

# BALLAGHADERREEN LOCAL AREA PLAN 2017 - 2023

EFFECTIVE DATE 25<sup>th</sup> AUGUST 2017



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council





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# 1 INTRODUCTION

The main aim of this Local Area Plan is to set out a framework for the physical development of Ballaghaderreen so that growth may take place in a coordinated, sensitive and orderly manner, while at the same time being sensitive to the environment.

Policies and objectives outlined in this LAP are in addition to the policies and objectives contained in the Roscommon County Development Plan (RCDP) 2014-2020. It is acknowledged that not all strategic objectives will be achieved during the six year LAP timeframe; however it is important to identify these objectives to ensure commitment to achieving them in the longer term.

In the interests of clarity, any reference to a goal, aim, policy and objective in the text of this Local Area Plan, shall be construed as an 'objective' of this Plan for the purposes of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

## 1.1 STATUTORY CONTEXT

This LAP has been prepared in accordance with Sections 18 to 20 of the Planning and Development Act 2000 (as amended), and replaces the Ballaghaderreen Local Area Plan 2012 - 2018. It is required to be consistent with the regional planning guidelines for the area as well as the policies and objectives of the RCDP and its Core Strategy, which set out the overarching development strategy for the County. The LAP should be read in conjunction with the RCDP 2014-2020. Where any provisions of the LAP conflict with the provisions of the RCDP, the RCDP will take precedence.

## 1.2 ENVIRONMENTAL ASSESSMENTS

### 1.2.1 Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment (SEA) is the formal systematic evaluation of the likely significant environmental effects of implementing the LAP and must be carried out prior to the adoption of any plan or programme. SEA is undertaken in accordance with the EU SEA Directive 2001/42/EC. The findings of the SEA are outlined in the Environmental Report published alongside the LAP.

### 1.2.2 Appropriate Assessment (AA)

An appropriate assessment is an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of any plan or project on the conservation objectives of any Natura 2000 site i.e. Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). All land use plans proposed under the Planning and Development Acts 2000-2015, including Local Area Plans, must be screened for any potential impact on areas designated as Natura 2000 sites. Appropriate Assessment is carried out under Article 6(3) and 6(4) of the Habitats Directive. A Stage 2 Appropriate Assessment report has been prepared for the Ballaghaderreen LAP 2017 – 2023 and is published alongside the LAP.

### 1.2.3 Strategic Flood Risk Assessment (SFRA)

A Strategic Flood Risk of the LAP was carried out in accordance with *The Planning System and Flood Risk Management* (DEHLG, 2009). The guidance recommends a staged approach to flood risk assessment, which covers both the likelihood of flooding and the potential consequences. Stage 1 Flood Risk Identification and Stage 2 Initial Flood Risk Assessment were carried out on the LAP. Screening, scoping and appropriate flood risk assessments are key steps. The SFRA report concluded that a Stage 3 Detailed Flood Risk Assessment of the LAP was not required.



### 1.3 PUBLIC CONSULTATION

In accordance with Section 20(1) of the Planning and Development Acts 2000 (as amended), prior to preparing a draft local area plan, the local authority must take whatever steps it considers necessary to consult with the public, including public bodies, non-governmental agencies, residents' associations, community groups, and business interests in the area.

The following pre-draft consultation was undertaken:

- A **Public Meeting** at Community Resource Centre on February 15<sup>th</sup> 2017
- A **Youth Meeting** at Ballaghaderreen Youth Centre on February 22<sup>nd</sup> 2017

Pre-draft consultations were advertised in a number of ways including through the Public Participation Network (PPN) and in the local newspapers (Roscommon Herald & Roscommon People).

The main issues raised during pre-draft consultation included the following:

- **Industrial, Business, Commercial and Retail development:** The town needs to be promoted as a base for industry and employment. There is potential for a closer relationship with Ireland West Airport Knock to invigorate development in the area. Improved broadband and mobile phone service throughout the Plan area is considered to be crucial in attracting new industry and ICT businesses. It is also considered that improved broadband is a key factor in re-vitalising business and commercial opportunities in Ballaghaderreen.
- **Community Facilities:** People were generally satisfied with the level of community facilities in the area and in particular the sporting facilities provided. The need for a healthcare facility was seen as a necessity for the town. A facility which could be used for hosting community functions was also earmarked as something that was missing from the town.
- **Open Space and Sporting Provision:** Those present at the community meeting outlined the need for a dedicated recreation area, such as a community garden in the town. People were generally happy with the sporting facilities in the town but the provision of walkways and the possibility of linking with the disused railway should be investigated.
- **Residential Development:** The level of vacancy in the town was identified as a weakness. Despite the number of vacant units, it was considered that there was a lack of units which were suitable for single adults. Apart from this those attending the community meeting were satisfied that the needs of all sectors of the community were addressed.
- **Infrastructure:** The community acknowledged the effect that the bypass has had on reducing the traffic numbers in the town. The by-pass has also led to a change in traffic movements with most of the traffic now coming into the town along Pound Street. This leads to difficulties at Market Square in relation to priority especially. The provision of dedicated car parking spaces for limited duration was also highlighted as a possibility.
- **Tourism:** Endorsing the tourism, recreation and heritage value of Ballaghaderreen through heritage and community initiatives is extremely important. The built heritage of the town, nearby walkways, Lough Gara and the boglands of the area should be further promoted. Reference was made to the need for a new, smaller hotel in the town which would serve the needs of the town and its hinterland.
- **Streetscape:** The community outlined how there is a need for ongoing improvement of vacant and dilapidated buildings within the LAP area. Buildings in a poor state of repair detract from the character of the town centre. Improvements to street furniture and footpaths were also highlighted as being important to improve the image of the town.



## 2 POLICY CONTEXT

A wide variety of international, national, regional and local government policy documents have been reviewed in the preparation of this LAP for Ballaghaderreen.

### 2.1 NATIONAL AND REGIONAL CONTEXT

The **National Spatial Strategy 2002-2020** (NSS) is a planning framework for Ireland that aims to achieve a better balance of social, economic and physical development across Ireland, supported by effective planning.

The **Regional Planning Guidelines for the West Region 2010-2022** (RPGs) provide the strategic regional mechanism for the implementation of the NSS. They set out the vision for the West Region identifying strategic goals, policies and objectives which establish a framework for lower level plans including this LAP.

### 2.2 COUNTY CONTEXT

The **Roscommon County Development Plan 2014-2020** (RCDP) sets out the strategic planning framework for the county, which is consistent with the NSS and the RPGs.

### 2.3 POPULATION CONTEXT

#### 2.3.1 Core Strategy, Settlement Hierarchy and Population Calculations

In accordance with Section 10 of the Planning and Development Acts 2000 (as amended), the RCDP 2014-2020 includes a Core Strategy which provides projected population growth figures for Ballaghaderreen<sup>1</sup> over the plan period. Projected population growth is allocated in accordance with the Settlement Hierarchy<sup>2</sup> included in the RCDP which identifies Ballaghaderreen as a Tier 2 Settlement and one of the Key Towns in the County.

The population growth allocation outlined below is based upon the methodology applied for Ballaghaderreen as part of the RCDP Core Strategy projected growth population. Ballaghaderreen was allocated a growth rate of 12% (2% per annum over the period of the RCDP 2014-2020). This methodology continued with the same anticipated growth levels allows for calculating the following projected population estimations.

#### Period: 2016-2022

- Population Allocation = 271 persons
- Houses Required<sup>3</sup> = 108 units
- Residential Land Required<sup>4</sup> = 8.1 Hectares

### 2.4 SETTLEMENT POLICY

Settlement policy aims to broadly guide where new development will occur in the county and is a fundamental component of spatial planning. It considers population distribution, settlement size, settlement role, and settlement hierarchy, as follows:

<sup>1</sup> Based on figures identified in the RPGs for the West Region 2010-2022

<sup>2</sup> As per the NSS and RPGs

<sup>3</sup> Given an average of 2.5 persons per household for the county as per the RPGs

<sup>4</sup> Given a density of 20 units per hectare

- The RPGs provide population figures for the county up to 2022.
- The Council must consider these figures and distribute them amongst the county's towns in a manner consistent with the aims of the RPGs as well as the proper planning and sustainable development of the county.
- Population figures for each settlement are outlined in the Roscommon County Development Plan's Core Strategy which promotes the development of settlements in accordance with their location in a hierarchy as outlined in the NSS and RPGs.
- In accordance with the Core Strategy figures estimated as part of the RCDP 2014-2020, the Ballaghaderreen Local Area Plan 2017-2023 identifies a population growth of 271 persons over the period of the plan 2017-2023.

### 3 PROFILE OF BALLAGHADERREEN

Ballaghaderreen is located in the north-west of County Roscommon approximately 40 km from Roscommon Town and 25 km from Boyle. The town is situated at the junction of a local road, L1244 (formerly the N5 National Primary Route) and R293 regional road. The town has recently been by-passed by the N5 to the east of the town. Ireland West Airport Knock is located 24 km from Ballaghaderreen.

Ballaghaderreen contains a number of significant historic buildings, which are features of the town. The main street through the town is dominated by two and three storey nineteenth century residential and/or commercial buildings, which are typical of rural Irish towns and which, combined with the historic buildings, provide Ballaghaderreen with a sense of identity and a feeling of enclosure in the main street.

The Regional Planning Guidelines for the West Region 2010 – 2022 identifies **Ballaghaderreen**, Boyle, and Castlerea as key towns within the West Region.

#### 3.1 EXISTING CONTEXT

##### 3.1.1 General

The town of Ballaghaderreen is located at the convergence of a number of regional and local roads. The town has traditionally formed around the Market Square, Main Street, Barrack Street and Pound Street area. The traditional core retailing areas remain relatively the same with some expansion to the north west accomodating the SuperValu development. The town centre remains the primary retail area in Ballaghaderreen. The majority of residential development has taken place outside the town core along the approach roads with smaller infill developments within the centre itself.

Ballaghaderreen has attracted very little new development in recent years. This has contributed to a degree of dilapidation and vacancy of a number of premises in the town. The impact of the bypass road in removing traffic from the town area will shape how the town centre develops. The reduction in through traffic within the town centre should also increase the general quality and attractiveness of the town centre for investment and recreational purposes and will create an ease of access for all using this area. A key challenge facing Ballaghaderreen is attracting new business into the town centre.

##### 3.1.2 Population and Demographic Profile

Census 2011 identified a population of 1,822 persons for Ballaghaderreen Census Town, which had decreased to 1,808 persons at the time of the last Census in 2016. This represents a 0.8% decline; as compared to the County average (+ 0.6%) and State average (+ 3.8%) for the same period.

In terms of the age profile, 58.5% of the population of the town is aged between 19 and 64 years, 24.5% under 18 years, and 17% over 64 years.

**Table 1: Age profile - Ballaghaderreen Census town 2016**

Age cohorts	Population by age	% of population
0 - 18 years	438	24.5%
19 – 34 years	398	22%
35 – 64 years	661	36.5%
65 years and over	311	17%
<b>TOTAL</b>	<b>1,808</b>	<b>100%</b>

### 3.1.3 Infrastructure and Services

#### 3.1.3.1 Roads and Transportation

Ballaghaderreen is strategically located at the junction of a local road, L1244 (formerly the N5 National Primary route) and R293 regional road. The N5 National Primary route links Castlebar to Dublin, and the R293 regional road links Ballyhaunis to Sligo. Major recent works include the Ballaghaderreen Bypass which opened in September 2014. The opening of the Ballaghaderreen Bypass has dramatically changed the patterns of movement in the Plan Area and its hinterland.

Road works in the town have primarily focussed on maintenance and improvement of the road network including pavement strengthening and resurfacing works.



**Ballaghaderreen Bypass**

Although served by rail in the past, Ballaghaderreen is no longer directly served by rail. The nearest railway stations are situated in Castlerea (20km) and Ballymote (24km). Public transport is provided by Bus Éireann, a number of private operators and the rural transport scheme.

#### 3.1.3.2 Water Services

Since January 1<sup>st</sup> 2014 Irish Water is responsible for all public water services, involving the supply of drinking water and the collection, treatment and disposal of wastewater. Roscommon County Council carries out the majority of its previous functions by way of a service level agreement with Irish Water (IW).

Water is supplied to the town by the North Roscommon Water Treatment Works (WTW). Mains water is supplied by abstraction from Lough Gara. In terms of water supply, both the quantity and working pressure in Ballaghaderreen are currently satisfactory to meet commercial, industrial, residential and agricultural water needs during the LAP period (see Map 6). This will continue to be the case in the medium-term as water conservation measures and investment continues to reduce unaccounted for water usage.

The North Roscommon WTW was included in the EPA Drinking Water Remedial Action List Q4 of 2016 for elevated levels of THMs above the standard in the Drinking Water Regulations. The North Roscommon WTW with the majority of mains water being extracted from Lough Gara, is currently being upgraded to enhance the performance of the plant. Once complete the treated water quality and monitoring requirements will comply with the EU Council Directive 98/83/EC and the national legislation implementing (Statutory Instrument No.122 of 2014).

There is a need, however, to protect groundwaters as over 75% of the LAP area falls within an area of Extreme or High Vulnerability with lesser areas of high, medium and low vulnerability to the southeast. These classifications will have an impact on the outcome of development applications in the area and have been taken into account in the Development Strategy and the zoning plan for the area. The Planning Authority will consider the groundwater vulnerability as per the Geological Survey findings when assessing development proposals.

### 3.1.3.3 Flood Risk and Protection

Flooding is not considered a significant problem in Ballaghaderreen. The community meeting identified no significant areas of flooding although there is some localised flooding at the corner of Main Street and Market Street during periods of high intensity rain. The 2004 Sewerage Scheme has alleviated but not eliminated the problem. The OPW have also recorded only one recurring flood event within the plan boundary (see Map 7). Lands adjacent to the Lung River no longer flood due to a major arterial drainage scheme was implemented by the Office of Public Works (OPW) between 1986 and 1990.

A Strategic Flood Risk Assessment (SFRA) of the town has been carried out as part of the LAP process. The SFRA identifies areas liable to flooding. It assesses the extent of flood risk in these areas, identifies mitigation measures to ensure that new development will not exacerbate existing problems, and seeks to prevent the recurrence of flooding.

### 3.1.3.4 Wastewater Services

Ballaghaderreen WWTP was built in 1998 and designed to treat a PE of 2500. Storm storage is provided at the primary pumping station in the town and is in use when flow exceeds 3 times Dry Weather Flow. Significant sewer network upgrades were carried out in 2001 to enable a separation of the storm and foul system. The current wastewater treatment plant has capacity of 2,500 Population Equivalent (PE) is sufficient to meet the needs of existing development in town as well as potential development over the period of this Plan (see Map 6). Minor upgrade works in relation to the inlet works are envisaged during 2017. In relation to surface water quality, the most recent data from the EPA identifies Q-values<sup>5</sup> of moderate to high status for monitoring points closest to the town. To the south and west of the Lung Cut the River Lung has a rating of Q3-4 which is considered of Moderate Status. To the north of the Lung Cut the River Lung has a rating of Q4-5, Q5 which is considered of High Status.

### 3.1.3.5 Waste Management

Several domestic waste collection companies operate in the town. Collectors provide a segregated collection service, where recyclables and municipal waste are collected on alternate weeks. The town has a local civic amenity site at Aghalustia which facilitates the recycling of a range of materials, as well as bring bank facilities on Market Street both of which are administered by the Council.

