (ford) of the Strokes. The mouth refers to the Bumlin River that runs through the demesne and the Strokes may refer to a battle that took place in the region. Others believe that Stroke signifies the use of agricultural instruments, which would have been widely used in the past.

Strokestown is an estate town, one of the few planned towns in the country. The town falls within the final phase of estate town foundation as the new landlord system spread further west. Strokestown is located on the main east-west route between Westport and Dublin. The town was planned around Strokestown Park House by the Pakenham Mahon Family who wished to create the widest main street in Europe. This culminated in the Church Street/Bawn Street axis, which extends from the entrance gate of Strokestown Park House to St John's Heritage Centre.

Richard Castle, one of the best neo-Palladian architects of the 18th century in Ireland designed the demesne house and also laid out the town. The estate begins at a late Georgian Gothic entrance on Bawn Street and historically covered 700 acres and a deer park consisting of an additional 200 acres. Today Strokestown demesne consists of 400 acres. Strokestown House itself is a detached seven bay three-storey over basement Palladian mansion with quadrants leading to a galleried two-story kitchen and vaulted stables in symmetrical wings both flanked by pedimented archways, façade and parapet. The gardens at Strokestown Park consist of 4 acres of a pleasure garden and 1.3 acres of a kitchen garden. Both are now fully restored and open to the public.



Plate 6: Strokestown Park House

There are a number of buildings of architectural significance located throughout the town. St John's Church, a former Church of Ireland now offers a family research service to people with County Roscommon roots who are seeking to trace their ancestry. Strokestown developed as a market town, whose weekly markets provided a lively and bustling appearance to the town and the great width of the streets afforded ample room for all the stands and stalls. Wheat, corn and oats were sold and transported via the Royal Canal to Dublin and over land to Sligo. Formerly there were three breweries located within the town, at present there is none. The town has its own Courthouse and district court sessions are held here on a monthly basis. Court services from Roosky and Elphin are now incorporated into the Strokestown district court area. The Courthouse in Strokestown features an impressive dungeon including prisoner's chains, which still remain in their original state.

CHAPTER 3.

DEVELOPMENT STRATEGY

3.1 DEVELOPMENT STRATEGY

In terms of the National Spatial Strategy (NSS), Strokestown is identified as a rural town with strong potential for diversification and this will entail strengthening the town structure. This will also involve the provision of serviced land and improved amenities that will support and encourage development within the town. This process can 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 Strokestown Local Area Plan is to achieve the above aims. It will seek to provide for the sustainable development of Strokestown as a residential, tourist and employment centre, to improve its economic base in order to increase to a viable population threshold and to maintain a wide range of retail, service outlets and social facilities.

The Plan aims to:

- Facilitate an increase in the population of the town
- Facilitate housing and industrial & commercial development
- Encourage new development within the defined town boundary
- 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 town
- Facilitate the development of transportation, telecommunications, broadband, electricity and gas networks
- Facilitate tourism development
- Provide 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 Strokestown. 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 Strokestown.

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 and Development Boundary is depicted in **Figure (1)**, which illustrate the Planning Authority's proposals for zonings within the town. These zonings have been designed to assist the proper planning and development of Strokestown and shall 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 Preliminary Report of the Census 2002, the population of Strokestown is on the increase with a percentage population change of 14.9%.

Figure 4.1 DED County Roscommon

Total Population in Strokestown 1986-2002

Year	Population	% Population Change
1986	925	-
1991	870	-5.9%
1996	873	0.3%
2002	1,003	14.9%

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

The above figures show that the population in Strokestown has increased by 3 persons (0.3%) between 1991 and 1996 and a marked increase of 130 persons or (14.9%) between 1996-2002. Nevertheless CSO figures from the 2002 Census of Population show a marked decline within the 25-44 cohort of population, which is considered to be the main fertility cohort of population. This is in keeping with the falling figures for St Mary's National School. (See page 42).

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

Age	Age 0-4	Age 5-9	Age 10-14	Age 15-19	Age 20-24	Age 25-29
Strokestown	-44.7%	2.5%	-4.3%	-1.3%	-33.9%	-44.8%
National	-22.7%	-19.3%	-6.8%	2.5%	2.4%	0.2%
County	-32.8%	-22.1%	-3.4%	2.2%	-7.1%	-19.8%

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

Percentage change in population between 1986–1996 showed a significant decrease within the 25 –29 year category. This is contrary to national figures, which show a positive increase within this population cohort. This data would indicate a significant net outward migration of youth from Strokestown in recent years.

4.2 HOUSING & SETTLEMENT

Strokestown is an estate town, one of the few planned towns in the country and its linear street pattern reflects this. The Pakenham Mahon Family wished to create the widest street in Europe and this culminated in the Church Street/Bawn Street axis, which extends from the entrance gate of Strokestown Park House in the east of the town to St John's Heritage Centre in the west. This grand street is no less than 44.5m. in width. In reference to the alignment, few places can compete with Strokestown in terms of the imposing effect of its streets. Streets which are disproportionately wide have invariably the effect of reducing the importance of the houses, so that those of Strokestown look comparatively diminutive.



Plate 7: Church Street/Bawn Street Axis

All routes converge at the roundabout, which acts as a central focal point for the town and is strategically positioned in front of the entrance gate of Strokestown Park House. The areas formed between the streets have major buildings at the apex. These buildings to a great extent form the shopping and civic centre of the town.

The topography of the town is such that expansion for building purposes presents no major problems. However the estate wall of Strokestown Park forms a barrier to the east of Bawn Street and may curtail any further expansion in that direction. This area is sparsely populated due to the fact that much of the surrounding land is part of the setting of Strokestown Park House.

Strokestown 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. This plan will encourage and will seek to promote construction activity and has zoned sufficient land to cater for projected growth.

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

The new proposals for the Strokestown by-pass on the N5, which are currently at the preliminary stage, will significantly enhance the environment, reduce traffic hazards and will return the streets to pedestrian and other uses. This decrease in traffic and the proposed extension and upgrading of the existing foul and surface water sewers will open up lands for new commercial and residential development to the north and south of the town. The Council will ensure that development of land in these areas will be carefully planned and will not result in the creation of in depth development, which are difficult to access.

Roscommon County Council, in carrying out its housing functions, will have regard to Government policy as established in '*Social Housing- The Way Ahead*' (Department of the Environment 1995) and to the *Housing Strategy* for County Roscommon. The broad aim of these documents is to ensure that every household has a dwelling suitable to its needs, located in an acceptable environment and at a price or rent they can afford.

On adoption of this plan the total area of land dedicated for residential purposes within the Local Area Plan boundaries, amounts to approximately 213 .4 acres (86 h.a.). This is regarded as sufficient developable land for housing purposes within the lifetime of this plan.

Local authority housing in recent years has been concentrated in the Kildallog Heights area to the north of the town. Further Council provision has been granted within the multi-annual housing programme 2002-2003 for an additional 20 new houses.

The existing residential areas of the town are largely based along the linear street pattern of the ‘planned town’, but in recent years new development in the townland of Cloonslanor has been significant. Future development in this area is expected to continue.

The preparation of this Local Area Plan will ensure a more coordinated and integrated approach to future development as well as providing a more sustainable planning framework to control development in the Strokestown area.

It is the policy of this Plan to:

1. Promote and encourage good quality developments that have a distinctive and attractive character
2. Insure that housing proposals do not cause traffic or environmental 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 town’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 town
2. Zone land in Strokestown sufficient to meet building requirements, both public and private, 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 of existing development and the heritage theme associated with Strokestown, while not discouraging 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 where appropriate
6. Encourage infill housing on gap sites within the plan area to ameliorate the current streetscape

4.2.1 Social & Affordable Housing

Under the Social Housing Programme Roscommon County Council has constructed 35 Local Authority houses in Kildallog Heights.



Plate 8: Kildallog Heights



Plate 9: Social Housing on Elphin Street

The Council have 0.88 hectares of area held for social housing within Strokestown functional area and it is planned to acquire a further 2 hectares within the lifetime of the current County Development Plan 2002.

It is also hoped to construct an additional 20 new houses under the 2002-2003 multi-annual housing programme. The introduction of Part V of the Planning and Development Act 2000, will strengthen efforts towards social inclusion within the town.

The preparation of this plan will also provide an opportunity to provide a detailed analysis of local housing supply and demand situation. This strategy will ensure that a range of housing types and sizes will be made available to meet different market demands. The Council will look at the prospect of purchasing existing houses and suitable sites within Strokestown as part of the housing programme.

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 down in Planning Development 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 the 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 and as adopted
2. Promote proper integration of social/affordable housing within existing and future private development
3. Implement the provision of community facilities as per Part V of the Planning & Development Act 2000 & provisions set out in the Planning & Development Act 2002

4.2.2 Dereliction, Town and Residential Amenity

Dereliction has been identified as an issue that needs to be addressed in the town. 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. A photographic survey conducted as part of the preparation for this plan highlights the extent of dereliction in the town.



Plate 10: Derelict dwelling on Church Street



Plate 11: Dereliction on Elphin Street

The Court House represents one of the most impressive buildings in the town. It is currently providing court services on a monthly basis for the recently closed Roosky and Elphin district courts. It is also anticipated that in time this building can be refurbished. Similarly the adjoining vacant properties along Church Street could be adapted to provide tourist facilities such as craft shops and restaurants.



Plate 12: The Court House on Church Street

It is the Policy of this Plan to:

1. Promote optimum uses for buildings which have become vacant
2. Ensure that there is a stock of housing built or improved to modern standards sufficient to accommodate every household
3. Improve the appearance of public amenity spaces

It is the objective of this Plan to:

1. Encourage the development of under-used or vacant sites.
2. Promote and improve participation in existing initiatives i.e., 'Town & Village Renewal Scheme' and 'Town and Village Enhancement Scheme' both of which aim at enhancing amenity areas and town 'enhancement'
3. Achieve full status as a Heritage Town in conjunction with the local community.
4. Promote and facilitate the work of the Tidy Towns Committee in their enhancement scheme for the town
5. Encourage and promote further landscaping, hanging baskets, window boxes along the main streets
6. Investigate the appropriate treatment of public open space in connection with Bawn Street Architectural Conservation Area (ACA)
7. Provide a refurbishment scheme within Kildallog Heights in order to improve its appearance
8. Provide play areas and other recreational areas in appropriate locations within the plan area

4.3 ARCHAEOLOGICAL AND BUILT HERITAGE

The Strokestown Local Area Plan will seek to protect the archaeological, natural and built heritage of the town and the conservation 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 the 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 five such sites currently identified in the Strokestown plan area.

Refer to *Appendix 4*.

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 those archaeological sites shown on the Record of Monuments and Places, those as yet unknown, and those discovered since the publication of the Record of Monuments and Places (1998).

It is the objective of this plan to:

1. Safeguard the setting of significant sites and monuments, as yet unknown.
2. Seek archaeological excavation and testing, preservation or preservation in situ, 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 Strokestown all of which make a positive contribution to the built heritage of the town. The presence of land owning family in the town had an impact on its built heritage. Lease clauses dating from the 1700’s dictated building materials and specifications, such as requirements to built of stone, lime and sand with sash windows and a stone chimney; as was required on a building plot in Elphin Street in 1750. The Market House on Church Street is one of the oldest buildings in the town, close by are two bank houses, one still in that use. The Court House, though neglected is another important building in the town.



*Plate 13: Former Ulster Bank before
maintenance works*



*Plate 14: Former Ulster Bank after
maintenance works*

One or two buildings in the town retain original features such as sash windows. However the current trend of removing render to expose stonework is visible in the town. This practice strips traditional buildings of a layer of their historic fabric, and exposes rubble stone work which was never designed to be seen, leaving the building open to rain and dampness. This also detracts from the traditional, rendered and colourful streetscape of an Irish town. Many new developments have attempted to blend in with the existing character of the town's architectural heritage.



*Plate 15: Window from
St. John's Church.*



Plate 16: Well maintained period house.

Some buildings within the town that are included on the National Inventory of Architectural Heritage (NIAH) and are rated as being of regional or national importance.

The NIAH is available for reference in the Planning Department of Roscommon County Council.

Many other non-structural elements also make a major contribution to the built heritage of Strokestown, these are often lost due to lack of awareness, such as the iron boot scraper and flag stone footpath and gullies on Bawn Street. Features such as the iron railings in front of St Johns Heritage and Geneology Centre have survived.

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 town.

It is the objective of this plan to:

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

4.3.3 Record of Protected Structures

A protected structure is a structure that a Local Authority, or the Minister for the Environment, Heritage and Local Government, considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. 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. Inclusion in the RPS is guided by reference to the National Inventory of Architectural Heritage (NIAH), a survey carried out by the Department of Environment, Heritage and Local Government, the Heritage Service.

The Record of Protected Structures is shown in *Appendix 5*.

The Department of the Environment, Heritage and Local Government allocates grants for Conservation of Protected Structures annually to each Local Authority. The aim of the scheme is to assist the owner or occupier of a protected structure that has been included in the Record of Protected Structures of the relevant Planning Authority to undertake essential repairs where the local authority considers that the works are, or were necessary

to eliminate or reduce an immediate risk to the safety of the structure or part thereof. Such works may or may not require planning permission from the Planning Authority.

It is the policy of this plan to:

1. Safeguard and maintain Protected Structures in accordance with Government policy and guidelines¹
2. Maintain, conserve and improve, as far as possible, the built heritage, architectural quality, character and scale of Strokestown
3. Have regard to the impact of proposed development on the built and archaeological heritage of the town

It is the objective of this plan to:

1. Ensure that proposals for alterations or changes of use to a proposed protected structure are accompanied by sufficient information, to enable a full and proper consideration of their impact, including full survey drawings and photographs.
2. Ensure that the erection of a new building or other structure, or use of land, would not adversely affect the character or setting of a proposed protected structure

¹ Architectural Heritage Protection, guidelines for Planning Authorities, Draft December 2001, Department of Arts, Heritage, Gaeltacht and the Islands and the Department of the Environment and Local Government. Conservation Guidelines No's 1-16, Department of the Environment.