### 3.1.3.6 Energy

The town has an adequate electricity supply. Largan Hill Windfarm is located approximately 5km north of the town and the Roosky Windfarm which has been operational since 2015 is located approximately 2km south of the town. There is currently no piped gas available in the town.

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<sup>5</sup> The Q Value system describes the relationship between water and the macro-invertebrate community. Q5 have good water quality, while Q1 have bad water quality. In addition, in accordance with the Water Framework Directive, surface waters in Ireland are classified as high, good, moderate, poor and bad quality.

### 3.1.3.7 Telecommunications

DSL broadband for residential and business use is available in the town, subject to line test. Direct satellite broadband is available in most parts of Roscommon. High speed broadband is currently available to teachers and pupils at St Nathy's College under the 'Broadband for Schools' scheme. Mobile phone coverage, provided by a range of operators, is generally very good in and around the town.

### 3.1.4 Social and Community Facilities

#### 3.1.4.1 Community Facilities

There are a range of existing community services and facilities in the town (see Map 8), including those mentioned below, and numerous others:

- St. Nathy's Cathedral
- Ballaghaderreen Library
- Ballaghaderreen Garda station
- Ballaghaderreen Fire Station
- Ballaghaderreen Community Park and all weather playing area
- Ozanam Oak Grove Day Centre
- the North West Roscommon Community Development Programme
- County Roscommon Jobs Club
- Convalescent/nursing homes
- Crèche and after-school childcare facilities
- Public play areas
- Several community organisations



**Community Park Clubhouse**



**St. Nathy's Cathedral**



**Ballaghaderreen Public Library**

#### 3.1.4.2 Schools and Educational Facilities

There are currently 3 childcare services in or adjacent to the town registered with the Roscommon Childcare Committee. These comprise morning pre-school services and a parent and toddler group.

There are currently two schools in Ballaghaderreen, St. Attracta's National School and St. Nathy's College secondary school. Post leaving certificate courses are run by the local Youthreach Centre providing VEC and SOLAS sponsored second and third level programmes. The closest third level institutes are the Sligo Institute of Technology (49km), the Athlone Institute of Technology (79km), Galway / Mayo Institute of Technology (87km), GMIT Castlebar (54km) and National University of Ireland (NUI) Galway (87km).



**St. Attracta's National School****St. Nathy's College**

#### 3.1.4.3 Health

Healthcare in the town is provided by the HSE and other private agencies, and includes facilities such as the Ballaghaderreen Health Centre and several doctors and pharmacies in the area.

#### 3.1.4.4 Burial Grounds

Ballaghaderreen is currently serviced by Kilcolman New Graveyard and Kilcolman Old Graveyard on either side of the R293 Sligo Road as well as St. Nathy's Cathedral which also contains a graveyard. These graveyards have adequate capacity for the Plan period.

#### 3.1.4.5 Fire Service

The Fire Station on the Dublin Road houses the local Fire Service comprising 9 personnel.

### 3.1.5 Recreation, Leisure and Tourism

#### 3.1.5.1 Open Space and Sporting Provision

Open space in the town is made up of greenbelt areas, agricultural areas on the periphery and smaller spaces between built-up areas including parks, playing fields and gardens. There is currently adequate open space and recreational facilities in the town to cater for local need. Sporting facilities in the town include the GAA pitch and clubhouse (outside the LAP boundary), the tennis courts, Ballaghaderreen Community Park and astroturf pitches, the playing fields and soccer pitches at St. Nathy's College and Ballaghaderreen Golf Club (outside the LAP boundary). A wide variety of sporting organisations also exist in the town.

**Ballaghaderreen Tennis Courts****Ballaghaderreen Playground**



### 3.1.5.2 Tourism Resources, Facilities and Infrastructure

Tourist resources, facilities and infrastructure in and around the town include historic buildings such as St. Nathy's Cathedral, Ballaghaderreen Library (Dillon House) and St. Mary's Convent at Friarhill. Local festivals such as the Secret Village Festival attracts a number of visitors while local produce is available at the Ballaghaderreen Farmer's Market. In addition, a number of driving and walking routes converge in the town and tourist Accommodation includes several B&Bs. Amenities in the wider area include the Lung River and Lough Gara.

### 3.1.6 Built and Natural Heritage

#### 3.1.6.1 Architectural and Archaeological Heritage

Ballaghaderreen has 24 structures listed on the Record of Protected Structures as well as one Architectural Conservation Areas (ACA)<sup>6</sup> at Market Square (see Appendices 4 and 5, Appendix 9, and Maps 12a and 12b). There are 5 structures listed for protection in the Record of Monuments and Places (see Appendix 6, and Map 9b).

#### 3.1.6.2 Natural Heritage

There are no designated sites<sup>7</sup> within the Plan area, however, there are a number of Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), and proposed Natural Heritage Areas (pNHA) within a 15km radius of the town (see Map 10). The town also falls within two Landscape Character Areas, LCA 22: Cloona Lough and Lung River Bogland Basin<sup>8</sup> and LCA 23: Ballaghaderreen and Brockagh Hill Uplands. Both are of Moderate Landscape Value reflecting the high nature value and low lying scenery of the river and lake, and the spatial relief provided from Brockagh Hill.

### 3.1.7 Economic Development and Employment

#### 3.1.7.1 Economic Profile

Ballaghaderreen is identified as a Tier 2 settlement in the RCDP Settlement Hierarchy in recognition of its role as a Key Town in the county and having regard to its existing population base, economic development potential, availability of services and critical infrastructure, and its urban structure.

In relation to industrial and commercial development, industries such as Aurivo, as well as those located in the town's business and enterprise parks are important to the local economy. Ballaghaderreen has traditionally, and continues to have, the role of a large market town for the surrounding areas. The town core accommodates a number of small to medium scale retailers including a substantial supermarket, pharmacies, drapers, bookmakers and restaurants. While Ballaghaderreen acts as a local service centre for the surrounding rural hinterland, a significant proportion of people living in the area also commute to towns such as Castlebar and Sligo for employment.

<sup>6</sup> An ACA is defined as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in its own right, or which contributes to the appreciation of protected structures, and whose character it is an objective of a development plan to preserve.

<sup>7</sup> Designated Sites include Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas.

<sup>8</sup> See the Roscommon Landscape Character Assessment which forms part of the RCDP 2014-2020.



**Market Sqaure**

The town is also served by one bank, as well as Ballaghaderreen Credit Union. The existing primary retail provision is centred on Market Square, Main Street and Barrack Street, with secondary shopping located to the northwest of Main Street. With regard to vacancy, there are a number of office and retail developments throughout the town that remain unoccupied as well as a large number of vacant units at the business and enterprise parks.

Agriculture also remains an important part of the economy and environment of the town, with several farms operating within the Plan boundary. The town also hosts a weekly Farmers Market every Saturday at The Shambles.

### **3.1.8 Urban Development**

#### **3.1.8.1 Residential Development**

There are several newer residential estates within the Ballaghaderreen LAP area, which were constructed during the last fifteen years. Much of this development is located outside of the town core for example on Convent Road, the Charlestown Road and the Sligo Road. Some smaller infill developments have occurred within the town core.

As of January 2017 there were approximately 300 vacant residential units within the LAP area. There are currently four unfinished residential estates in the town (Appendix 7 includes a Residential assessment of the town).

As a result of this there is a possibility of a population shift to the periphery of the town occurring. This leakage of population to the periphery will have a sizable negative impact on town centre viability.



## 4 CHALLENGES AND OPPORTUNITIES

### CHALLENGES

#### COMMUNITY VIEW

The public footpath network in Ballaghaderreen is deficient and is need of upgrading.

#### 4.1.1 Infrastructure and Services

##### Rail, Road, Pedestrian and Cycle Networks

- Ensuring continued maintenance, improvement and upgrading of existing infrastructure.
- Over reliance on the private car.
- Traffic management remains a concern, additional pedestrian crossings and other traffic management facilities are required in the town.
- The appropriate use and development of backland lanes in the town centre is essential.
- Lack of signage on the Ballaghaderreen By-pass is a problem.

##### Water and Wastewater Services

- Ensuring that the potable water supply in the area is maintained to a high standard and that water conservation (leakage and demand management) measures are promoted among all water users.
- Maintaining and upgrading the wastewater network as necessary to serve the area as it expands.

#### COMMUNITY VIEW

Concern however at the critical need for ongoing maintenance of water quality and protection of ground waters in the area.

#### COMMUNITY VIEW

Littering is often a problem in the town especially dog litter.

##### Waste Management

- Applying good waste management procedures to ensure that litter does not detract from the visual quality of the town.

##### Energy

- A secure and reliable electricity transmission infrastructure is needed to support economic development and attract investment to the area.

##### Telecommunications

- Supply a high quality and competitive broadband service in the town to promote industrial and commercial development and to attract new business investment into Ballaghaderreen.
- Ensuring that the physical infrastructure and structures needed to provide adequate mobile phone service are developed in a strategic way that minimises the impact, where possible, on the environment.

#### 4.1.2 Community Facilities

- Providing adequate social, recreation and community facilities to meet the needs of the local population, including further youth facilities e.g. CoderDojo.

#### 4.1.3 Tourism Resources, Facilities and Infrastructure

- Capitalising on the recreational and leisure potential of the town and the wider area is essential to the local economy.
- Maintaining the heritage value of the town centre buildings and encourage the appropriate reuse/redevelopment of vacant buildings.

##### Driving, Walking and Cycling

- Improvements required to the condition of walking routes in the area.
- Further promotion, including signage of walking and cycle routes that link features of interest in the town and surrounding areas.

#### 4.1.4 Built and Natural Heritage

##### Buildings within the Town

- Preserving the architectural quality of key buildings within Ballaghaderreen and ensuring buildings along the main street frontages are maintained. This is essential to enhance the streetscape and the general appearance of the town.

##### Architectural Conservation Areas (ACA)

- Ensuring the on-going protection of the town's ACA and ensuring new development proposals within ACA do not have a negative impact upon the streetscape or character of the area.

#### 4.1.5 Economic Development and Employment

- Attracting new business into the town to expand the range of commercial facilities available and increase employment opportunities in the town.
- Industry and large scale business in the town is minimal and it is a key aim to encourage companies to establish a base within the Ballaghaderreen LAP area.

##### **COMMUNITY VIEW**

Attracting new commercial development (e.g. small scale hotel, additional food stores) which would act as a catalyst for further new commercial developments in Ballaghaderreen and potential significant increase in visitors to the town is important.

#### 4.1.6 Retail and Commercial Development

- Ensuring residents of the town and surrounding environs mainly utilise the retail provision in Ballaghaderreen for their shopping needs rather than going to other towns.

- Securing occupancy of existing vacant retail and commercial floor space in the town.
- Strengthening the town core by expanding the existing retail and commercial facilities in place.
- Encouraging a diversity of uses in the town centre throughout the day and evening.

#### 4.1.7 Residential Development

- Addressing residential vacancy in the town (300 units – January 2017).
- Promote social integration and provide accommodation for a diverse range of household types and age groups.
- Prioritise walking, cycling and public transport, and minimise the need to use cars.

#### COMMUNITY VIEW

Improved pedestrian links are required between the main residential parts of the LAP area, the town centre, and community and recreational facilities.

### OPPORTUNITIES

#### 4.2.1 Infrastructure and Services

##### Rail, Road, Pedestrian and Cycle Networks

- Improve the quality of approach roads into the town.
- Encourage a move away from high rates of dependency on the private car through increased provision of footpaths and cycle lanes.
- Improve the public lighting system in Ballaghaderreen through the addition of new lights and the undergrounding of service wires/cables in the town centre.
- A co-ordinated signage strategy with clear direction signage to key landmarks and features would be of significant benefit to visitors to Ballaghaderreen.

##### Water and Wastewater Services

- Water supply and water storage in Ballaghaderreen are considered to be adequate to meet the commercial, industrial, residential and agricultural water needs of the area during the LAP period.

#### 4.2.2 Community Facilities

- Increase the provision of community facilities in the town for all age groups and ensure existing facilities are maintained.

##### Open Space

- Ensure that existing public open spaces are properly maintained and managed so that all members of the community can avail of and enjoy these essential community facilities.
- Explore the possibility of providing a community park at the Fair Green.

#### COMMUNITY VIEW

Potential for the following in Ballaghaderreen:

- Medical Centre
- Community Park
- Small scale hotel
- Indoor child's play area

#### 4.2.3 Recreation and Tourism Resources, Facilities, and Infrastructure

- Promoting the strengths of Ballaghaderreen including its built heritage and recreational opportunities, including for example, Lakes and Legends initiative, boglands, nearby walkways and the Ballaghaderreen Town Walk.

- Capitalise on Ballaghaderreen's location and access opportunities from the town to other tourist attractions.
- Support a move towards a more pedestrian and cycle-friendly town centre which is safe, clean and litter-free.
- Support the completion and implementation of an environmental enhancement scheme for Ballaghaderreen.
- Encourage initiatives, such as improved and co-ordinated signage to key attractions, recreational facilities, guest accommodation, shopping, and places to eat, amongst others.
- Renewed focus on farmers markets, food fares, home-grown products, culture events/nights, amongst many others.
- Creating links to recognised regional and national touring routes in order to attract visitors to the area.
- Potential to further develop the interest in genealogy in Ballaghaderreen.
- Potential to identify circular walks around town and to erect signposts to routes and produce promotional maps.

**COMMUNITY VIEW**

Potential for regeneration of the town centre – for example new paving, signage, information boards, lighting, and street furniture.

#### 4.2.4 Built and Natural Heritage

##### Architectural Conservation Area

- Encourage the owners and relevant stakeholders associated with structures in the ACA to undertake routine maintenance and repairs particularly to the front facade of the buildings. The upkeep and maintenance of these buildings will enhance the streetscape and will also make them more likely to be re-used and/or re-developed.

##### Archaeological Heritage

- Preserve archaeological features, especially for proposals to re-develop areas or buildings of archaeological heritage.
- Raise the awareness of prospective developers and property owners of archaeological heritage through guidance from the Council's Heritage Office and through its Pre-Planning Consultation Service.

#### 4.2.5 Economic Development and Employment

- Promote reductions available through Roscommon County Council's *Development Contribution Scheme* 2014 and the *Rates Incentives Scheme* to encourage new businesses into the town centre and incentivise occupation of existing vacant buildings.
- Develop linkages between businesses e.g. a new hotel or food store could have a knock on effect for the creation of ancillary commercial developments such as restaurants and shops.
- Recognise and fully realise the potential of recreational opportunities in Ballaghaderreen and the surrounding area to be a key economic driver for Ballaghaderreen and the wider region.
- Increase the choice and range of retail facilities in the town.
- Encourage appropriately scaled industrial development where there is adequate infrastructure provision.



#### 4.2.6 Retail and Commercial Development

- Expand the town core and identify appropriately zoned lands to facilitate future retail and commercial development in Ballaghaderreen.
- Promote the uptake of existing vacant premises over new build for new retail and commercial development, particularly in the town centre.
- Enhance the streetscape and facades of premises, particularly in the town core to create a vibrant and attractive town centre.

##### COMMUNITY VIEW

A new food store would increase the competitiveness of the existing retail developments in the town.

##### COMMUNITY VIEW

Vacant premises in the town centre need to be re-used and or redeveloped.

- Creating an attractive and safe town centre for pedestrians, a town centre that is accessible, well-connected, easy to get to, and convenient to move about.
- Undertaking effective promotion of Ballaghaderreen Town.

#### Retail and Commercial Vacancy

- Encourage the use of vacant and extant retail floorspace to accommodate new retail development over the period of the Plan.
- Steer retail activity towards the town centre to reinvigorate the area.

#### 4.2.7 Home-based Economic Activity

- Appropriate proposals for small-scale home-based economic activity may be supported where the proposal does not generate significant new traffic movements and are generally compatible with surrounding uses.

#### 4.2.8 Residential Development

- Require the construction of sustainable residential developments with high quality homes and neighbourhoods.
- Ensuring high quality sustainable residential development that provides quality homes and neighbourhoods.
- Encourage the use / reuse of existing vacant residential units in the town as an alternative to new build.
- Encourage the completion of unfinished housing estates. In cases where this cannot be achieved seek to improve unfinished residential areas for the benefit of existing residents.



## 5 VISION AND DEVELOPMENT STRATEGY

Roscommon County Council has an ambitious but achievable **Vision** for Ballaghaderreen for the period 2017 – 2023 and beyond.

**Vision:** *To promote the sustainable growth of Ballaghaderreen, building on its established character and supporting its role as a key town and local services centre. Ballaghaderreen will be a town that caters to the needs of its local population, as well as to the visitor, and will endeavour to create a positive image of the town as a place with a unique and attractive environment where people want to live. The town will support economic development and job creation based on local strengths as well as promote sustainable movement and identify opportunities to enhance connectivity within the built environment. The town will develop and enhance the delivery of supporting infrastructure, facilities and amenities to support the community as a whole.*

The following are the **Strategic Aims** for Ballaghaderreen Town:

1. Create a vibrant and sustainable community by ensuring appropriate levels of services to support existing and future populations. These services should be provided in tandem with development and associated population increase.
2. Build on the role of Ballaghaderreen as a key town in the Settlement Strategy for County Roscommon.
3. Promote an enhanced quality of life for all, based on high quality sustainable residential, working and recreational environments, infrastructural and transportation networks, and with the use of alternative energy in a sustainable and harmonious way.
4. Consolidate commercial activity within the town core which will generate a greater level of employment and vibrancy in the area. Direct appropriately scaled retail development toward the town centre to consolidate and rejuvenate the town core.
5. Encourage initiatives to improve the urban environment and the overall character and appearance of its streetscapes, by promoting the development of all areas of the town to their fullest potential. This includes ensuring the redevelopment and reuse of vacant and derelict residential, commercial and retail buildings in the town core and promoting the renewal and environmental improvement of neglected areas.
6. Improve pedestrian access and connectivity within the LAP area, particularly to larger community and commercial facilities and recreational lands and facilities.
7. Recognise that archaeological, natural and built heritage in the area are important elements of the town and ensure their conservation, enhancement, public access and enjoyment, particularly along the streetscapes and facades within Ballaghaderreen's Architectural Conservation Area (ACA).
8. Provide opportunities to strengthen the local economy through facilitating new industrial and enterprise development.
9. Promote a more efficient transport system that will improve the road network, traffic management, parking facilities, public transport, and provide safe pedestrian and cycle routes.
10. Protect and safeguard groundwater supplies and ensure that they are not compromised by commercial, agricultural, domestic or other activities, particularly in non-serviced areas outside the LAP boundary.
11. Ensure that the appropriate level of services and infrastructure is available to support the existing and future population in terms of wastewater disposal, water supply and surface water disposal.
12. Consolidate residential development within and around the town centre area to maximise commercial activity potential in the town centre and prevent population decline from the town core to the periphery.
13. Avoid urban sprawl on the edges of the town and maintain a clear distinction between the urban envelope and the rural hinterland.

The Council is committed to delivering this vision of the town through working in partnership with the local community and local organisations, and through promoting the policies and objectives contained in this, and future, Local Area Plans.

## 5.1 DEVELOPMENT STRATEGY OPTIONS

The purpose of the development strategy is to provide a clear strategic direction for how the town of Ballaghaderreen should develop over the lifetime of the Plan and beyond. The need for a flexible, longer-term development strategy for the town is clear in light of the economic downturn which has impacted upon Ballaghaderreen and contributed towards a lack of commercial growth in the town for the past number of years.

The key focus for the development of Ballaghaderreen is to provide for sustainable development that will enhance the vitality and prosperity of the town. Emphasis on promoting new commercial development and retaining permanent population within the town core will be essential in establishing growth in the local economy. Endorsing the recreational value of Ballaghaderreen and the surrounding area through community initiatives will also be extremely important.

Strengthening the town core to establish a healthy mix of retail and commercial developments is essential in Ballaghaderreen. In order to develop a strong and vibrant town centre it is essential to promote the re-use of existing vacant town centre buildings rather than dispersing new build commercial developments towards the outer environs of the town. Increased use and occupancy of the town centre buildings will help foster a vibrant town centre and encourage a mix of new retail and commercial ventures.

In order to achieve the strategic vision for Ballaghaderreen, it is important to examine a number of different Development Strategy Options to ascertain which option can deliver most effectively on the vision for the town. A number of potential development options for Ballaghaderreen are outlined below.

It should be noted that economic and population growth can be positioned within/in the vicinity of the town centre and spatial expansion to the periphery has the potential to hinder rather than expedite such growth.

### Development Strategy Options

Three Development Strategy Options were considered for Ballaghaderreen Town:

- *Development Strategy 1* considers the implications of continuing in accordance with the development objectives of the 2012-2018 Ballaghaderreen Local Area Plan;
- *Development Strategy 2* considers the implications of directing new development to vacant and infill opportunities in the town only; and,
- *Development Strategy 3* considers the implications of prioritising town centre development, while allowing the town to expand outward in a phased manner.

The following sections outline the three options, including key features and implications.

**Main Features of Development Strategy 1**

- Prioritisation of town centre development.
- Expansion of the town centre to lands to the south and east of the existing Core. Potential for large retail development to the south of the town centre.
- Peripheral areas of land zoned for Business Enterprise Park/Light Industry and Industrial uses.
- Improvement of accesses to lands at the rear of Pound Street, Market Street, Barrack Street, Market Square, New Street and Main Street.
- Proposed link roads in order to reduce traffic congestion in the town.
- Adequate provision of new car parking facilities.

**Positive Implications of Development Strategy 1**

- Opportunities for strengthening the core are provided for with the town centre zoning policies.
- Ample land identified for further industrial and business enterprise development.
- Potential new opportunities for developing backlands in the town.
- Improved spatial connectivity, internal linkages and through access.
- Alleviation of Traffic congestion

**Negative Implications of Development Strategy 1**

- Pockets of development may potentially be facilitated at peripheral locations within the LAP area.
- Unsustainable development of peripheral tracts of land for Business Enterprise Park/Light Industry purposes with potential to negatively impact on the viability and vitality of the town centre.



**Main Features of Development Strategy 2**

- Consolidate the commercial core by directing new commercial/retail development to existing vacant and infill development only.
- New residential development restricted to existing vacant properties within the town, individual infill sites
- Lands to the south and east of the Plan boundary zoned for Industrial and Business Enterprise uses.

**Positive Implications of Development Strategy 2**

- The vitality and viability of the town centre could be increased by directing new commercial and retail businesses to vacant units and infill sites in the town centre.
- The residential fabric of the town centre would improve as development is steered towards either renovating or replacing dwellings on brownfield sites only.
- Completion of partially constructed dwellings would improve the appearance of the overall development.

**Negative Implications of Development Strategy 2**

- Limited opportunities to strengthen the town centre through new build development.
- Restricting new residential development solely to brownfield and infill sites could act as a deterrent for new people wishing to move to the town. Furthermore this approach may not provide a sufficient housing supply to meet a market and increased population demand.
- A restrictive housing policy within the LAP area may lead to pressure for residential development outside the Plan boundary.
- Particular development proposals may not be suited to operate from re-modelled or renovated structures and may require a specific design build, which can only be achieved by a new build development.





**Main Features of Development Strategy 3 – Preferred Strategic Option**

- Expansion of the Core Town zoning provision.
- Encourage new retail/commercial development, in a sequential manner, to existing vacant and brownfield sites. However, where sequential tests have exhausted these development opportunities, facilitate retail/commercial development on other appropriate sites within the town core.
- Residential development is phased outward from the town centre with opportunities for new residential development provided closer to the town centre.
- No new areas of residential or commercial on the periphery of the development envelope.
- Adequate lands zoned for Industrial and Business Enterprise Park/Light Industrial. Emphasis on the use of vacant buildings and infill development to accommodate light industrial and retail warehousing floorspace (i.e. zoned for 'Business, Enterprise Park/Light Industry and Warehousing')
- Enhance the character and accessibility of the town's retail core by encouraging greater pedestrian permeability and improving overall existing pedestrian links.
- Emphasis on regeneration of the Former Railway Station site and the back lands of Main Street.

**Positive Implications of Development Strategy 3**

- Expansion of the Core Town Centre zoning provision will facilitate the opportunity for new commercial development in the town centre thereby increasing the vitality and viability of Ballaghaderreen.
- Viable opportunities for Industrial and Business Enterprise Park/Light Industrial development are available under this Strategy on appropriately zoned lands, and also encourage the use of vacant buildings and infill opportunities which may entice investors/developers to the town.
- Potential to encourage increased pedestrian provision and pedestrian links from the main streets to back land areas would improve local access may facilitate the regeneration and redevelopment of back land areas within the town core.
- Identification of 'New Residential' development opportunities closer to the town centre and structured phasing of new residential development, outward from the town centre, would ensure that development occurs in a consolidated and sustainable manner.

**Negative Implications of Development Strategy 3**

- Phased outward expansion could undermine the viability of the town centre if it is not managed correctly.



## The Preferred Development Strategy for Ballaghaderreen

Development Strategy 3 (DS3) will benefit the town the most, as it combines all the positive aspects of the other two strategies. DS3 makes provisions for a greater expansion of the commercial core within the town centre. It also aims to create a vibrant town centre with a pedestrian-friendly environment. DS3 provides for a greater consolidation of new residential lands and opportunities for the development of backland areas in the town centre. The re-use/redevelopment of the existing vacant and derelict buildings within the town centre and within the overall Plan area is also promoted.

### Creating a Workable Strategy

The identification of Development Objectives is important in the delivery of the preferred Strategy and the main development aims of the Ballaghaderreen Local Area Plan. The preferred Development Strategy promotes the following:

- Consolidate commercial activity in the town, generated through a focus on the Core Town Centre zoning. A wider range of appropriate retail and commercial developments within the town centre will generate employment and strengthen the town core.
- Improvement of the urban environment and the overall character and appearance of the town centre by promoting the redevelopment and reuse of vacant and derelict residential, commercial and retail buildings in the town. Where appropriate the application of sequential tests to address the issue of brownfield over greenfield development will be applied. Prospective developers of new retail/commercial developments will be required to demonstrate that existing units are unavailable or not easily adaptable within the town.
- The identification of ‘New Residential’ development opportunities within the environs of the town centre which are centrally located. A focus on developing centrally located and high quality residential developments will provide more consolidated and attractive housing provision for prospective homeowners, whilst contributing positively to the urban design of the town.
- Prevention of further “hollowing out” of the community in Ballaghaderreen Town Centre and increasing the overall population of the town core by creating a more inviting centre with vibrant public spaces will increase commercial activity. Encouragement of an appropriate diversity of uses in the town centre with both day-time and night-time economies, leading to longer stays by shoppers and visitors and increased spend per head.

The following are the strategic Development Objectives for Ballaghaderreen:

#### **Strategic Objective 1**

Generate increased retail and commercial activity in the town through the consolidation of such development within the town core and immediate surrounds.

#### **Strategic Objective 2**

Improve the vibrancy of the town core by encouraging sustainable development through the re-use and redevelopment of existing vacant buildings

#### **Strategic Objective 3**

New residential development to be more centralised within the Plan area.

This Development Strategy sets out how Ballaghaderreen and its surrounding environs should develop over the Plan period and beyond. The Council will continue to endeavour to meet these objectives over the period of this Plan and future Plans to come. The Council's primary focus will be to build on this Strategy for Ballaghaderreen and guide development for continued economic and social growth.

## 5.2 HOUSING STRATEGY AND RESIDENTIAL DEVELOPMENT

National guidance promotes the use of a 'sequential approach' in relation to the zoning and development of lands in urban areas in order to maximise the use of existing and future infrastructure, and to promote sustainability<sup>9</sup>. The sequential approach specifies that zoning shall extend outwards from the centre of an urban area, with undeveloped lands closest to the core and on public transport routes being given preference (i.e. leapfrogging to more remote areas should be avoided). A strong emphasis should be placed on encouraging infill opportunities and the better use of under-utilised lands. Areas to be zoned shall be contiguous to existing zoned development lands. The provision of water and sewerage investment by local authorities must also be related to the sequencing of residential lands and must also be integrated with the provision of public transport, schools, and community and leisure facilities.

In addition, the following objectives and principles of sustainable development must be considered:

- A reduction in the need for transportation and travel by promoting more centralised residential developments;
- A reduction in the extent of urban expansion and sprawl towards the rural environs of the Plan area which contributes towards dependency on the car for access to the town and places increased pressure on infrastructure provision to service these peripheral lands;
- The promotion of high quality residential development, thereby providing a more attractive investment option for both prospective investors and homeowners alike;
- The promotion of development on 'brownfield' sites thereby reducing the need for new development on 'greenfield' sites.

These objectives meet with the aspirations of national and local policy as well as best practice on sustainable development.

The Regional Planning Guidelines for the West Region 2010-2022 identify **Ballaghaderreen**, Boyle, and Castlerea as key towns within the West Region. In response to this, the Core Strategy of the RCDP 2014-2020 then placed within these Tier 2 of the settlement hierarchy, in recognition of their status in the Regional Planning Guidelines, existing population base, economic development potential, availability of services and critical infrastructure (particularly public transportation), and urban structure.

The preferred approach in the Core Strategy of the RCDP 2014 – 2020 is the use of population growth allocation to effect economic growth in a number of Key Settlements as opposed to evenly spreading this growth throughout the county. These Key Settlements are considered more likely to drive the economic growth of the county as a whole through inputs in terms of population.

The Regional Planning Guidelines projected a population increase of 5,200 people in the period 2010-2016 and 6,700 people in the period 2016-2022 for County Roscommon. From these figures the Core Strategy, which forms part of the RCDP 2014-2020, indicates that 2,480 additional households will be formed in the county over the period of the plan, from 2014 to 2020.

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<sup>9</sup> See Development Plans: Guidelines for Local Authorities, (June 2007) and Local Area Plans: Guidelines for Planning Authorities, (June 2013).

Consequently the expected population increase in Ballaghaderreen between 2017 and 2023, based on the minimum population growth targets identified in the RPGs, is 271 persons. Taking a projected average household size of **2.5 persons**<sup>10</sup> the total number of residential units required over this period is 108. In order to calculate the total amount of residential zoned land required over this period, a density of **20 residential units per hectare** is used, resulting in a land requirement of approximately **5.69 hectares**.

However, there is also a need to ensure that enough land is available to meet residential needs for nine years (6 years of the Plan period and 3 years beyond).<sup>11</sup> Therefore, taking this into account, an additional **3.02 hectares** is zoned as '**Strategic Residential Reserve**' giving a total of **8.71 hectares** of residential zoned land provided over the period of this Plan 2017-2023.