4.3.4 Architectural Conservation Areas (ACA).

An ACA is a place, area, or group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of protected structures.



Plate 17: Bawn Street leading to the demesne

An area of Architectural Conservation Area has been designated for Bawn Street, which incorporates the buildings at the apex of Elphin and Church Street. Designation as an ACA gives protection to the exterior of the buildings and structures within the ACA. *Appendix 3* lists the criteria for building maintenance and new works within Bawn Street ACA.

Figure 4.3.4 illustrates via a map the extent of the ACA within Strokestown

Bawn Street Architectural Conservation Area

Figure 4.3.4 represents the extent of Bawn Street ACA

A baseline study of Bawn Street has been conducted by Roscommon County Council. This provides a detailed analysis of each of the structures in this area and is supplemented by a photographic survey. The study is available for inspection from the Planning Department, Roscommon County Council.

The work of esteemed architect's Richard Castles and J Lynne has influenced development in Bawn Street. Architectural interest in this area stems from the evolution of the street as part of a planned estate town. The Georgian architecture of the buildings, the Gothic demesne entrance arch and buildings are fine examples of Irish architecture from the early 19th century. These buildings make a significant contribution to the setting of the entrance to the Strokestown Park demesne. Bawn Street is unique to Strokestown as it is not a transport route, it leads to the demesne solely and contributes to the character of the street.

Buildings in Bawn Street are built of stone and finished with a lime render. Cut stone and ashlar masonry is also evident on the more prominent buildings.



Plate 18: Dower House on Bawn Street

The Dower House as depicted by Building No.10 on Figure 4.3.4 ACA Map, is a protected structure and listed as a building of regional importance in the National Inventory of Architectural Heritage. It is a four bay, two storey house, of cut stone with a flanking door case in neo-classical style built in ashlar stonework. The original six over six pane Georgian windows survive on the upper floor, identifiable by the ripples and imperfections in the glass.

Connolly Brothers, as illustrated in Plate 19, is strategically located at the apex of Bridge Street and Church Street makes a contribution to the proposed ACA, by virtue of its prominent corner location in the town, linking the streets together. This is a nine bay, two storey building incorporating a shop unit. It has retained much of its original character having retained an intact ornamental string course along its length, decorative cornices over all window openings which still retain their timber sash windows. The timber front door complete with decorative iron fixtures and rectangular fanlight adds character to this building. The tile shop front is now quite rare.



Plate 19: Connolly premises and shop



Plate 20: Decorative Cornices

Many buildings along Bawn Street are decorated with string coursing and cornices above the windows.



Plate 21: Hartland House on Bawn Street

Hartland House as depicted in Figure 4.3.2 as building No.5, is a significant building on Bawn Street. It is a protected structure and was built c.1810. It was originally the Rent Collectors Office for Strokestown Park demesne. The cut stone porch is a very distinctive feature ornamented with a motif.

The late-Georgian Gothic entrance to Strokestown Park House as depicted in Figure 4.3.2 as building No.9, was built c.1820. It consists of pointed arches to entrance, battlemented parapet and flanking walls. This structure forms the focal point for not only Bawn Street but for the whole town. It is rated as being of regional importance on the National Inventory of Architectural Heritage (NIAH) and is a protected structure.



Plate 22: Gothic arch forms the entrance to Strokestown Park House

Architectural details are duplicated throughout the street such as decorative stone carving, iron and window railings and doorbells.



Plate 23: Decorative stone carving

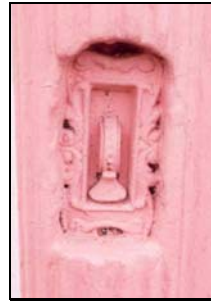


Plate 24: Decorative doorbells

The condition of the existing building fabric along Bawn Street is good overall. There are no major features detracting from the original character of Bawn Street. The land use, building profile, property divisions and streetscape remain mostly intact.

These original features taken together are important elements of the special features that contribute to the character of the area and justify Bawn Street area as being designated as an ACA.

It is the policy of this Plan to:

1. Roscommon County Council will implement Part IV of the Planning & Development Act 2000, which relates to Architectural Conservation Areas (ACAs) in accordance with Government policy and guidelines²
2. Preserve the character of Bawn St, taking account building lines and height, and structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value.
3. Have regard to the impact of proposed development on the built and archaeological heritage of Strokestown

² Architectural Heritage Protection, guidelines for Planning Authorities, Draft December 2001, Department of Arts, Heritage, Gaeltacht and the Islands and the Department of the Environment and Local Government. Conservation Guidelines NO'S 1-16, Department of the Environment.

It is the objective of this Plan to:

1. Designate Bawn Street as an Architectural Conservation Area (ACA).
2. Prevent the demolition or partial demolition of any building or structure within an ACA, that contributes to its character and promote the maintenance and appropriate sustainable reuse of existing building stock.
3. Avoid the demolition or partial demolition, damage and unsympathetic change of any building or structure designated as a Proposed Protected Structure.
4. Repair and retain timber sash windows and lime render if they are an inherent part of the original design and necessary for the health of the building.
5. Retain architectural features such as cornices, boot scrapers, stone flags, walls etc. which contribute to the character of the ACA.
6. Implement a high standard of shop front design, relating sympathetically to the character of the building and the surrounding area.
7. Ensure that the erection of a new building or other structure, or use of land, does not adversely affect the character or setting of the ACA
8. Ensure that proposals for alterations or changes of use to a proposed protected structure are accompanied by sufficient information, to enable a full and proper consideration of their effect, including full survey drawings and photographs

4.4 TRANSPORTATION

4.4.1 Access Roads

Strokestown is accessed from three directions, from the east via the N5, which comes from Longford, the R368 enters the town from Carrick-on-Shannon in the north, and the R368 also enters from Four Mile House. All access roads converge at the roundabout.

It is considered that a Strokestown by-pass could be a further pull factor for additional in-migration into the town. There is ongoing work to re-align the N5 adjacent to Scramoge which is located 5km east of Strokestown. All approach routes into the town require enhancement works, footpath extensions and additional public street lighting.



Plate 25: All access roads converge at the roundabout

Traffic calming measures maybe required in the vicinity of St. Patricks National School on Elphin Street and also adjacent to the Dun Maeve Centre on the N5. The Planning Authority will investigate the necessity for same.

It is the policy of this Plan to:

1. Improve the accessibility of Strokestown by providing additional car and bus parking facilities
2. Ensure the provision of a comprehensive traffic system which is compatible with the pattern of land use in the town and with through traffic.
3. Facilitate and promote measures to improve the visual and physical approach roads to the town.
4. Ensure that any advertising signs are appropriately designed

It is the objective of this Plan to:

1. Improve the safety and appearance of access routes to the town
2. Improve the traffic system along Circular Rd.
3. Seek visual improvements as part of new developments adjacent to all approaches
4. Facilitate the safe movement of pedestrians and shoppers on Elphin Street by providing pedestrian crossings where appropriate
5. Delineate public parking along Church Street
6. Consult with Bus Eireann with a view to relocating a bus stop on Church St.