### 5.2.1 Development Strategy for Residential Development

The *Ballaghaderreen Local Area Plan 2012-2018* identified approximately 17.27 hectares<sup>12</sup> of land for residential development in the town – significantly more than the amount of land needed to accommodate the population growth predicted up to 2023. Development of this extent of land could potentially accommodate up to 345 residences and approximately 863 people. This would be unsustainable and would give rise to deficiencies in servicing such a large population increase, as well as being inconsistent with the town's low growth rate and the current economic climate.

Therefore the 'sequential approach', as outlined earlier in this section, has been used to identify suitable lands for new residential development in this Local Area Plan. In addition, the Development Strategy for residential development in Ballaghaderreen has also given due regard to development patterns in recent years.

The Council will maintain a Vacant Site Register and implement the Vacant Site Levy as required by the Urban Regeneration and Housing Act, 2015, as a mechanism to stimulate site activation in urban areas, which is intended to "bring underutilised vacant sites and buildings into beneficial use, ensuring more sustainable urban development and an efficient return on state investment in enabling infrastructure."<sup>13</sup>

The site activation measure aims to encourage the release of zoned lands at key locations in order to stimulate development, deliver housing at appropriate locations, and, stimulate the regeneration of vacant urban sites.

It should be noted that Roscommon County Council has adopted a Development Contribution Scheme, which is directly aimed at consolidating towns and ensuring they remain active and vibrant insofar as development contribution incentives have been provided for the re-use and/or change of use of town centre premises for retail/commercial use.

The Development Strategy advocated in this Plan takes account of:

- The additional household formations outlined in the Core Strategy of the Roscommon County Development Plan 2014-2020;
- The average number of dwellings per hectare in Ballaghaderreen town, calculated at 20 units per Ha;
- Vacancy rates, quality of existing housing stock in TC1, TC2 and TC3, permitted residential development and unfinished units in housing estates in the LAP area, including those that may or may not have extensions of their planning permissions; and,
- Whether land is serviced or not;

<sup>10</sup> The RPGs for the West Region 2010-2022 (RPGs) indicate an average of 2.5 persons per all households outside Roscommon Town.

<sup>11</sup> Development Plans Guidelines for Planning Authorities, June 2007, page 43.

<sup>12</sup> 17.27 Hectares = 3 phases of Residential development.

<sup>13</sup> Circular letter PL6/2015, 31 August 2015.

- The need to concentrate residential development closer to the town centre to avoid unnecessary sprawl, pressure on infrastructure, and prevent “hollowing out” of the town centre population with consequent effects on town centre vitality.
- The necessity to provide the opportunity for a varied density, scale and type of residential development.

The following specific residential zonings are identified in Development Strategy 3 (Chapter 5 and Maps 12 and 12a - Land Use Zoning):

- (1) New Residential
- (2) Strategic Residential Reserve

#### **(1) New Residential**

The lands zoned ‘New Residential’ (NR) will accommodate new residential development required over the period of the Plan, 2017 to 2023. This will comprise of four greenfield sites close to the town core. New Residential lands represent an area of approximately **5.69 Ha** in total, with the lands identified in accordance with the sequential approach.

#### **(2) Strategic Residential Reserve**

In addition, a Strategic Residential Reserve (SRR) is identified in the Plan. These lands will be developed over the period of the next Ballaghaderreen Local Area Plan 2023-2029. However, they will also act as a reserve of new residential land, in the event that population growth and demand for housing over the period of this Plan, 2017-2023, is greater than estimated and lands zoned for New Residential are fully taken up before the end of this Plan in 2023. SRR lands represent an area of approximately **3.02 Ha** in total.

#### **Strategic Residential Reserve lands will be suitable for housing development when:**

1. All lands zoned ‘New Residential’ have been developed; or
2. All lands zoned ‘New Residential’ have been subject to the grant of planning permission (extant planning permission), and there is demonstrable demand, supported by factual evidence, for further new residential development, within the Plan area.

All lands identified as (1) New Residential and (2) Strategic Residential Reserve have been selected in accordance with the sequential approach and represent sustainable development as the lands are serviced.



## 6 LAND USE ZONING FIGURES AND MATRIX

### 6.1 LAND USE ZONING FIGURES

In addition to land zoned for residential, retail, commercial and industrial purposes the plan also zones land for other uses. Table 2 below indicates how it is proposed to zone the remaining land within Ballaghaderreen LAP area (See Maps 12 and 12a for details).

**Table 2: Proposed zoning areas for the Ballaghaderreen LAP**

Zoning	Amount of land zoned	
	Hectares	Acres
Core Town Centre	5.00	12.37
Peripheral Town Centre	7.16	17.70
Outer Town Centre	6.48	16.02
Existing Residential	59.72	147.57
New Residential	5.69	14.06
Strategic Residential Reserve	3.02	7.46
Business, Enterprise Park/Light Industry & Warehousing	17.30	42.75
Industrial Uses	30.93	76.43
Public Utilities, Services & Facilities	0.91	2.25
Community & Educational Facilities	15.06	37.21
Recreation, Amenity & Open Space	14.69	36.30
Leisure Tourism	4.10	10.15
Greenbelt	18.02	44.53
Transitional Agricultural Use	42.60	105.22
Car parking	0.71	1.76
<b>TOTAL</b>	<b>231.39</b>	<b>571.78</b>

#### 6.1.1 Land Use Zoning Objectives and Matrix

The Land Use Zoning Objectives and Matrix within this section outlines the zoning objectives for each zone identified on the land use zoning maps (Maps 12 and 12a). It indicates the uses and type of development which is appropriate for each zone. The indication that a proposal is 'permitted in principle' in the Matrix does not imply a grant of permission or that a planning application will be successful as each planning application will be determined on an individual basis by the Planning Authority. All proposals would be required to be consistent with the development standards and the requirements on public health, traffic safety, residential amenity, heritage, design and visual amenity.

Land uses not listed in the Matrix will be considered on the merits of the individual planning application, having regard to the general policies and zoning objectives for the area and in considering the proper planning and sustainable development of the area. Development proposals should generally be compatible with the Land Use Zoning Matrix.

#### Land Use Zoning Objectives

This plan identifies specific areas for specific types of land use in accordance with the principles of proper planning and sustainable development and the Land Use Zoning Maps reflect this in detail.

In addition, explanatory maps have been provided which apply specific hatching over the Land Use Zones for "Residential" lands to give effect to the requirements of the Urban Regeneration and Housing Act, 2015. The hatching applies to lands where the Vacant Site Levy may apply.

Objectives for each of the land uses zones are outlined below. It should be noted that there are several which are common and repeated but which are relevant to the land uses proposed. It should also be noted that the objectives as listed are not exhaustive.

<p><b>TC1</b></p> <p><b>Core Town Centre (Mixed Development)</b></p>	<ul style="list-style-type: none"> <li>• Protect and enhance the physical and social character of the existing town centre and provide for new and improved town centre facilities and uses such as shopping and retail stores, office development, tourism-related activities and appropriate public services, and any over the shop type uses.</li> <li>• Protect and enhance the vitality, function and form of the town centre having regard to any Architectural Conservation Area (ACA) and the overall status of the heritage in the area.</li> <li>• Provide for a range of residential and commercial facilities within an attractive accessible environment with adequate provision for associated vehicular requirements – including parking and loading/unloading.</li> <li>• Improve civic amenity by requiring high standards of urban design.</li> <li>• Encourage the regeneration of backlands and derelict buildings, particularly the use of upper floors, preferably for residential use.</li> <li>• Prohibit disorderly development of backlands.</li> <li>• Require the inclusion of appropriate open spaces in development in this zone.</li> </ul>
<p><b>TC2</b></p> <p><b>Peripheral Town Centre</b></p>	<ul style="list-style-type: none"> <li>• Provide for the development of mixed-use neighbourhood areas containing a mixture of residential, retail and commercial facilities in an integrated, sustainable setting.</li> <li>• Provide for a range of residential and commercial facilities within an attractive accessible environment with adequate provision for associated vehicular requirements – including parking and loading/unloading.</li> <li>• Improve civic amenity by requiring high standards of urban design.</li> <li>• Encourage the regeneration of derelict buildings and appropriate development on infill sites, including residential development and upper floor apartments.</li> <li>• Regulate where appropriate any subdivision of existing residential units.</li> <li>• Prohibit disorderly development of backlands.</li> <li>• Have regard to ACAs and the overall heritage of the area.</li> <li>• New development in this zone should not prejudice the viability of established land uses.</li> <li>• Require the inclusion of appropriate open spaces in development in this zone.</li> </ul>
<p><b>TC3</b></p> <p><b>Outer Town Centre</b></p>	<ul style="list-style-type: none"> <li>• Preserve the existing and provide for new residential and appropriate commercial uses.</li> <li>• Provide for a range of residential and commercial facilities within an attractive accessible environment with adequate provision for associated vehicular requirements – including parking and loading/unloading.</li> <li>• New development in this zone should not prejudice the viability of established land uses.</li> <li>• Encourage the regeneration of derelict buildings and appropriate development on infill sites, including residential development and upper floor apartments.</li> <li>• Regulate where appropriate the subdivision of existing residential units, and prohibit disorderly development of backlands.</li> <li>• Have regard to ACAs and the overall heritage of the area.</li> <li>• Ensure new development respects the character and context of the area.</li> <li>• Require the inclusion of appropriate open spaces in development in this zone.</li> </ul>

<p><b>ER</b></p> <p><b>Existing Residential</b></p>	<ul style="list-style-type: none"> <li>• Protect and enhance the residential amenities of existing and new residential communities and provide a high level of services within walking distances of residential developments.</li> <li>• Provide for infill residential development at a density and design appropriate to the area and needs of the community.</li> <li>• Provide for new and improved ancillary social and community services.</li> <li>• Improve accessibility from these areas to town centres.</li> <li>• Provide for appropriately located retail facilities in addition to local community and social facilities for the immediate community.</li> <li>• Require the inclusion of appropriate open spaces in development in this zone.</li> </ul>
<p><b>NR / SRR</b></p> <p><b>New Residential / Strategic Residential Reserve</b></p>	<ul style="list-style-type: none"> <li>• Provide for new residential development, including a mix of residential options, as well as appropriate local services and community facilities such as corner shops, recreation and amenity, education and childcare, community and recycling facilities, public transport and renewable energy options.</li> <li>• Preserve the residential amenity of the neighbourhood.</li> <li>• Have regard to the overall heritage of the area.</li> <li>• Require the inclusion of appropriate open spaces in development in this zone.</li> </ul>
<p><b>BE</b></p> <p><b>Business, Enterprise Park/Light Industry &amp; Warehousing</b></p>	<ul style="list-style-type: none"> <li>• Provide for commercial, light industry, warehousing and enterprise units and ancillary uses such as training, education, childcare, financial, cafés, petrol station, fitness centre, parking and recycling facilities.</li> <li>• Prohibit heavy industry and incinerators/thermal treatment plants.</li> <li>• Encourage appropriate scale, density, type and location of development to reduce traffic generated and the demand for travel and sustainable modes of transport such as connections to public transport, walking and cycling networks.</li> <li>• Provide transitional areas with appropriate landscaping where this zone adjoins other land uses.</li> <li>• Provide for appropriate advertising and advertising structures.</li> <li>• Provide for construction and demolition waste to be used as fill, with the associated licensing, prior to development of these sites.</li> <li>• Encourage the use of existing suitable vacant floorspace prior to the development of new floorspace</li> </ul>
<p><b>I</b></p> <p><b>Industrial Uses</b></p>	<ul style="list-style-type: none"> <li>• Reserve lands for the provision of heavy industry</li> <li>• Provide for manufacturing and service industry, and storage facilities as well as ancillary facilities such as training, education, childcare, financial, parking and recycling facilities and waste disposal options.</li> <li>• Provide for appropriate advertising and advertising structures.</li> <li>• Provide for construction and demolition waste to be used as fill, with the associated licensing, prior to development of these sites.</li> </ul>
<p><b>PU</b></p> <p><b>Public Utilities, Services &amp; Facilities</b></p>	<ul style="list-style-type: none"> <li>• Provide for and improve public utilities such as electricity, telecommunications, water, wastewater, gas etc to ensure the long-term sustainability of these services and to meet wider regional and national objectives.</li> </ul>
<p><b>CE</b></p> <p><b>Community and Educational Facilities</b></p>	<ul style="list-style-type: none"> <li>• Provide for health, welfare, community, education and institutional uses including schools, childcare, community meeting areas, churches, hospitals etc. in close proximity to existing and planned residential communities as well as the other ancillary services such as public services and recycling facilities.</li> <li>• Provide for dual use of community facilities, where possible and appropriate.</li> <li>• Provide for childcare facilities which would also be easily accessible to employees working within the area and can be considered a safe environment for children.</li> </ul>

<b>RA</b>  <b>Recreation, Amenity &amp; Open Space</b>	<ul style="list-style-type: none"> <li>• Preserve and improve active and passive recreational public and private open space and provide for new leisure &amp; amenity facilities in the town.</li> <li>• Provide for local amenities and recreational facilities including playing fields and dedicated amenity areas.</li> <li>• Protect the natural amenity, including waterways.</li> <li>• Prevent the loss of existing open space, recreation and sporting grounds.</li> </ul>
<b>LT</b>  <b>Leisure Tourism</b>	<ul style="list-style-type: none"> <li>• Consider developments for leisure and recreational based activities including appropriately scaled coffee shops, hotel, restaurant(s) and public house(s), etc.</li> </ul>
<b>GB</b>  <b>Green Belt</b>	<ul style="list-style-type: none"> <li>• Protect the setting, character and environmental quality of areas of high natural beauty and safeguard their environmental, archaeological and ecological amenities.</li> <li>• Provide a visual and environmental buffer, where appropriate, to preserve the natural amenity of the area such as alongside waterways, rivers and floodplains.</li> <li>• Ensure this area is not used to satisfy the open space provision of adjoining housing developments.</li> <li>• Prohibit development, which would detract from the visual amenity of the area or result in a loss of recreational open space.</li> <li>• Ensure that areas liable to flooding, are protected from development, particularly highly vulnerable development<sup>14</sup>, which may be at risk of flooding or may increase the risk of flooding elsewhere.</li> </ul>
<b>TA</b>  <b>Transitional Agricultural Uses</b>	<ul style="list-style-type: none"> <li>• Preserve the character of rural or 'edge areas' and provide for agricultural development as well as other uses not directly associated with agriculture, such as housing for family members, or those with a housing need, tourist related projects such as caravan parks or campsites, and amenity such as playing fields and parks, in order to avoid a sharp transition between the urban edge and primarily agricultural areas.</li> <li>• Prohibit development that would create premature demand for infrastructural services.</li> <li>• Restrict new residential development to essential housing need.</li> <li>• Agricultural diversification will be considered in these areas.</li> <li>• Guard against urban sprawl and ribbon development.</li> </ul>
<b>CP</b>  <b>Car parking</b>	<ul style="list-style-type: none"> <li>• Provide for car parking as well as other transport facilities such as public transport, tour bus parking etc. at appropriate locations and taking account of through traffic.</li> <li>• Ensure that traffic safety and the car parking requirements are fulfilled.</li> </ul>

### Specific Objective

<b>Specific Objective 1 (SO1)</b>	<ul style="list-style-type: none"> <li>• Indicated on lands zoned for Core Town Centre, Peripheral Town Centre and Outer Town Centre between Main Street and Circular Road (Railway Site) and Main Street and The Shambles.</li> <li>• Provides for the development of a Framework Plan by RCC to be prepared in the first year following the making of this LAP, for all the lands in this area.</li> <li>• The Framework Plan will provide details of the type of development and layout envisaged for the full site with facilities for all age groups.</li> <li>• The provision of such a facility in this central area aims to create a 'sense of place' and central focus for residents of the area. It is envisaged that the area be developed as a mixed use development with a mix of soft and hard landscaping to provide a high quality public realm sufficient to announce and make a positive contribution to the town centre environment.</li> <li>• Provides for a mix of retail/commercial and residential units on the Core Town Centre and Peripheral Town Centre portion of the lands in the creation of an active frontage which will</li> </ul>
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<sup>14</sup> See Section 3.5, page 24, of The Planning System and Flood Risk Management: Guidelines for Planning Authorities, November 2009.

	edge and define the public park with a mix of retail, commercial and residential units at ground floor level constituted of a mixture of floorplates, fine grained mixed use blocks of high quality design, providing passive surveillance and opportunities for public interactions within the district centre.
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## ZONING MATRIX

The land use zoning matrix details those land uses permitted in principle, open for consideration and not normally permitted, under each use class. It should be noted that this section should be read in conjunction with the development management guidelines and standards outlined in Chapter 8 of this Plan as well as Chapter 9 of the RCDP 2014-2020.