4.4.2 Town Roads and Footpaths

Improvement works on various roads and footpaths in Strokestown have been undertaken in recent years. Footpaths within the town have been identified as being in need of improvement. Footpath restoration has commenced during 2002 on Elphin Street and Bridge Street and will continue into 2004.



Plate 26: Footpath along Bridge Street

Additional road resurfacing and footpath replacement are scheduled to continue over the coming years. Lack of signage, on access and approach roads and the absence of street names along the main streets need also to be addressed. The roads within Strokestown are sufficiently wide to accommodate two-way traffic and on street parking. Bawn Street could potentially become a civic amenity area with the natural paving extended throughout the street. This would further enhance the existing aesthetic character of the area.

It is the policy of this plan to:

1. Improve the road network as resources permit
2. Ensure road safety and road capacity matters are considered and provided for in new developments
3. Improve, where funds permit, the environment, access and car parking provision in the town centre

It is the objective of this Plan to:

1. Improve the riding surface on all streets and access roads
2. Undertake amenity works and enhancement works on all streets and approach routes.
3. Improve the visual appearance of the bridge spanning the Bumlin River on Bridge Street with stone cladding
4. Conserve existing portion of flagstone footpath in Bawn Street and repave remainder with natural paving stone and provide a civic open space there
5. Enhance all amenity walks in the environs of Strokestown
6. Provide traffic regulation/management facilities at locations to be determined in the plan area

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 the Council. Roscommon County Council will seek to ensure that the projected water supply and sewerage needs of the town are provided.

4.5.1 Water Supply

The Northeast Roscommon Regional Water Supply Scheme serves Strokestown. The scheme has its source in Lisheen Lake, which lies to the north of Strokestown. The water currently receives chlorination and fluoridation at the source. Plans are well advanced for the improvement, augmentation and the 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 town 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 town are fully serviceable with a potable water supply.

It is the objective of this Plan:

1. Ensure that the water needs of the town 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 water supply of Strokestown.
4. Ensure that new developments have consumption meters installed

4.5.2 Surface Water

The existing surface water sewer network consists of old stone culverts with the addition of concrete pipes in recent years to solve localised flooding.

Figure 1A illustrates the Combined Sewers Network and Treatment Plant for Strokestown

Elphin Street – Bridge Street - This is the main surface water sewer in Strokestown and flows approximately from the Catholic Church southward on both sides of Elphin Street to Bawn Street. This single sewer continues southwards and discharges into the Bumlin River.

Church Street (Northside and Southside) - The surface water sewer in Church Street (Northside) runs approximately from the Heritage Centre to the roundabout where it connects to the main carrier sewer. The surface water sewer in Church Street (South side) runs approximately from the bank to the main carrier sewer.

4.5.3 Sewerage

The existing treatment works is presently working very effectively, and is meeting the limits set down in the Urban Wastewater Directive. However some of the older dwellings may still exist on septic tank systems being unable to connect to the town sewer due to levels and location. This is particularly the case in the townland of Cloonslanor.

Future proposals for foul and surface water network in Strokestown

As part of the Small Public Schemes Programme, under the Rural Water Programme for 2002, funding has been allocated for the separation of foul and surface water from the Catholic Church northwards on Elphin Street. This will be achieved by laying a new surface water sewer and by blocking off existing gullies connected to the foul sewer. It is proposed to continue the foul sewer in front of Strokestown Park House and connecting into the existing pipe, which leads to the Sewage Treatment Works. As part of these works an additional line of sewer maybe constructed to accommodate a development which has already been granted planning permission in the north of Strokestown Park Lands. This sewer would open up a large area of land in Vesnoy TD for future development

It is the Policy of this Plan to:

1. Ensure that all areas zoned for development within the town are fully serviced with sewerage disposal as resources permit
2. 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.
3. Upgrade the treatment plant and collection system as outlined in Schedule 7. of County Development Plan 2002.
4. 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. Upgrade both the existing foul and surface water at Lower Bridge Street in order to reduce the infiltration of surface water into the foul system.
3. Ensure that the sewerage needs of the town are provided for during the plan period
4. Investigate the possible extension of the public sewerage system within the town boundary to areas which are currently not serviced

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.

The Council also recognizes that litter is an environmental problem and can detract from the visual quality of a town. Roscommon County Council is actively promoting awareness programmes and these will continue over the plan period.

It is the policy of this Plan to:

1. Implement the objectives of the Connaught Waste Management Plan
2. Support/facilitate initiatives aimed at supporting/facilitating waste management strategies.
3. 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. Liaise and work with Strokestown 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. Extend and upgrade to a higher standard of appearance the Bring-Bank network within Strokestown
3. Extend the Bring Bank Network to all new housing development where appropriate
4. Upgrade litter bins

4.6 SOCIAL AND COMMUNITY FACILITIES

4.6.1 Civic, Community and Sporting Facilities

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

There are numerous community groups within Strokestown that are actively promoting the town. The Tidy Town Association is busy trying to achieve full 'Heritage Town' status for Strokestown. Community consultation has identified a strong civic pride among residents with regard to Strokestown's fine buildings, the most notable of which is Strokestown Park House.

The Council building located on the axis of Elphin and Bawn Street provides a focus for Local Authority Services. The Community Centre located off Church Street provides multifunctional services, including indoor sports facilities such as badminton, indoor soccer and basketball as well as crèche and meals on wheels facilities. The Dun Maeve Centre, a former convent and currently owned by the Mercy Nuns, acts as a resource center for the community in that it is predominantly used by the Western Women's Group who hold various courses and classes within the building

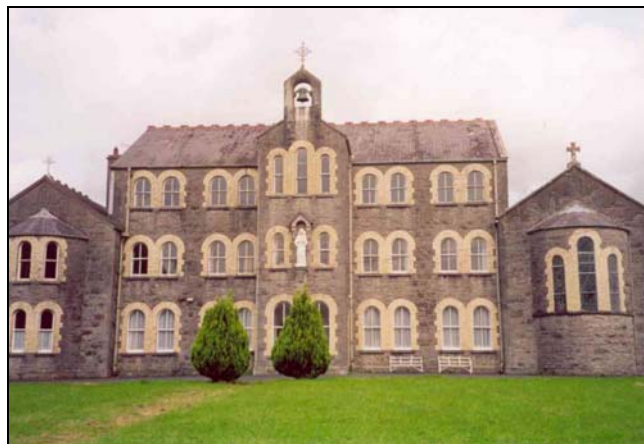


Plate 27: The Dun Maeve Centre on Church Street

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 town.
2. 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. Zone land for a soccer pitch adjacent to the Community Centre.
2. Designate public playground facilities adjacent to the community centre and in the Kildallog Heights area to service the northern part of the town and an additional playground area at the former tennis court site in Cloonslanor
3. Upgrade and expand the current educational services at the Dun Maeve Centre.

4.6.2 Schools

Strokestown has a well-established community with a range of community and school facilities. There are 3 schools in the Strokestown area.