### Permitted in Principle = V

A use which is 'Permitted in Principle' is generally acceptable subject to the normal planning process and compliance with the relevant policies and objectives, standards and requirements set out in the Plan.

### Open for Consideration = O

A use which is 'Open for Consideration' may be permitted where the Planning Authority is satisfied it is compatible with the policies and objectives for the zone, will not conflict with the permitted, existing or adjoining land uses and conforms with the proper planning and sustainable development of the area.

### Not Normally Permitted = X

A use which is 'Not Normally Permitted' is one, which will not be considered by the Planning Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

### Other Uses

Proposed land uses not listed in the Land Use Zoning Matrix will be considered on an individual basis with regard to the general policies and zoning objectives for the area including the proper planning and sustainable development of the area. All zones should be considered as mixed development zones, with a primary use/uses but not necessarily excluding other development that in the opinion of the Planning Authority are necessary for the vitality and proper development of the town.

### Established Use

Many established uses exist in locations where they do not correspond to the designated land use zoning objective of the area as set out in the Plan. Improvement works to established premises may be permitted where the proposed development would not be injurious to the amenities of the area and is consistent with proper planning and sustainable development.

### Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas, it is necessary to avoid developments that would be detrimental to amenity, for example, in zones abutting residential areas, particular attention will be paid to the uses, scale and density and appearance of development proposals, as well as to landscaping and screening proposals in order to protect the amenities of residents. It is particularly important to include buffer zones between land zoned as Existing and New Residential, and Industrial or Business, Enterprise Park/Light Industry and Warehousing.

### Non-conforming Uses

Throughout the Plan area there are uses that do not conform to the zoning objectives. These may include uses that were in existence on 1 October 1964 that subsequently received planning permission or have no permission and may not be the subject of enforcement proceedings.

The improvement of premises accommodating non-conforming uses, including residential properties, will generally be permitted where the development does not seriously injure the amenities of the area or result in a concentration of development (subject to the provisions and requirements of the Planning and Development Acts).

The extension of premises accommodating non-conforming uses, including residential properties, will be considered on their merits and may be permitted where the development does not seriously injure the amenities of the area and is otherwise in accordance with the proper planning and development of the area.

### Constrained Land Use

The principle of 'Constrained Land Use' will apply to existing non-Greenbelt lands which fall within Flood Risk Zones A and B (as identified on Map 7). Within this area, new development will be limited, although there will be a recognition that existing development uses within this area may require small scale development. Please refer to Chapter 7, Section 7.4 'Flood Risk and Protection' and Appendix 8 'Advice for Development within Constrained Lands Use Zones' for further detail.

### Land Use Zoning Matrix

<b>TC1</b>	Core Town Centre (Mixed Development)
<b>TC2</b>	Peripheral Town Centre
<b>TC3</b>	Outer Town Centre
<b>ER</b>	Existing Residential
<b>NR/SRR</b>	New Residential/Strategic Residential Reserve
<b>BE</b>	Business, Enterprise Park/Light Industry & Warehousing
<b>I</b>	Industrial Uses
<b>PU</b>	Public Utilities, Services & Facilities
<b>CE</b>	Community & Educational Facilities
<b>RA</b>	Recreation, Amenity & Open Space
<b>LT</b>	Leisure Tourism
<b>GB</b>	Greenbelt
<b>TA</b>	Transitional Agricultural Use
<b>CP</b>	Car parking

USE	TC1	TC2	TC3	ER	NR/SRR	BE	I	CP	PU	CE	RA	GB	TA	LT
Abattoir <sup>15</sup>	X	X	X	X	X	O	O	X	X	X	X	X	O	X
Advertisements and Advertising Structures (e.g. permanent large billboards)	√	√	O	X	X	√	√	O	O	O	O <sup>16</sup>	X	X	X
Agricultural Buildings	X	X	X	X	X	X	X	X	X	X	X	X	O	X
Allotments <sup>17</sup>	X	X	O	O	O	X	X	X	X	O	O	O	O	X
Amusement arcade	√	√	O	X	X	√	X	X	X	X	X	X	X	X
Apartments	√	√	√	√	√	X	X	X	X	X	X	X	X	X
Bank / Building Society / ATM	√	√	√	X	X	O	X	X	X	O	X	X	X	X
Betting Office	√	√	O	O	O	X	X	X	X	X	X	X	X	X
Boarding Kennels	X	X	X	X	X	X	X	X	X	X	X	X	O	X
Bring Banks	O	O	O	O	O	√	√	O	X	O	O	X	O	X
Café	√	√	O	X	O	O*	O*	X	X	O	√	X	O	√
Caravan Park-Holiday	X	X	X	X	X	X	X	X	X	O <sup>18</sup>	X	X	O	O
Caravan Park-Residential	X	X	O	X	O	X	X	X	X	X	O	X	O	X
Car Dismantler / Scrapyard	X	X	X	X	X	O	√	X	X	X	X	X	X	X
Car Park	√	√	√	O	O	√	√	√	O	O	O	O*	O	X
Car Repair Facility	X	X	X	X	X	O	O	X	X	X	X	X	X	X
Cash and Carry / Wholesale Outlet	X	O	O	X	X	√	X	X	X	X	X	X	X	X
Cemetery	X	X	X	O	O	X	X	X	O	√	O	X	O	X
Childcare Facilities (Crèche/ Nursery)	√	√	√	√	√	O*	X	X	X	√	X	X	O	X
Cultural / Community Use <sup>19</sup> e.g. Garda Station, Fire Station, Ambulance Service	√	√	O	O	O	O	X	X	X	√	O	X	O	X
Civic Amenity Site	X	X	X	X	X	√	√	X	√	O	X	X	O	X
Conference Centre	√	√	O	X	X	O	X	X	X	O	X	X	X	O

<sup>15</sup> Must be small in town centres where serving a butchers shop

<sup>16</sup> For sporting clubs

<sup>17</sup> Open for consideration on a temporary basis on all undeveloped lands

<sup>18</sup> Temporary overnight use

<sup>19</sup> Includes Class 10 & 11 uses, Planning and Development Regulations 2001

USE	TC1	TC2	TC3	ER	NR/SRR	BE	I	CP	PU	CE	RA	GB	TA	LT
Construction and Demolition (C&D) Landfill <sup>20</sup>	O	O	O	O	O	√	√	√	O	O	X	X	O	X
Disco /Nightclub	O	O	X	X	X	O	X	X	X	X	X	X	X	O
Doctor / Dentist / Medical and Related Consultants / Veterinary Surgery	√	√	O	O	O	√	X	X	X	O	X	X	X	X
Drive-through Restaurant	X	O	O	X	X	O	X	O	X	X	X	X	X	X
Educational Facilities	√	√	O	O	O	O	X	X	X	√	X	X	O	X
Electricity generation / power plant	X	X	X	X	X	O	√	X	O	X	X	X	O	X
Funeral Home	O	√	O	X	O	O	X	X	X	O	X	X	X	X
Garden Centre / Garden Shop	X	X	O	X	X	√	X	X	X	X	O	X	√	X
Guesthouse / Hostel	√	√	√	O	O	X	X	X	X	O	X	X	O	√
Halting Site / Group Housing	X	X	X	O	O	X	X	X	X	X	X	X	X	X
Hazardous Waste Depot	X	X	X	X	X	O	√	X	X	X	X	X	X	X
Hazardous Waste Processing	X	X	X	X	X	X	O	X	X	X	X	X	X	X
Heavy Vehicle Park	X	X	X	X	X	O	√	O	O	X	X	X	X	X
Holiday Home – Short term lettings	X	X	O	X	O	X	X	X	X	X	X	X	X	√
Hospital	X	O	O	X	X	X	X	X	X	√	X	X	X	X
Hotel / Motel	√	√	O	O	O	X	X	X	X	X	X	X	X	O
ICT Masts	X	X	X	X	X	O	√	X	O	X	O	X	O	X
Industry-Extractive	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Industry-Heavy <sup>21</sup>	X	X	X	X	X	X	√	X	O	X	X	X	X	X
Industry-Light <sup>22</sup>	X	X	X	X	X	√	√	X	X	O	X	X	X	X
Leisure Centre / Health Spa	O	√	√	O	O	O	X	X	X	O	O	X	X	√
Mart / Co-op	X	X	X	X	X	O	O	X	X	X	X	X	O	X

<sup>20</sup> Subject to government guidelines on Flood Risk Management

<sup>21</sup> As defined in Part 1 and those above the threshold in Part II of Schedule 5 of the Planning and Development Regulations 2001.

<sup>22</sup> As defined in Article 5 of the Planning and Development Regulations 2001.



USE	TC1	TC2	TC3	ER	NR/SRR	BE	I	CP	PU	CE	RA	GB	TA	LT
Motor Sales Outlet / Showroom	X	√	√	X	X	√	√	X	X	X	X	X	X	X
Offices less than 100m <sup>2</sup>	√	√	√	O	O	O	O*	X	X	O	X	X	X	X
Offices 100m <sup>2</sup> to 1000m <sup>2</sup>	√	√	√	X	X	O	O	X	X	O	X	X	X	X
Offices over 1000m <sup>2</sup>	√	√	√	X	X	O	X	X	X	O	X	X	X	X
Open Air Market	√	√	√	X	X	O	X	X	X	O	O	X	O	O
Park and Ride Facility	X	X	X	X	O	√	√	√	X	O	X	X	O	X
Petrol Station	X	X	O	X	X	√	√	O	X	X	X	X	O	X
Place of Public Worship	√	√	√	√	√	X	X	X	X	√	X	X	O	X
Plant / tool hire	X	O	O	X	O	X	√	X	X	X	X	X	O	X
Public House	√	√	√	O	O	O	X	X	X	X	X	X	X	√
Recycling Facility e.g. Composting, waste recovery etc.	X	X	X	X	X	O	√	X	X	X	X	X	X	X
Residential	√**	√	√	√	√	X	X	X	X	X	X	X	O***	X
Residential (Institutional)	O	O	O	O	√	X	X	X	X	O	X	X	X	X
Restaurant	√	√	√	O	O	O*	X	X	X	O*	O*	X	X	√
Retail Warehouse e.g. bulky goods such as furniture	X	X	X	X	X	√	X	X	X	X	X	X	X	X
Rural Industry-Food processing	X	X	X	X	X	O	O	X	X	X	X	X	O	X
Science and Technology Based Enterprise (Large scale)	X	X	X	X	X	√	√	X	X	X	X	X	X	X
Service Garage < 100m <sup>2</sup> excluding sales and storage	X	X	O	X	X	√	√	X	X	X	X	X	X	X
Shop – Convenience	√	√	√	O	O	O*	X	X	X	O*	X	X	X	X
Shop - Comparison	√	√	O	X	X	X	X	X	X	O	X	X	X	X
Shop - Supermarket	√	√	√	X	O	O	X	X	X	X	X	X	X	X
Shop - Superstore	X	X	O	X	X	O	X	X	X	X	X	X	X	X

USE	TC1	TC2	TC3	ER	NR/SRR	BE	I	CP	PU	CE	RA	GB	TA	LT
Shop - Retail Park	√	√	√	X	X	X	X	X	X	X	X	X	X	X
Shop - Retail warehouse	X	X	O	X	X	√	X	X	X	X	X	X	X	X
Shop - Factory Shop	X	O	O	X	X	O	O	X	X	X	X	X	X	X
Shop - Outlet Centre	X	X	X	X	X	O	X	X	X	X	X	X	X	X
Shop – Forecourt Retailing	X	X	O	X	X	√	√	O	X	X	X	X	O	X
Small Scale Manufacturing (e.g. framing)	O	O	O	O	O	√	X	X	X	X	X	X	O	X
Sports Fields	X	X	O	O	√	O	X	X	X	√	√	X	O	O
Take-away (not drive thru)	√	√	O	X	X	√	X	X	X	X	X	X	X	X
Transport Depot	X	X	X	X	X	O	√	√	X	X	X	X	X	X
Veterinary Surgery	O	O	O	X	X	√	X	X	X	O	X	X	X	X
Water-based recreational / cultural activities	O	O	O	X	O	X	X	X	X	√	√	X	O	√

**Note:**

- \* If ancillary to main use, will be permitted in principle.
- \*\* Exclusively residential proposals in Core Town Centre zones will not normally be permitted.
- \*\*\* Open to consideration in accordance with the Sustainable Rural Housing Guidelines (2005).

## 7 POLICIES AND OBJECTIVES

Chapters 3 and 4 of this Plan identify the current profile of Ballaghaderreen town, and the challenges and opportunities facing it. Chapter 5 provides a Vision and Development Strategy outlining the way forward. This Chapter, and the zoning objectives and matrix outlined in the previous Chapter, give effect to the Vision and Development Strategy outlined in Chapter 5.

### 7.1 SUPPORTING ROLE OF BALLAGHADERREEN

Ballaghaderreen is identified in the *Roscommon County Development Plan 2014 – 2020* as a Tier 2 settlement i.e. a key town within the West Region. The following policies and objectives will assist in the appropriate development of the town over the next six years, in a local and county context.

### 7.2 INFRASTRUCTURE AND SERVICES

#### Roads Infrastructure

The importance of a good road network to facilitate movement within and around the town, and link the town with other key settlements for business and commercial needs is recognised.

#### Pedestrian and Cycle Network

The Plan recognises the importance of improving the pedestrian network in and around the town centre and also increasing cycle lanes within the LAP area. It is important that the needs of pedestrians and cyclists in the area are addressed in an effort to promote a change from reliance on use of the private car, and instead encourage walking and cycling.

#### 7.2.1 Roads and Transportation Strategy

The **Roads and Transportation Strategy** for Ballaghaderreen aims to:

- Provide a safe, efficient and integrated movement network which will improve/upgrade and sustainably expand the road network to accommodate current and potential future growth within the LAP area.
- Provide safe and adequate access to and from the town without compromising the existing network.
- Provide adequate traffic management and parking facilities.
- Provide safe pedestrian and cycle routes to serve both the local community and visitors to the town.

#### Policies for Public Transport and Pedestrian Movement

##### **Policy 1**

Support the provision of public transport services and facilities within the Ballaghaderreen LAP area.