St Mary's National School is located within the grounds of Scoil Mhuire Convent on Church Street. The school caters for girls, and boys up to second class. Pupil enrolment numbers over recent years have shown a distinctive downward trend resulting in a loss of a teacher in 2001. Currently there are 4 full time teaching staff including a principal, a shared resource teacher and a shared learning support teacher.

Primary education for boys is provided at St Patricks School on Elphin Street. Enrolment figures have remained static in recent years but the prevailing trend since the 1970's has been a significant reduction in pupil numbers. Currently there are 2 full time teaching staff. The school caters for boys from third to sixth class inclusive. The school is located on a relatively small site of a third of an acre approximately, thus sporting activities are very restricted.

Figure 4.6.2.***National School Enrolment Numbers***

Year	St Mary's N.S.	St Patrick's N.S.
1999	127	45
2000	118	45
2001	109	47
2002	98	45

Scoil Mhuire Secondary School caters for both boys and girls within a large catchment area. Currently there are 401 pupils attending the school, which employs 28 full time teachers. The current sports facilities for the school are totally inadequate. The playing pitch is too small to facilitate GAA games or other sporting activities.

Figure 4.6.3***Scoil Mhuire Secondary School Enrolment Numbers***

Year	Pupil Numbers
1999	385
2000	402
2001	397
2002	401

It is the policy of this Plan to:

1. Facilitate the development and promotion of voluntary bodies in recognition of the vital role they play
2. Review from time to time the educational needs of the town in the light of Department of Education policy and population changes
3. Ensure sufficient land, including space for recreational facilities, is reserved for future educational needs.

It is the objective of this Plan

1. Zone appropriate 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

In 1980 the Irish Georgian Society purchased the former St. John's Church of Ireland, located on Church Street and leased it to the Roscommon Historical Society. It is now fully restored and operates as a Genealogical Centre for the county.

Currently the only place of worship in Strokestown is the Catholic Church of the Immaculate Conception on Elphin Street. There are no car parking facilities at the Church and Churchgoers park along Elphin Street.

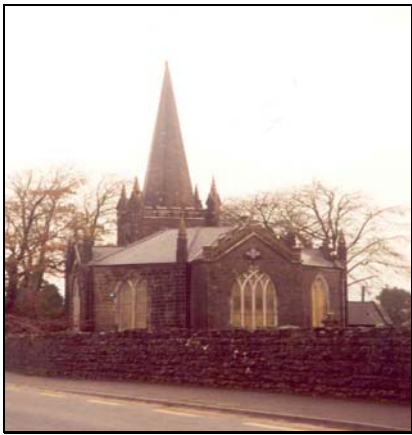


Plate 28: Former Church of Ireland located on Church Street



Plate 29: Catholic Church on Elphin Street

4.6.4 Cemeteries

The current Roman Catholic Church cemetery is located in Kildallogh and has considerable burial capacity.

5.6.5. Other Community Buildings

There are numerous community buildings in the town including the Library and Garda Station, located on Elphin Street, the Fire Station located on Circular Road and the Health Centre located on Church Street.

It is the policy of this Plan to:

1. Seek to maintain and where possible improve the provision of libraries, community buildings, open space, sports facilities nursing homes, waste handling facilities and burial grounds in the area.

It is the objective of this Plan to:

1. Zone appropriate land for social and educational facilities
2. Assist in promoting, facilitating or implementing projects that assist in community development and services.
3. Improve the provision and optimize the use of community buildings

4.7 COMMERCE, INDUSTRY & AGRICULTURE

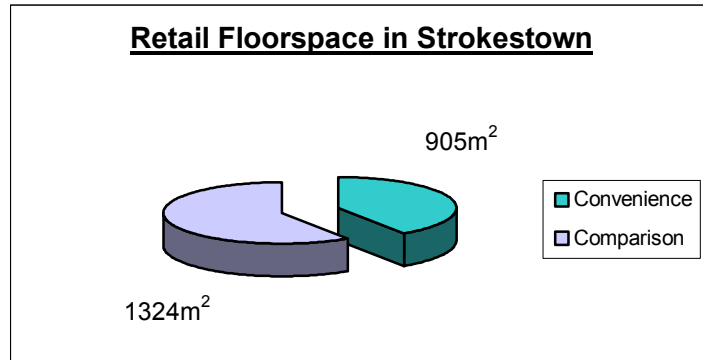
4.7.1. Retail

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

The development of motor fuel filling stations may be permissible on edge of town locations. However the Council will seek to avoid proliferation of such uses along a stretch of road, or within a particular area in a town where such development may result in loss of visual and residential amenity.

Strokestown has a compact retail and commercial base and provides neighbourhood scale retail facilities and local retail services to a relatively local catchment. This serves an important function in providing vitality to the area and sustaining it as a place to live and work. Strokestown contains approximately 7% of all retail floor space in the county.

Of the total floor space of 2,229 square meters, there are 7 convenience retail units comprising 905 square meters and 11 comparison retail units amounting to 1,324 square meters within the town. A significant level of commercial/retail floor space is vacant in the town.



According to the health check assessment, which is contained within the Roscommon Retail Strategy 2002-2007, there are high levels of vacancy in and on the edge of the town centre with very little new investment. The town centre contains only a small number of shops with little diversity, however it was noted that there is a high level of residential use above shops. Strokestown has a good quality streetscape with traditional type shop fronts and footpaths that are in reasonable condition. Currently there are five grocery shops within the town including Centra, and Spar retail outlets. Other retail outlets include five electrical/hardware outlets, a dry-cleaners, a funeral home and a taxi rank.

Although Strokestown offers comparatively little retail provision, the townscape is good with large levels of parking available for the level of retail provision. This provides for a good pedestrian environment despite the current lack of landscaping facilities and pedestrian crossings. The formalisation of parking provision is desirable including the provision for special needs groups.

It has been noted during the public consultation process that the town has a poor choice of retail facilities and requires a more diverse retail base. The demand for additional retail facilities will depend on population increase and ongoing tourism developments may augment shopping and commercial activities.

4.7.2. Commerce

Strokestown has a small commercial base and provides commercial and industrial services to a relatively local catchment. The Council will seek to facilitate the continual employment growth of the service sector in the town to sustain the commercial base, increase business confidence and employment levels and provide a better service.

It is the policy of this Plan to:

1. Encourage the development and expansion of the retail sector in Strokestown
2. Implement the findings and recommendations of the Retail Planning Strategy 2002-2007 within the plan area
3. Promote and develop the vitality of the existing shopping area and to facilitate the provision of local retail needs
4. Improve, where funds permit, the environment, access and car parking provision in the town centre.

It is the objective of this Plan:

1. Promote the town centre as the main retail core
2. Permit new shopping developments within the existing shopping area
3. Promote the principle of 'Living over the Shop' to increase the vitality of Strokestown after working hours
4. Promote the expansion of the commercial/retail area of the town
5. Facilitate the safe movement of pedestrians and shoppers within the retail core
6. Encourage an appropriate mix of both convenience and comparison shops
7. Encourage small-scale infill developments on gap sites
8. Secure the conservation of traditional shopfronts and promote an increased awareness of good shopfront design.
9. Assess all retail proposals against the criteria and recommendations set down in the Retail Planning Guidelines and the Retail Planning Strategy for County Roscommon
10. Ensure retail development proposals are in compliance with the development control guidelines and Architectural Conservation Area (ACA) guidelines as set out in this Plan.

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 all aspects of the plan can influence job creation. The Council can facilitate economic development and employment creation opportunities in Strokestown. In order to achieve this, the Council wish to zone land in a range of sizes and locations to facilitate the growth in these sectors. In the interests of balanced development, all commercial and industrial proposals will only be considered where they are not detrimental to the environment, residential amenity or traffic safety and flow.

Strokestown has no indigenous manufacturing industry, the nearest town with a reasonable industrial base is Longford town and to a lesser extent Roscommon town.

The main employers in Strokestown are Jordan Commercials and Westward Ltd, both of which are involved in the transport industry.

Laragan Quarries is located approximately 10 kilometers outside the town and employs a significant proportion of the local population.

While Strokestown acts as a local service centre for the surrounding rural hinterland, there is little indigenous employment for residents of the town and any employment loss will have a severe impact on the local community.

The Roscommon County Council employs 40 people approximately including seasonal staff. The IDA has industrial units located off Circular Road but they have been recently taken over by the Western Health Board. The Council owns land north of the Fire Station and an acre of land around the local reservoir.

4.7.4. Agriculture

There is a small agricultural sector on the fringes of the town, which provides limited employment. Farming has now become predominately part-time. In most cases farm incomes are supplemented by a mixture of wages, headage payments, unemployment assistance or F.A.S schemes. With changes in agricultural production and reduction in EU financial supports, farming can be expected to contribute less income in the future. A reduction in farm related employment is likely.

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.

Strokestown lacks industry despite having an educated workforce. The Strokestown Community Development Association has focused on the need to create employment and has already identified suitable projects in the wider area. There is a need to develop local entrepreneurship with assistance from support agencies (IDA, Enterprise Ireland, Enterprise Board and Arigna LEADER 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 Strokestown
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 town within the parameters of protecting residential amenity and the environment
4. Facilitate the formation of small indigenous industries in the town
5. Seek for the provision of improved energy and communications infrastructure, including fibre optic cabling, in order to support industrial and commercial development in Strokestown

It is the objective of this Plan to:

1. Zone sufficient industrial and commercial land in Strokestown to facilitate its economic development
2. Facilitate employment creating industrial and commercial development on appropriate sites
3. Assess the industrial and commercial proposals according to the policy for development control and environmental standards as set out in this plan

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 town. 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 Strokestown and stimulate the development of tourism in the town.

The Council will seek to preserve the layout characteristics and built environment by encouraging recognition of the urban context and a high standard of design form for new development proposals. Developers will be required to explain the reasoning behind a particular design solution on important or sensitive sites.

Strokestown is located in an area which is not only rich in its historical, but also its natural environment and ecological heritage. Annaghmore Lough, a Natural Heritage Area (NHA) is located 5km to the north west of the town. Strokestown itself is set in a picturesque valley between Slieve Bawn in the south east and the Caslin Hills to the north. The town is surrounded by many lakes and the River Shannon is within a short distance to the east. A signposting scheme for these is desirable.



Plate 30: View of the River Shannon from Sliabh Ban

It is the policy of this Plan to:

1. Continue to implement a programme of environmental improvement schemes in the town area
2. Encourage new developments to respect the physical character of the town and its buildings
3. Seek high standards of design in all development proposals
4. Preserve the identity and conserve the characteristic features of the built heritage in Strokestown
5. 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, the environmental improvement of the town.
2. Facilitate and co-operate with voluntary groups and tidy towns committees in establishing and maintaining the urban landscape

4.8.1 Natural Heritage

There are no designated natural heritage sites within the Strokestown plan area. However all native flora and fauna, field boundaries, trees, floodplains and rivers within the plan area contribute to the natural heritage and biodiversity of Strokestown.

It is the policy of this plan to:

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

It is the objective of this plan to:

1. Maintain and enhance the conservation value of any future proposed Natural Heritage Areas, Special Areas of Conservation and Special Protection Areas.
There are none of these at present in the Strokestown plan area.
2. 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.
3. 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 for sites.
4. Protect the character, appearance, quality and functionality of the habitats and semi-natural features in the plan area, by minimising the impact of development on them.
5. Seek where practicable, through the Development Control process, the appropriate preservation of landscape features of wildlife importance, including trees, 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. Full details of such features should be indicated on the maps accompanying pre-planning enquiries and planning applications. In the case of existing hedgerows, trees and woodland, a comprehensive survey shall also be carried out and submitted where requested
6. Safeguard the quality of surface and ground waters.

4.9 TOURISM

The tourism industry provides great opportunity for economic development and employment creation. Strokestown is rich in heritage. The *Roscommon Tourism Strategy 2002-2007* proposes that the optimum possibilities for Roscommon Tourism which can only be obtained, through investment of a type that will support clustering, larger scale and uniqueness.

It is envisaged that new investment priorities should be directed into Strokestown to enable the town to develop as a heritage centre. This will entail prioritising a number of unique projects in the town. It is also proposed to focus investment on vintage car rallies, archaeology, walking through time project, and further development of existing heritage and genealogy. A Geo-Tourism Project entitled “Walking in Time..... Linking the Natural & Cultural Landscape” is earmarked for Strokestown.

It is considered that the development and implementation of strategies aimed at contributing to the promotion and facilitation of tourism is one way of projecting an image of a place and attracting further inward investment. The Council will seek to facilitate the development of tourist resources where appropriate, in partnership with other public sector agencies and the private sector.

Strokestown and its surrounding area contains a wealth of not only historical aspects, but also a wide variety of environmental and ecological important areas.

Sliabh Ban mountain is situated off the N5, three miles south east of Strokestown. It stands 864 feet high and is the only mountain in mid-Roscommon. It is an area of natural and unspoilt beauty, with the River Shannon flowing alongside. The area, which is rich in history, was once heavily populated.

Strokestown Community Development Association in conjunction with Arigna LEADER Board hope to implement the Sliabh Ban Eco-Tourism Project in conjunction with Coillte. This project encompasses four interrelated modules – The Sliabh Ban Walks which are the Eco-tourism Project, The Rambling House/Agricultural Museum, The History Project and The Sculpture Trail. The development of a walking amenity will forge links with the wider range of activities in the general area.

This amenity is within walking distance of the 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. Strokestown is internationally recognised as being an angler's paradise and can boast of 65 lakes large and small within a 10-km radius. Cruising on the Shannon, bird watching, botany and swimming are all available in the region.



Plate 31: Amenity facilities at Drinaune Lake



Plate 32: Cruising on Grange Lake which forms part of the Shannon waterway system

Strokestown Park House is an 18th century estate house, which has been faithfully restored and is considered one of the finest houses of its era in Ireland which is open to the public from May to September each year. It is unique in that it retains its original furnishings. The Famine Museum is the finest commemoration to the Famine, a central event in Irish history. It uses a combination of original documents including an extensive range of letters written by the tenants on the estate and images from the Strokestown Park collection to explain the circumstances of the Great Irish Famine.