##### **Policy 2**

Have regard to the recommendations contained within the document *Smarter Travel - A sustainable transport future: A New Transport Policy for Ireland 2009-2020*, as well as the Design Manual for Urban Roads and Streets (2013) and implement them within the Plan area as appropriate.

##### **Policy 3**

Require development proposals, where appropriate and necessary, to provide adequate pedestrian and cycle paths and facilities.

### Objective for Public Transport and Pedestrian Movement

#### Objective 1

Improve the condition and connectivity of the public footpath network throughout the Plan area and provide a pedestrian and cycle friendly environment within Ballaghaderreen, subject to resources.

#### Objective 2

To assist the undertaking of a *Walkability Audit* of the town centre to inform proposals for future upgrade and maintenance of the area.

### Policies for Roads and Transportation

#### Policy 4

Provide a safe and modern road network within the LAP area which is compatible with the pattern of land use and with through traffic.

#### Policy 5

Ensure that all development proposals in the area fulfil traffic safety and car parking requirements developments in accordance with the minimum car parking standards set out under the development management guidelines and standards in Chapter 8 of the LAP and Chapter 9 of the RCDP 2014-2020.

#### Policy 6

Ensure all planning applications for new development that may affect the national road network shall be accompanied by a Traffic Impact Assessment (TIA) including reference to the Transport Infrastructure Ireland (TII) Traffic & Transport Assessment Guidelines. A TIA shall ensure the provision of a safe and convenient movement network that:

- Caters for the future orderly and sustainable expansion of the Ballaghaderreen LAP area;
- Has adequate capacity to accommodate current and expected future traffic volumes from existing and proposed developments anticipated within the lifetime of the Plan;
- Will guide future development on these lands along an appropriate internal circulation network for vehicular, pedestrian and cycling movement; and
- Will facilitate appropriate public transportation to and from the town.

#### Policy 7

- (a) Require a Road Safety Audit (RSA) for all development that incorporates a proposal for a new access to a national road and where the development may give rise to a significant increase in traffic on an existing access to a national road.
- (b) Require a Traffic Impact Assessment (TIA) where a development gives rise to a significant increase in traffic.
- (c) Regarding the above, reference should be made to the NRA Design Manual for Roads and Bridges HD19/12 and the *Design Manual for Urban Roads and Streets*.

#### Policy 8

To encourage the use of electrically operated cars and bicycles and in line with Council and National Policy, non-residential developments shall provide facilities for battery operated cars to be recharged at a rate of 10% of the total car parking spaces (metered-fast charging 220-240V, 32A three phase).

### Objective for Roads and Transportation

#### Objective 3

Maintain and upgrade all roads in the area, where appropriate, and funding permits.

**Objective 4**

Improve the accessibility and usability of existing car parking in Ballaghaderreen by, for example, improving local access and pedestrian links from the Council car park on Barrack Street to the town centre.

**Objective 5**

Maintain, upgrade and extend pavements and public lighting in the area, where appropriate and where funding permits.

**Objective 6**

Improve the pedestrian environment in the area including the provision of additional pedestrian crossings and traffic lights in the town centre as well as cycle links on approach roads, where appropriate and where funding permits, subject to the dependencies previously identified.

**Objective 7**

Facilitate the improvement of lanes to the rear of Market Square, Main Street, Barrack Street and Pound Street where appropriate and where funding permits, in order to create an improved pedestrian environment, with limited vehicular access provision.

**Objective 8**

Facilitate the provision of bus shelters at appropriate locations.

**Objective 9**

Support concepts which provide designated car parking spaces with limited parking duration along Market Square, Main Street, Barrack Street and Pound Street.

**Objective 10**

Support the provision of a re-arranged traffic management regime at Market Square especially in relation to traffic priority and pedestrian movements. The potential of a one-way system on Chapel Street and Cathedral Street should also be investigated as part of any new traffic management system in the town.

## 7.3 WATER SERVICES

### 7.3.1 Water Services Strategy

The **Water Services Strategy** aims to:

- Work closely with Irish Water to identify and facilitate the timely delivery of the water services required to realise the development objectives of this Plan.
- Wherever practicable, services and infrastructure should be delivered in an integrated manner prior to the development of areas, in co-operation with Irish Water.

#### Policies in relation to Water Services

**Policy 9**

Development will only be permitted in instances where there is sufficient capacity in the public water and wastewater infrastructure.

**Policy 10**

In conjunction with Irish Water, continue the development and upgrading of the water supply so as to ensure an adequate, sustainable supply of piped water for the Ballaghaderreen area.

**Policy 11**

Encourage and promote compliance with the *Water Framework Directive 2000*; Groundwater Source Protection Zones document for the *Roscommon Central Regional Water Supply Scheme* (GSI, April 2003), the *European Communities Environmental Objectives (Surface Waters) Regulations 2009* (SI No. 272 of 2009), and any National and EU Regulations concerning water quality for the County.

**Policy 12**

Encourage the use of rainwater harvesting systems on suitable sites within the LAP area.

**Policy 13**

Protect surface water and groundwater resources and their associated habitats and species including fisheries and in particular Annex II listed species.

**Policy 14**

Support the delivery of the objectives of Irish Water's *Water Services Strategic Plan 2015*.

**Objectives in relation to Water Services****Objective 11**

Implement the *European Communities (Drinking Water) Regulations (No. 2) 2007* and ensure, in conjunction with Irish Water, that water supplies comply with the 48 parameters identified in these Regulations, in co-operation with Irish Water.

**Objective 12**

Implement the relevant recommendations contained within the River Basin Management Plans for the Shannon International River Basin District and the Western River Basin District, and associated Programmes of Measures, in order to facilitate the implementation of the Water Framework Directive, in co-operation with Irish Water.

**Objective 13**

Facilitate the implementation of water conservation projects, which reduce consumption and leakage in existing water distribution systems, in co-operation with Irish Water.

**Objective 14**

The Council, in conjunction with Irish Water, shall have regard to the EPA (2016) publication *Drinking Water Report for Public Water Supplies 2015* (and any subsequent update) in the establishment and maintenance of water sources in the County.

**Objective 15**

The Council, in conjunction with Irish Water, shall undertake recommendations made by the EPA arising from any failure to meet drinking water standards and any enlistment on the EPA's Remedial Action List.

**Objective 16**

All proposals for the development of an upgrade to the water supply system will be screened for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and where necessary, a Natura Impact Statement will be prepared.

## 7.4 FLOOD RISK AND PROTECTION

### 7.4.1 Flood Risk and Protection Strategy

The **Flood Risk and Protection Strategy** aims to:

- Avoid flooding in areas at risk of flooding, by not permitting development in these areas, particularly floodplains, unless there are wider sustainability grounds for the development and the flood risk can be managed at an acceptable level without increasing flood risk elsewhere and where possible, reducing the overall flood risk;
- Adopt a sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk as the overall framework for assessing the location of new development in the development planning process; and
- Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

### 7.4.2 Constrained Land Use Zoning Strategy

The **Constrained Land Use Zoning Strategy** aims to facilitate the appropriate management and sustainable use of flood risk areas.

This constrained zoning derives from the recommendations set out in the SFRA undertaken for the Ballaghaderreen LAP. This constrained zoning limits new development, while recognising that existing development uses within these zones may require modifications and/or extension. Such proposals may be deemed acceptable provided that it has been demonstrated to the satisfaction of the Planning Authority, that the development will not give rise to significant flooding issues, will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

With regard to climate change, Strategic Flood Risk Assessments and site-specific Flood Risk Assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidelines on 'Assessment of Potential Future Scenarios for Flood Risk Management' (or any superseding document) shall be consulted with to this effect.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out in this Plan (including at Appendix 8 'Advice for Development within Constrained Lands Use Zones') shall be complied with as appropriate.

#### Policies in relation to Flood Risk & Protection

#### **Policy 15**

Support (in co-operation with the OPW) the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010), the DEHLG/OPW publication The Planning System and

Flood Risk Management Guidelines for Planning Authorities (2009), and Departmental Circular PL2/2014 (or any updated/superseding legislation or policy guidance).

#### **Policy 16**

Protect Flood Zone A and Flood Zone B (see maps 7 and 13) from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with the Flood Risk Management Guidelines. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and Site-Specific Flood Risk Assessment in accordance with the criteria set out under the Flood Risk Management Guidelines for Planning Authorities (2009).

#### **Policy 17**

Protect water bodies and watercourses from inappropriate development, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains. This will include protection buffers in riverine and wetland areas as appropriate. Promote the sustainable management and uses of water bodies and avoid, where possible, culverting or realignment of these features.

#### **Policy 18**

Require a site-specific Flood Risk Assessment (FRA) for all planning applications in areas at risk of flooding, including developments that may be appropriate to the particular Flood Zone. Developments on lands transacted by Flood Zone A or B shall be subject to site-specific Flood Risk Assessment.

#### **Policy 19**

Require all new large scale developments to provide 'Sustainable Urban Drainage Systems' (SUDS) as part of their development proposals.

#### **Policy 20**

Require a Flood Risk (Impact) Assessment and Management Plan for all significant development impacting on flood risk areas to identify potential loss of floodplain storage and including details of how it would be offset in order to minimise impact on the river flood regime.

#### **Policy 21**

Ensure that existing wetland habitats are adequately protected, managed and where appropriate enhanced where flood protection/management measures are necessary.

#### **Policy 22**

Any proposals aimed at alleviating flooding will be subject to Appropriate Assessment in accordance with Article 6(3) and 6 (4) of the EU Habitats Directive.

### **Objectives in relation to Flood Risk & Protection**

#### **Objective 17**

In conjunction with Irish Water, and where technically feasible and economically viable, improve and extend the surface water disposal infrastructure to serve all zoned areas, in order to facilitate development.

#### **Objective 18**

Ensure the implementation of the Flood Risk Management Guidelines, including Circular PL 2/2014 (or any updated/superseding document,) in relation to flood risk management within the Plan Area.<sup>23</sup>

<sup>23</sup> Implementation of the Flood Risk Management Guidelines, including Circular PL2/2014 includes the following approach:

(a) Avoid, reduce and/or mitigate the risk of flooding within flood risk areas, including fluvial, pluvial and groundwater flooding.  
(b) Development proposals in areas where there is an identified or potential risk of flooding or that could give rise to a risk of flooding elsewhere may be required to carry out a Site-Specific Flood Risk Assessment and justification test where appropriate.



**Objective 19**

Ensure that planning applications for development proposals within existing developments in flood vulnerable zones shall provide, where appropriate, details of structural and non-structural risk management measures to include, but not be limited to specifications of the following - floor levels, internal layout, flood resilient construction, flood resistant construction, emergency response planning, access and egress during flood events.

**Objective 20**

Where technically feasible and economically viable, improve and extend the surface water disposal infrastructure to serve all zoned areas, in order to facilitate development

**Objective 21**

Ensure that Strategic Flood Risk Assessments and site-specific Flood Risk Assessments consider and provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.

**Objective 22**

Within the Ballaghaderreen LAP area, RCC shall:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk amongst relevant stakeholders;
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.
- Monitor and maintain surface water drainage infrastructure, in collaboration with other relevant authorities.

## 7.5 WASTEWATER SERVICES

### 7.5.1 Sustainable Urban Drainage Systems (SUDS)

The Council will have regard to the guidance concerning Sustainable Urban Drainage Systems (SUDS) designed to manage storm water run-off in urban areas.

### 7.5.2 Wastewater Services Strategy

The **Wastewater Services Strategy** aims to:

- Ensure that there are adequate services and infrastructure associated with wastewater collection, treatment and disposal to cater for development within current and future development envelopes.
- Ensure that the network and its provision are efficient, cost effective, environmentally appropriate and that it protects public health. Wherever practicable, services and infrastructure should be delivered in an integrated manner prior to the development of areas.

### Policies in relation to Wastewater Collection and Treatment

**Policy 23**

Comply with the relevant provisions of the Urban Waste Water Treatment Regulations 2001 and 2004 and the Waste Water Discharge (Authorisation) Regulations 2007.

**Policy 24**

In conjunction with Irish Water, implement relevant recommendations set out in the EPA (2016) publication *Urban Waste Water Treatment in 2015* (and any subsequent update).

**Policy 25**

Facilitate, in conjunction with Irish Water, the provision of an adequate wastewater collection, treatment and disposal system for the Ballaghaderreen LAP area to serve existing and future populations in accordance with the *Water Framework Directive 2000*, and *EU Urban Wastewater Directive* and in accordance with the EPA Discharge Licence.

**Policy 26**

Support the protection of groundwater resources and dependent wildlife/habitats in accordance with the *Groundwater Directive 2006/118/EC* and the *European Communities Environmental Objectives (groundwater) Regulations, 2010 (S.I. No. 9 of 2010)* or any updated legislation.

**Policy 27**

Ensure that all new developments have and are provided with satisfactory drainage systems in the interests of public health and to avoid the pollution of the ground and surface waters.

**Objectives in relation to Wastewater Collection and Treatment**
**Objective 23**

RCC shall adopt the following approach when considering development applications:

- Reduce the use of multiple private pumping stations.
- Where technically feasible and economically viable, existing and future pumping stations should come under the control of RCC and IW.
- Development shall be phased in such a way as to only allow areas that can connect into the sewerage network directly by gravity to be developed.

**Objective 24**

Explore the feasibility and appropriateness of entering into Public-Private Partnerships for the provision of necessary infrastructure, in co-operation with Irish Water.<sup>24</sup>

**Objective 25**

Continue to maintain and where the need arises upgrade the WWTP and the wastewater network to ensure sufficient capacity in the system, to meet the required effluent quality standards, and to prevent existing surcharging, when funding becomes available, in co-operation with Irish Water.

## 7.6 WASTE MANAGEMENT

As well as having regard to the *Connaught-Ulster Region Waste Management Plan 2015-2021*, the Ballaghaderreen LAP will also have regard to all legislative, national and regional documents and objectives in the implementation of waste management.

### 7.6.1 Waste Management Strategy

The Waste Management Strategy aims to protect the local environment and quality of life of its citizens by facilitating:

- Adequate collection and disposal of domestic, commercial, industrial and other waste;

<sup>24</sup> Public-Private Partnership (PPP) is a different method of procuring public services and infrastructure by combining the best of the public and private sectors with an emphasis on value for money and delivering quality public services. More information on PPP is available on the Irish Government Public Private Partnership Website <http://www.ppp.gov.ie>

- The provision of a comprehensive programme of education and information on waste management, waste prevention and minimisation, and litter;
- The reuse and recycling of materials within the LAP boundary; and
- A good working relationship with Tidy Towns Committees, Community Groups and Schools around the issues of waste, recycling, and litter.

#### Policies in relation to Waste Management

##### **Policy 28**

Encourage waste reduction and recycling in accordance with the National Environmental Awareness Campaign.

##### **Policy 29**

Promote the increased re-use and recycling of materials from waste sources and co-operate with local retailers and residents' associations in managing collection points for recycling goods.

##### **Policy 30**

Have regard to the information and ensure the implementation of any recommendations in the EPA reports, where appropriate, such as the *National Hazardous Waste Management Plan 2014-2020*.

##### **Policy 31**

Require all new housing development (with 30 houses or more) to provide recycling facilities at designated areas designed to a high standard in accordance with the Connacht–Ulster Region Waste Management Plan 2015-2021.