The restored six-acre Georgian Walled Garden Complex gives visitors a unique insight into horticultural practices and garden architecture from the 1740's to the present day. In 2001 an estimated 75,000 (as compared to 60,000 in 1997) tourists visited this attraction, however there were little spin-off effects from the House on the town.



Plate 33: Restored walled garden



Plate 34: Restored pleasure garden

The Strokestown Development Association run a very successful Poetry Festival annually during April/May in Strokestown Park. In 2002 over 4,000 entries were received both nationally and internationally. This festival provides a welcome economic boost for the town and has the potential for expansion.

St John's Heritage Centre (a former Church of Ireland) appeals mostly to Americans who wish to trace their family roots.

The tourism sector in Strokestown is underdeveloped. Apart from a few initiatives aimed at promoting Strokestown Park House, there has been little attempt made to market the other numerous attractions in the area. There is also a deficit in overnight accommodation facilities in Strokestown, which discourages tourists staying in the town. This plan encourages the development of tourist attracting/tourist catering enterprises in Strokestown.

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 Ireland West Tourism, Failte Ireland, Coillte and North West Tourism.

It is the policy of this Plan to:

1. Ensure that all sections of the population have access to the tourism facilities in the town
2. Support and positively encourage the provision of tourism facilities in keeping with the *County Tourism Strategy 2000-2007*
3. Assess all tourism proposals according to the Development Control Section of this Plan
4. 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 Strokestown.
5. Facilitate the development of tourism, including agri-tourism in Strokestown
6. Protect from development the existing public and private open space in the town

It is the objective of this Plan to:

1. Support and positively encourage the provision of tourism facilities in keeping with the County Tourism Strategy
2. Implement, where funds permit, proposals to improve tourism and recreation facilities and to carry out other amenity improvement works.
3. Give consideration to the needs of the disabled in the layout and design of all proposed development.
4. Investigate and implement strategies where funds permit, aimed at establishing viable eco-tourism and heritage trails

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 Strokestown. 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. Strokestown Land Use Zoning Matrix at *Appendix 2* provides guidelines for assessing land use compatibility

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

Zoning 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, a crèche and schools. Other uses, such as general industry, transport depots, etc., that are inherently incompatible with residential amenity and safety, will not be permissible.

A wide range of uses, such as public houses, 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 for residential is 213.4 acres: 86 h.a)

Zoning 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 acceptable, nor will retail uses that would conflict with the policy to concentrate retail development in the town centres. However, appropriate forms of retail warehousing may be acceptable and proposals will be considered on their merits. (Total amount zoned is 17.7 acres: 7.1 h.a.)

Zoning C Primarily Town Centre

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

A wide range of uses including shops and offices will normally be acceptable in town 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. Uses disruptive to normal town centre activities and functions, such as general industry, caravan parks, etc., will not be acceptable. (Total amount zoned is 44 acres: 17.8 h.a.)

Zone D Open Space

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. Other uses will not be permitted. Proposed open areas include the lands around the Community Centre, Scoil Mhuire and the area owned by the Council on Circular Road.

(Total amount zoned is 29.7 acres: 12 h.a.)

Zone E Social and 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 15.5 acres: 6.27 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 this Local Area Plan. Thus, a large shopping development will not be acceptable in a 'General Development' zoned area, as it would be incompatible with the retail policy of containing retail developments in the town centre to strengthen economic performance. (Total amount zoned is 27.2 acres: 11 h.a.)

Zone G Non Hazardous Construction/ Demolition Waste

To facilitate the suitable accommodation 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 industrial development may be considered of an appropriate after-use. (Total amount zoned is 31.8 acres: 12.8 h.a.)

The total amount of land zoned within Strokestown Development Envelope amounts to 379.4 acres: 153.5 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 Strokestown 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

STROKESTOWN LAND USE ZONING MATRIX

DEVELOPMENT ZONE / USES	PRIMARILY RESIDENTIAL ZONE A	INDUSTRIAL/ COMMERCIAL ZONE B	PRIM. TOWN CENTRE USES ZONE C	OPEN SPACE ZONE D	SOCIAL & COMMUNITY ZONE E	GENER. DEVEL. ZONE F	NON HAZARDOUS CONSTRUCTION DEMOLITION WASTE ZONE G
Dwelling	✓	✗	✓	✗	○	○	✗
Flat	✓	✗	✓	✗	○	○	✗
Guesthouse/B & B	✓	✗	✓	✗	✗	○	✗
Hotel	○	✗	✓	✗	✗	○	✗
Retail outlets	○	✗	✓	✗	✗	○	✗
Fast-Food Outlet	✗	○	✓	✗	✗	✗	✗
Pub/Restaurant	✗	✗	✓	✗	✗	○	✗
Cinema & nightclub	✗	✗	✓	✗	✗	✗	✗
Community Hall	✓	✗	✓	○	✓	✗	✗
Nursing Home	✓	✗	✗	✗	✓	○	✗
Healthcare clinic	✗	✗	✓	✗	✓	✗	✗
School/Church	✓	✗	✓		✓	✗	✗
Creche/Childcare Facility	✓	✗	○	✗	✓	✗	✗
Civic Offices/Library etc.	○	✗	✓	✗	✓	✗	✗
Bank	✗	✗	✓	✗	✗	○	✗
Museum	✓	✗	✓	✓	✓	✗	✗
Graveyard	✗	✗	✗	○	✓	○	✗
Petrol Filling Station	○	✓	✓	✗	✗	✗	✗
Offices (Professional)	○	○	✓	✗	○	○	✗
Warehouse/Light Industry	✗	✓	✓	✗	✗	○	✗
Demolition Waste site	✗	✓	✗	✗	✗	✗	✗
Garden Centre/Nursery	✓	○	✗	✓	✗	○	✓
Betting Office	✗	✗	✓	✗	✗	✗	✗
Car park	✗	○	✓	✗	✓	✗	✗
Agricultural Machinery/Retail & Repairs	✗	✓	✓	✗	✗	○	○
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 outline 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 STROKESTOWN

<i>Scheme</i>	<i>Location</i>	<i>Description</i>
National Road & Regional Road Improvements	N5 between Tulske & Tarmonbarry R 368	Continue National Road Improvements Continue Regional Road improvements
Traffic Management Facilities including Traffic Calming	Within Town Environs	Develop and implement proposals for pedestrian crossings at appropriate locations
Footpaths	Within Town Environs	Upgrade and extend
Public Lighting	Within Town Environs and along all approach routes	Upgrade and extend public lighting and traffic route lighting
Carparking	Within Town Environs	Monitor requirements, develop and implement proposals at appropriate location
Social Housing	Within Town 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 Strokestown
Sewerage Scheme Proposals	Within the Town Environs	Perform a full condition survey of both surface water and foul sewer pipelines. Upgrade the existing wastewater infrastructure to cater for the needs of the town for the next 20-25 years
Surface Water Proposals	Within the Town 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 Town Environs	Relocate, upgrade and landscape the recycling facilities on Church Street

APPENDIX 3.