##### **Policy 32**

Ensure that all new developments, particularly those including apartments, have adequate provision for management of waste, which includes sufficient receptacles for occupiers.

##### **Policy 33**

Promote the increased re-use and recycling of materials from waste sources and co-operate with local retailers and residents' associations in managing collection points for recycling goods.

#### Objectives in relation to Waste Management

##### **Objective 26**

Implement the objectives of the *Connaught-Ulster Region Waste Management Plan 2015-2021*, and promote, where appropriate, the *Best Practice Guidelines on the preparation of Waste Management Plans for Construction & Demolition Projects*, July 2006.

##### **Objective 27**

Work with and assist local community groups and schools in litter prevention and control, and support initiatives such as the Tidy Towns, Tidy Estates, Tidy Gardens, Tidy Graveyard, Golden Mile, Green Schools Programme and schools anti-litter awareness competitions.

##### **Objective 28**

Facilitate the upgrading and maintenance of waste management facilities in the area, including bring banks and litter bins, and extend the bring bank network where appropriate to all new housing developments.

##### **Objective 29**

Developments shall ensure that adequate soil protection measures are undertaken where appropriate. Require the undertaking of appropriate investigations to determine the nature and extent of any soil

and/or groundwater contamination and the risks associated with site development work, where Brownfield development is to occur within the Plan area.

### Objective 30

Ensure the implementation of any national and regional waste management planning processes so that priority waste issues are addressed e.g. the implementation of segregated brown bin collection for bio-waste, mentioned in the *Circular WPPR 17/08, National Strategy on Biodegradable waste*.

## 7.7 ENERGY

### 7.7.1 New Proposals

#### The Electricity Network

The *Eirgrid Transmission Development Plan 2012-2022* identifies two projects in County Roscommon. The first is the extension of the 220kv network from Flagford to a substation at Srananagh in Sligo. The second is the potential development of a 400kv overhead line between Bellacorick in County Mayo and Flagford Station in County Roscommon as part of the Grid West Project. The Grid West Project aims to capitalise on the renewable energy potential of the West Region i.e. wind, wave and tidal energy in order to meet Ireland's national goal of 40% of electricity demand from renewable energy by 2020. The Council recognises that the development of secure and reliable electricity transmission infrastructure is a key factor for supporting economic development and attracting investment to the area.

#### The Gas Network

It is considered unlikely that a gas network to Ballaghaderreen will be developed over the period of the Plan. However the Council will support the inclusion of Ballaghaderreen for the development of a gas network if proposed by service providers.

#### Renewable Energy

It is an objective of the *Roscommon County Development Plan 2014-2020* to implement Government Policy on limiting emissions of greenhouse gases and encourage the development of renewable energy sources in an appropriate and sustainable manner. Wind energy is the main renewable energy source with potential for development at the moment.

RCC supports the reduction of energy consumption and the Environment Section of RCC is currently engaged in the process of energy mapping with a view to reducing energy consumption within the organisation itself. In addition, the preparation of a Climate Change Strategy is ongoing. The policies and objectives identified below will ensure that the production of greenhouse gases will be significantly reduced by either the construction of energy efficient homes or the increased use of renewable energy.

### 7.7.2 Energy Strategy

The **Energy Strategy** aims to:

- Encourage the development and upgrading of energy infrastructure and services within the LAP area to support the proposed growth in economic activity and population within the development envelope.
- Ensure that the network and its provision is efficient, cost effective, environmentally appropriate and that it protects public health.
- Deliver services and infrastructure in an integrated manner prior to the development of areas, wherever practicable.
- Encourage the development and use of renewable energy sources within the LAP area.
- Support the aims of sustainable energy use and conservation in building design and construction.

### Policies in relation to Energy Supply

#### Policy 34

Safeguard any strategic energy infrastructure corridors which become evident, from encroachment by other developments which may compromise their provision in the future.

### Objectives in relation to Energy Supply

#### Objective 31

Co-operate and liaise with statutory and non-statutory providers in order to facilitate energy infrastructure provision, including the development of renewable energy sources at suitable locations.

#### Objective 32

Work in collaboration with Gas Networks Ireland, the Commission for Energy Regulation (CER) and other statutory bodies in the provision of a comprehensive gas distribution grid within the LAP area and throughout County Roscommon.

#### Objective 33

Contribute to the mitigation of, and adaptation to, climate change.

## 7.8 TELECOMMUNICATIONS

### 7.8.1 Telecommunications Strategy

The **Telecommunications Strategy** aims to:

- Achieve a balance between facilitating the provision of telecommunications services in the interests of social and economic progress and sustaining residential amenities including public health as well as maintaining a quality environment.
- Recognise that the provision of broadband to all is essential to furthering the social and economic development of County Roscommon as a whole and promote the upgrading of existing broadband infrastructure and the provision of new fibre optic broadband infrastructure throughout the County.

### Policies in relation to Telecommunications Infrastructure

#### Policy 35

Support enhanced coverage, further co-ordinated and focused development, and the extension of telecommunications infrastructure including broadband connectivity within the LAP area.

#### Policy 36

Have regard to Government guidelines on telecommunications infrastructure, including *Telecommunications Antennae and Support Structures—Guidelines for Planning Authorities* (1996) and any subsequent revisions, as well as the *Landscape Character Assessment* contained within the RCDP 2014-2020.

#### Policy 37

Support new schemes for the provision of high speed, high quality broadband including the Government's Next Generation Broadband, the National Broadband Scheme, and Broadband for Schools.

**Objectives in relation to Telecommunications Infrastructure****Objective 34**

Encourage the provision of broadband, including the provision of electronic courtyards, within developments.

**Objective 35**

Facilitate and encourage shared access for service providers to erect antennae for line of sight broadband access.

**Objective 36**

Support the connection of all businesses and households to high speed broadband within the LAP area.

## 7.9 SOCIAL AND COMMUNITY FACILITIES

### 7.9.1 Social and Community Facilities Strategy

The **Social and Community Facilities Strategy** aims to:

- Ensure the provision of necessary community services and facilities.
- Limit new development in urban areas where necessary social infrastructure including, but not limited to, schools and community facilities are unavailable.
- Ensure the provision of affordable childcare within the Plan area in consultation with the Roscommon County Childcare Committee and the Health Service Executive.
- Ensure that large-scale residential development provides for, and if necessary leverages, the necessary educational, social, open space and sporting infrastructure commensurate with the scale of development.
- Promote the use of existing buildings and lands to the benefit of the wider community, subject to available resources.
- Ensure that all groups are enabled to participate fully in the life of the community and that language or other barriers are addressed so that everyone has the opportunity to live a full and active life, and to integrate and contribute to community life.

### 7.9.2 Provision of Schools

Table 3 provides information in relation to the phasing of residential development, which is outlined in Chapter 5 of this plan, as well as educational requirements.

With regard to the development of new schools in the area, it should be noted that the Council will in the first instance encourage and facilitate the expansion of existing schools on adjacent land, if necessary, or single storey buildings could become two storeys, in line with the recommendations contained in the RCDP 2014-2020. Within the Plan area, it is recommended that, where practicable, 1.9 acres be set aside at each school to cater for the required extensions outlined in Table 3 and in consideration of future needs.

### 7.9.3 Early Childhood Care and Education Provision

The land use zonings where childcare facilities are 'permitted', 'open for consideration' and 'not normally permitted' are indicated in the Land Use Zoning Matrix in Chapter 6, of this LAP.

**Table 3: Proposed Educational Provision within the Ballaghaderreen LAP<sup>25</sup>**

Educational Provision	Ballaghaderreen LAP boundary	
	New Residential	Strategic Residential Reserve
Area of land (hectares) *	5.51	2.98
=Additional Dwellings (@20 dwellings per hectare)	110	60
Additional population (@2.5 persons per dwelling <sup>26</sup> )	275	150
Additional children of school going age (12% of population)	33	18
Additional Classrooms required (@27 pupils per teacher/class)	2	1
Suggested site size (@0.77 hectares / 1.9 acres for 4-8 classrooms)	Possible small scale extensions to existing school buildings	Possible small scale extensions to existing school buildings
Additional children of post primary age (8.5% of population)	23	13
Additional Classrooms required (@27 pupils per teacher/class)	1	1
Suggested site size (@4.8 hectares/12 acres for schools of 600-800 pupils)	Possible small scale extensions to existing school buildings	Possible small scale extensions to existing school buildings

#### 7.9.4 Health

Roscommon County Council supports proposals for new health facilities within the town provided they are:

- Located within, or close to, the town centre;
- Located on sites which permit access for people with disabilities;
- Accessible to public and private transport; and
- Located close to or within walking distance of residential areas.

In addition, given the amount of vacant commercial and residential buildings in the town, the Council will encourage the use of such buildings for new health and related facilities.

The Council will also continue to work alongside key health providers to assist in ensuring adequate local health services are provided in the local area.

### Policies for Social and Community Services and Facilities

#### Policy 38

Facilitate the provision of a range of social, recreational and community facilities to meet the needs of all residents.

#### Policy 39

Ensure that social inclusion is an integral part of the design and delivery of all the Council's programmes and services, and ensure effectiveness and efficiency in its delivery.

#### Policy 40

Encourage the provision of childcare facilities as an essential part of residential schemes, places of employment such as industrial/business parks, and in close proximity to schools.

#### Policy 41

Support the multi-functional use of social and community facilities, and provision of buildings and opportunities to maximise the use of existing physical resources/infrastructure within the LAP area.

<sup>25</sup> Refer to Table 4: Recommended Residential Zoning

<sup>26</sup> Figure taken from the RPGs for the West Region 2010 – 2022

**Policy 42**

Provide for artistic elements in new and existing development by encouraging the use of the ‘percent for art schemes’ and other initiatives.

**Objectives for Social and Community Services and Facilities****Objective 37**

Support the delivery of a full range of social and community facilities to meet the needs of residents in the area.

**Objective 38**

Consult with the Department of Education regarding the location of education facilities and support the expansion and development of schools in the LAP area within the lifetime of the plan.

**Objective 39**

Encourage the development of appropriate sites for Community and Educational Facilities.

**Objective 40**

Liaise with the appropriate health authorities in order to facilitate the accommodation of healthcare functions at suitable locations within the LAP area.

**Objective 41**

Support the implementation of the *Childcare Facilities: Guidelines for Planning Authorities (DECLG, June 2000)*, the Roscommon County Childcare Committee and the Health Service Executive in formulating policy to ensure the provision of affordable childcare throughout the County and specifically within the LAP area.

**Objective 42**

Support the development of stand-alone, outdoor play areas, in consultation with the County Childcare Committee, subject to funding.

## 7.10 RECREATION AND LEISURE

### 7.10.1 Recreation and Leisure Strategy

The **Recreation and Leisure Strategy** aims to:

- Promote the development of recreation and leisure opportunities in a sustainable manner and encourage the provision of a range of recreation and leisure facilities, subject to location, siting and design criteria, the protection of environmentally sensitive areas, and other planning considerations.
- Protect and support the expansion of existing local recreation, leisure and tourism services and amenities in the area. This would include sports facilities, walking, cycling and driving routes, festivals and events, food producers, local establishments, markets, accommodation and tourist attractions.
- Promote the development of complementary new services and amenities, where appropriate, and in particular the use and redevelopment of existing vacant and derelict buildings and land for recreation, leisure and tourism related purposes.
- Protect from development, existing public and recreational open space in the area.



### Policies for Recreation, Leisure and Tourism

#### Policy 43

Improve existing local authority recreation and amenity facilities in addition to providing new facilities, where appropriate, as funding and resources permit.

#### Policy 44

Facilitate the development of appropriate new private and public recreation, leisure and tourism infrastructure and facilities and ensure access for all groups of the community.

#### Policy 45

Remove illegal signage and repair and replace existing signage on tourist routes and paths, where necessary and as resources permit.

#### Policy 46

Encourage and support the improvement of access, signage and tourist information services including integrated welcome, directional and interpretative signage.

#### Policy 47

Support the development of Ballaghaderreen for recreation and leisure opportunities in co-operation with all relevant stakeholders and appropriate agencies.

#### Policy 48

Ensure high standards of architectural and urban design in all new tourist accommodation and facilities.

#### Policy 49

Promote the recreational and heritage value of the Ballaghaderreen area as an initiative to increase visitors to the town's key features and numerous sports facilities.

### Objectives for Recreation, Leisure and Tourism

#### Objective 43

Support the development of an Integrated Sustainable Regional Tourism Strategy in consultation with relevant statutory/non-statutory bodies and local authorities.

#### Objective 44

Implement, where finances permit, proposals to improve, maintain and establish new areas of amenity, tourism and recreation facilities. In addition, carry out amenity improvements and protect the environment of the town and its environs.

#### Objective 45

Investigate the potential for off-road walking and cycling trails surrounding the town as well as the development of linkages between existing trails and others in adjoining counties. In addition, support national policy on trails development including *the Irish Trails Strategy*.

#### Objective 46

Promote walking, rambling and cycling as appropriate recreational and tourism activities in the town and the surrounding area.

#### Objective 47

Endeavour to provide adequate access and signage facilities to all publicly owned heritage sites, where appropriate and as resources permit.

#### Objective 48

Work with Fáilte Ireland, Transport Infrastructure Ireland (TII) and other bodies in developing standardised and branded signage for tourism facilities and tourist attractions in the County and in Ballaghaderreen.

**Objective 49**

Engage with development and tourism bodies, including Fáilte Ireland to encourage the provision of adequate recreation and tourism infrastructure in and surrounding the town.

**Objective 50**

Support other organisations, bodies and local groups that promote tourism and community development in the area, nationally and internationally.

**Objective 51**

Identify and support a series of festivals and events that will attract visitors to Ballaghaderreen, generate tourism revenue and enhance the overall visitor experience. Encourage the existing potential in “The Plots” for nature and heritage trails, signage and interpretation of the areas history and wildlife, improved pathways, a teenage activity area, learning zones, additional picnic areas, amongst others.

**Objective 52**

Facilitate appropriate regeneration of the former Railway Site and the backlands of Main Street to ensure they become integral urban spaces within the town and increase the use and enjoyment of this public space.

**Objective 53**

Encourage improvement works such as new paving, signage, information boards, lighting, street furniture, and additional maintenance and management activities for the former Railway Site and the backlands of Main Street.

**Objective 54**

Engage with Fáilte Ireland, the Arts Council and other relevant bodies to promote and develop the arts and tourism sectors within the county.

**Objective 55**

Support the development of artistic tourism throughout the county and within the LAP area including new festivals and other tourism and local community related events.

**Policies for Open Space and Sporting Provision****Policy 50**

Facilitate the development of a hierarchy of multi-functional active and passive recreational spaces and facilities to serve all ages.

**Policy 51**

Ensure that public open space provided as part of new development is of high quality and designed and finished to ensure its usability, security and cost efficient maintenance.

**Policy 52**

Provide for the sports and recreational needs of the town and surrounds by upgrading and maintaining existing facilities and facilitating the provision of new facilities at appropriate locations as required.

**Policy 53**

Promote the development of an integrated open space system, consisting of open spaces, vegetation, drainage channels, etc., that will protect and conserve existing environmental designations, fauna and flora and landscape character.

**Policy 54**

Ensure that the different environmental/greenbelt zones identified in the area are adequately protected and that any development in such areas responds appropriately to the sensitivities and significance of the zone.

**Objectives for Open Space and Sporting Provision**
**Objective 56**

Support the implementation of the County Play Policy in providing for and facilitating play throughout the county.