Bawn St Architectural Conservation Area (ACA)

Designation as an ACA gives protection to the exterior of the buildings and structures within the ACA . The carrying out of works to the exterior of a structure located in an ACA will be exempted development, only if those works would not materially affect the character of the area. ACA designation does not place extra planning restraints on interior works, normal planning controls still apply. A comprehensive baseline study of Bawn St. ACA has been conducted by Roscommon County Council. This provides a detailed analysis of each of the structures in this area and is supplemented by a photographic survey. This study is available for inspection from the Planning Authority, Roscommon County Council.

Summary of Conservation Procedure:

- Research and analyse history of building
- Survey building and identify original material
- Plan work according to conservation principles
- Use experts where necessary
- Record all work
- Install maintenance procedures

Guiding Principles in relation to the carrying out of works within an ACA:

1. **Minimum physical intervention:-** Implies making minimum change to the front elevation of a building, in order to retain wherever possible the original fabric and character, e.g. repairing windows or shop-fronts instead of replacing them. It entails the careful striking of a balance between carrying out necessary repairs and eliminating problems, and preserving the authentic sense of history that the façades of Bawn Street still possess.

2. **Repair rather than replace:-** Initially the window frame or cornice may look totally beyond repair to the untutored eye. However, on detailed examination original plaster or joinery can, in many cases, be retained or repaired.
3. **Accurate replacement:-** Any necessary replacement should adhere exactly to the original. Where possible, traditional and local materials should be employed in repair work

Bawn Street ACA: Criteria for Building Maintenance & New Works		
	Recommended	Avoid
Regular maintenance	<ul style="list-style-type: none"> • Clean out gutters • Repair loose slates 	<ul style="list-style-type: none"> • Water infiltration
Minimum changes to facades	<ul style="list-style-type: none"> • Retain where possible the original render • Lime render should be used on old buildings, if necessary 	<ul style="list-style-type: none"> • Demolition, or removal of original fabric • Removal of existing render • Exposure and re-pointing of rubble stonework • Use of cement plaster and render
Windows	<ul style="list-style-type: none"> • Repair where necessary • Re-use of old glass panes 	<ul style="list-style-type: none"> • Replacement of original windows and glass • PVC & Aluminum
Doors & Doorways	<ul style="list-style-type: none"> • Repair where necessary • Retain stone doorsteps • Retain boot scrapers 	<ul style="list-style-type: none"> • Replacement of original doors and door fittings, such as knockers, letterboxes & doorbells
Rainwater goods	<ul style="list-style-type: none"> • Retain, and repair where necessary, cast iron hoppers, gutters and down pipes 	<ul style="list-style-type: none"> • Replacement of original cast iron rainwater goods with PVC
Roofs	<ul style="list-style-type: none"> • Retain and re-use existing slates & timbers • If necessary, use natural slate or high quality manufactured substitute 	<ul style="list-style-type: none"> • Tiles, especially in non-local colours (reds, greens etc.) • Impermeable roofing felt
Chimneys	<ul style="list-style-type: none"> • Retain and repair existing chimney stacks and pots • Use of lime mortar and render for repairs 	<ul style="list-style-type: none"> • Use of cement
Layout and Siting	<ul style="list-style-type: none"> • Retain trees, railings, walls and other site features of value where possible • Existing building-line, scale and height should be respected 	<ul style="list-style-type: none"> • Breaking the skyline • Impacting on views from entrance arch to St. Johns Church
Accurate Replacement	<ul style="list-style-type: none"> • Replacements should adhere exactly to the original 	<ul style="list-style-type: none"> • Use of non-traditional or non-local materials
New Building	<ul style="list-style-type: none"> • High quality design • Respect existing buildings 	<ul style="list-style-type: none"> • Un-rendered rubble stonework • Non-vernacular materials and finishes

APPENDIX 4.

RECORD OF MONUMENTS AND PLACES

Record of Monuments and Places

RO023-167	023-/14/5	19286/28108	Lisroyne	Earthwork Site
RO023-168	023-/14/5	19293/28135	Lisroyne	Ringfort (Rath/Cashel)
RO029-012	029-/02/2	19272/28075	Lisroyne	Stone Head Present
Location				
RO029-1301	029-/02/1	19217/28001	Cloonslanor	Ringfort (Rath/Cashel)
RO029-1302	029-/02/1	19217/28001	Cloonslanor	Burial Ground
RO029-14	029-/02/4	19226/27995	Cloonslanor	Earthwork Site
RO029-024	029-/02/3	19350/28058	Farnbeg	Mausoleum
RO029-025	029-/02/3	19359/28072	Cloonradoon	Mansion

APPENDIX 5.

Record of Protected Structures

Record of Protected Structures

NO.	ADDRESS	RATING	DATE	COMPOSITION
1	Strokestown Park House, Strokestown <i>RPS Ref: 02300141</i>	National	1730-1740	Detached seven-bay three-storey over basement Palladian mansion; c. 1735, containing fabric of late 17 th century house; with quadrants leading to galleried two-storey kitchen and vaulted tables in symmetrical wings both flanked by pedimented archways; façade and parapet c. 1815 with addition of Ionic porch; side and rear extensions; ongoing renovations to house and wings since 1981
2	Strokestown Park House, Strokestown <i>RPS Ref: 02900142</i>	Regional	1686	Gothic-style family mausoleum erected by the Mahon family in 1686 with inscribed altar over underground tomb; in dilapidated condition
3	Strokestown Park House, Bawn St. Strokestown <i>RPS Ref: 02300141</i>	Regional	1790-1820	Late-Georgian Gothic entrance to Strokestown Park House, built c. 1820 with pointed arches to entrance and battlemented parapet and flanking walls; single-storey former gatelodge to side with battlements and pointed arches to openings
4	Bawn Street, Strokestown <i>RPS Ref: 02900147</i>	Regional	1770-1820	Detached four-bay two-storey former house on L-shaped plan, c. 1800, with semi-raised basement to side and rear and neo-classical doorcase to flanking single-storey entrance, currently having offices on premises
5	Hartland House, Bawn St, Strokestown <i>RPS Ref: 02300148</i>		1800-1820	End-of-terrace three-bay two-storey houses with cutstone chimney stacks dated 1877 hoodmoulding to tripartite entrance and alterations to ground-floor, c. 1990
6	T. Shanley, Elphin St, Strokestown <i>RPS Ref: 02300149</i>	Regional	1820-1860	Terraced six-bay two-storey house with ground floor shop, c. 1840, with ashlar masonry to shopfront and brackets to cutstone doorcase
7	St. John's, Church St, Strokestown <i>RPS Ref: 02900144</i>	Regional	1820	Octagonal plan, former Church of Ireland church, dated 1820, with spire to three-storey battlemented bell tower over entrance and timber octagonal ceiling; mid 18 th century mausoleums to graveyard; building used as Heritage Centre since 1982