**Objective 57**

Engage with community sporting bodies, private developers and relevant government agencies in facilitating and supporting the development and delivery of sporting facilities in the town within the lifetime of this Plan, via public private partnership.

## 7.11 BUILT AND NATURAL HERITAGE

### 7.11.1 Built Heritage Strategy

The Built Heritage Strategy aims to preserve and safeguard our architectural and archaeological heritage, and to promote best practice in its conservation and management. It also aims to raise awareness and appreciation of this heritage in order to protect it for future generations.

**Built Heritage Policies**
**Policy 55**

Identify, protect and conserve structures (i.e. includes conservation, preservation, and improvement compatible with maintaining the character and interest of the structure), or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or which are listed on the Record of Protected Structures or are located within the Ballaghaderreen Architectural Conservation Area (ACA).

**Policy 56**

Promote the protection and conservation of Buildings and Features of Interest identified in this Plan as they contribute to the character of the town.

**Policy 57**

Seek archaeological assessment and, where appropriate, excavation and testing, preservation by record or preservation in situ, in relation to all development proposals on which the archaeological heritage may be affected.

**Policy 58**

Protect the integrity, quality and context of significant sites and recorded monuments.

**Policy 59**

Ensure that development proposals do not adversely affect the character of a protected structure or the setting of a protected structure, where the setting is considered to be of importance.

**Policy 60**

Require that any alterations or interventions to protected structures are executed to the highest conservation standards in order to protect their significance or value.

**Policy 61**

Discourage development that would adversely affect the character of the Architectural Conservation Area (ACA), and seek to prevent the demolition or partial demolition of any building or structure within the ACA that contributes to its character.

**Policy 62**

Require that all new development within Architectural Conservation Area (ACA) assimilates sensitively into the existing built fabric, and utilises the highest quality materials.

**Policy 63**

Require that development proposals appropriately conserve and protect features of the built environment such as stone walls, pillars, piers, stiles, bridges, kerbing, cobbles, gates, railings, wells, mass rocks, postboxes, historic telephone boxes, memorials, milestones, benchmarks, streetlights, manhole covers, ventilation pipes etc..

**Built Heritage Objectives****Objective 58**

Contribute, as appropriate, towards the protection of archaeological sites and monuments and their settings, archaeological objects and underwater archaeological sites that are listed in the Record of Monuments and Places, in the ownership/guardianship of the State, or that are subject of Preservation Orders or have been registered in the Register of Historic Monuments. Contribute, as appropriate, towards the protection and preservation of archaeological sites, which have been identified subsequent to the publication of the Record of Monuments and Places.

**Objective 59**

Promote awareness of the importance and value of Ballaghaderreen's architectural and archaeological heritage, and manage any change to that heritage in such a way as to retain its character and special interest.

**Objective 60**

Promote best conservation practice and the importance of informed decision making with regard to historic buildings through advice to owners/occupiers and by encouraging the engagement of a suitably qualified conservation specialist with regard to material specification and application for protected structures.

**Objective 61**

Promote appropriate use/re-use and repair of protected structures, including the use of available conservation grants and any other funding opportunities that may become available.

**Objective 62**

Carry out an inventory of the structures and features of significance within the Architectural Conservation Area (ACA), as resources permit.

**Objective 63**

Encourage the improvement of key sites within the ACA and in the LAP area in order to protect the built heritage and enhance the appearance of the town.

**Objective 64**

Positively and actively encourage redevelopment of vacant, derelict and obsolete sites in a manner that is sympathetic with and complimentary to the inherent character of neighbouring structures and the historic character of the town.

**Objective 65**

Require a high standard of shopfront design relating to the character of the shopfronts in the town including rendered fronts, solid timber fronts, tiled fronts, etc.

**Objective 66**

Apply best conservation practice to protect features and buildings of interest within the LAP area, including

- Prioritising the reuse and renovation over demolition of buildings of interest and other historic buildings.
- Retaining traditional features such as historic windows, doors, overlights/fanlights, renders, roof coverings, shopfronts and rainwater goods, in preference to their removal and replacement.

**Objective 67**

Facilitate and co-operate with voluntary groups and tidy towns committees in maintaining and improving the urban landscape.

**Objective 68**

Provide guidance to developers and property owners regarding the protection of the archaeological heritage and the archaeological implications of proposed development.

**7.11.2 Natural Heritage Strategy**

The Natural Heritage Strategy aims to protect and conserve existing environmental designations as well as protecting, conserving and enhancing the biodiversity of the LAP area. It also aims to identify, protect and conserve sites of natural heritage importance, in co-operation with the relevant statutory authorities. It provides for the passive and active recreational needs of users as well as providing for high quality landscaping and open space areas on developed lands. The strategy also aims control the spread of invasive species whose establishment and spread can threaten native ecosystem structure, function and delivery of services

**Policies for Designated Sites****Policy 64**

Contribute towards the protection of (c)SACs, SPAs, Wildlife Sites (including NHAs and pNHAs) and entries to the Water Framework Directive Register of Protected Areas which are designated or become designated and notified to Roscommon County Council during the lifetime of this LAP.

**Policy 65**

Promote development in these areas, for recreational and educational purposes, where it would not conflict with the preservation and protection of these sites.

**Policy 66**

Contribute towards the protection of natural heritage and biodiversity, including European sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.

**Policy 67**

Contribute towards the protection of habitats and species listed in the annexes to and/or covered by the EU Habitats Directive (92/43/EEC, as amended), Birds Directive (2009/147/EC), the Environmental Liability Directive (2004/35/EC) and European Communities (Environmental Liability) Regulations 2008, and regularly occurring-migratory birds and their habitats, and species protected under the Wildlife Acts 1976-2000 and the Flora Protection Order.

**Policy 68**

Contribute towards the protection of the water resources, including rivers, streams, lakes, wetlands, turloughs, groundwater, as well as aquatic and wetland habitats and freshwater and water dependant species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the Western River Basin District Management Plan 2009-2015, Shannon International River Basin Management Plan 2009-2015 and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same).

**Policy 69**

Prohibit projects which would give rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

**Objective for Designated Sites**
**Objective 69**

Ensure Appropriate Assessment Screening, and, where required, Appropriate Assessment, is carried out for any plan or project which, individually, or in combination with other plans or projects is likely to have a significant direct or indirect impact on any European site or sites; in accordance with best practice guidance as issued by the National Parks and Wildlife Service of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs<sup>27</sup>

**Policies for Nature Conservation and Biodiversity**
**Policy 70**

Ensure that no development, including clearance and storage of materials, takes place within a minimum distance of 10m measured from each bank of any river, stream or watercourse within the LAP boundary. Promote the sustainable management and use of watercourses and avoid the culverting or realignment of these features, where possible. Any hard landscaping proposals shall be located outside of any buffer zone areas.

**Policy 71**

Promote the retention and enhancement of existing habitats, biodiversity and geological heritage in Ballaghaderreen.

<sup>27</sup> All relevant projects and plans arising from this plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. A plan or project will only be authorised after the competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and a Stage 2 Appropriate Assessment where necessary, that:

1. The Plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or
2. The Plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type/and or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or
3. The Plan or project will have a significant adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

**Policy 72**

Promote the implementation of key actions and objectives set out in Actions for Biodiversity 2011-2016: Ireland's 2nd National Biodiversity Plan (including any superseding version of same), the County Roscommon Heritage Plan and the County Roscommon Biodiversity Plan as appropriate.

**Policy 73**

Ensure that development on or near a site which is considered to be of local importance avoids any significant adverse impact on the features for which the site is considered to be of importance.

**Policy 74**

Support the particulars of the *Nature and Wildlife in Roscommon - Action for Biodiversity* Plan and any subsequent revisions thereof.

**Objectives for Nature Conservation and Biodiversity****Objective 70**

Promote the conservation of biodiversity outside of designated areas, while allowing for appropriate development, access and recreational activity.

**Objective 71**

Identify, contribute towards the protection of and conserve, in co-operation with the relevant statutory authorities and other groups, vulnerable, rare and threatened species or wild flora and fauna and their habitats. These include plant and animal species afforded protection under the Wildlife Acts and the EU Habitats & Birds Directives for example The Status of EU Protected Habitats and Species in Ireland, NPWS & DEHLG, 2008.

**Objective 72**

Contribute towards the protection and enhancement of biodiversity and ecological connectivity, including woodlands, trees, hedgerows, semi-natural grasslands, rivers, streams, natural springs, wetlands, geological and geo-morphological systems, other landscape features, natural lighting conditions and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive.

**Objective 73**

Ensure that the conservation and management of biodiversity is a key priority in water resource management and other infrastructural projects in the LAP area, particularly those undertaken by the Council.

**Objective 74**

Have regard to impacts of floodlighting and public lighting in open spaces and to minimize light intrusion in areas of habitat value.

**Objective 75**

Encourage the use of native species in amenity planting, stocking and related community actions to reduce the introduction and spread of non-native species.

**Objective 76**

Support initiatives, which reduce the risks of invasions, help control and manage new and established invasive species, monitor impacts, raise public awareness, improve legislation and address international obligations.

**Objective 77**

Implement conditions as appropriate, as part of a grant of a planning permission, to prevent spread of invasive species.

**Policy for Landscape Character**
**Policy 75**

Require planning applications which have the potential to impact adversely on the landscape character and landscape designations of the Plan area to include an appropriate visual impact assessment of the proposed development.

**Objectives for Landscape Character**
**Objective 78**

Encourage and facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the synergies that can be achieved with regard to the following:

- Provision of open space amenities;
- Sustainable management of water;
- Protection and management of biodiversity;
- Protection of cultural heritage; and
- Protection of protected landscape sensitivities.

**Objective 79**

Recognise European and national objectives for climate adaptation and work with the EPA, the Western Regional Authority and neighbouring planning authorities in implementing future Guidance for climate change proofing of land use plan provisions as is flagged in the National Climate Change Adaptation Framework (DECLG, 2012).

## 7.12 ECONOMIC DEVELOPMENT AND EMPLOYMENT

### 7.12.1 Economic Development and Employment Strategy

The **Economic Development and Employment Strategy** aims to:

- Provide support for businesses located within the area and encourage the expansion of appropriate commercial activity in the LAP area, to ensure that all residents and visitors can avail of a range of commercial and retail services.
- Promote and support a wide range of new job creating opportunities, support the local economic base, and encourage diversification within employment and industry.
- Develop the local economy so that it can sustain activities proportionate with the needs and scale of the expanding town.
- Work with all strategic partners and local stakeholders in the delivery of this goal and the enhancement of the local economy.

The **future economic strategy** for the **Ballaghaderreen LAP** area will build on the approach advocated in the previous LAP including a focus on the following:

- Strong emphasis on consolidating commercial activity within the town centre and facilitating appropriate **mixed uses** in throughout the town core.
- Mobile investment in shared services; **financial services and European headquarter locations** – typically businesses of 20 to 50 persons in office environments.
- Encourage growth of the **Micro-Enterprise** sector and facilitate expansion through innovation and diversification.
- Address the shortcomings in **Telecommunications (most importantly broadband) and access infrastructure** in order to attract ICT business.



- Enhancing the supply of **social infrastructure** including health facilities, schools, arts and recreation facilities play a significant role in attracting such enterprises.
- Exploring the recreation, leisure and tourism potential of the area, for example; the development of **cycle and walking routes**; along with other **outdoor activity-based tourism**; and, the encouragement of public and private investment in such facilities.

**Policies in relation to Future Employment, Enterprise and Economic Strategy**
**Policy 76**

Provide opportunities for economic development and employment within the town through the promotion of a range of tourism initiatives associated with the heritage value of Ballaghaderreen town and its proximity to other key settlements.

**Policy 77**

Promote the use of public-private partnerships in the provision of and the re-use of existing industrial sites and business parks.

**Policy 78**

Encourage new business opportunities into the town centre and promote the uptake of vacant units within the centre in order to enhance the character of the town and make it a more attractive location for potential business investors.

**Policy 79**

Support the implementation of Roscommon County Council's *Local Economic and Community Plan 2014 – 2020 (LECP)*, as well as the actions recommended in "Measurement and Promotional Innovation in Local Regions: A Strategy for County Roscommon 2015-2020.

**Objectives in relation to Future Employment, Enterprise and Economic Strategy**
**Objective 80**

In consolidating the urban form, support the location of quality employment and residential developments in proximity to each other in order to reduce the need to travel and the dependence on private transport.

**Objective 81**

Support the Local Enterprise Office (LEO), Roscommon LEADER Partnership and other relevant economic development agencies in encouraging indigenous innovation and enterprise, by making suitable start-up locations available to entrepreneurs. This will include the provision of high quality serviced sites/land ready for industrial/commercial development including workspace units with high speed broadband connectivity at strategic locations.

**Objective 82**

Ensure that the infrastructure and services in Ballaghaderreen are provided and upgraded as necessary to a level that can support increased commercial development.

**Objective 83**

Work with and support Enterprise Ireland in the creation of clusters, and liaise with developers in ensuring competitive packages for the provision of commercial and industrial space within the LAP area.

**Objective 84**

Support the BMW Operational Programme 2014 - 2020 including any updates and help implement its priority objectives including:

- **Priority 2: ICT, Infrastructure** aimed at an increase the provision of fibre optic links to all un-served towns and villages in the BMW Region.

- **Priority 3: SME Support, Promotion and Capability Development** aimed at expanding the range of entrepreneurs in the BMW region with the skills and resources to accelerate the start-up and expansion of their enterprises in order to increase employment in supported micro-enterprises and increase the number of established SMEs within the BMW region.
- **Priority 5: Sustainable Urban Development** aimed at increasing the number of integrated urban regeneration initiatives to improve the urban environment and revitalise urban areas.

### Policies for Industry

#### Policy 80

Support the establishment of new industries, including high tech industries and high potential start-ups at appropriate locations within the LAP area.

#### Policy 81

Require a high standard of design, layout and amenity to be provided and maintained at locations selected for enterprise development.

#### Policy 82

Support the LEO, Roscommon LEADER Partnership, the IDA and Enterprise Ireland in encouraging new high tech industries and high potential start-ups to locate in Ballaghaderreen LAP area.

### Objectives for Industry

#### Objective 85

Where technically feasible and economically viable, provide for or facilitate the provision of the necessary infrastructure and services for industrial development within the Plan area.

#### Objective 86

Support local enterprise initiatives, national development agencies (such as the IDA, state bodies etc.) and private developers in promoting foreign direct investment into the area.

### Policies for Retail and Commercial Development

#### Policy 83

Promote and develop the vitality and viability of the existing shopping area and facilitate the provision of local retail needs, where appropriate.

#### Policy 84

Encourage the retention of retail and other appropriate town centre uses such as general food stores, newsagents, post offices, pharmacies, pubs, restaurants and cafés, within the town centre.

#### Policy 85

Give favourable consideration to proposed changes of use to retail within the town centre, where a property has adjacent non-residential uses on both sides.

#### Policy 86

Ensure that retail and service outlets are located within the identified town centre where they can best serve the population of the surrounding area, and discourage inappropriate out-of-town shopping facilities that detract from the viability and vitality of the existing town centre, in line with the Sequential Approach.

**Policy 87**

Encourage consolidation of the existing retail core of the town through the reuse and regeneration of derelict and vacant buildings for retail uses in line with the Sequential Approach, in order to prevent—

- (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
- (ii) urban blight and decay,
- (iii) anti-social behaviour, or
- (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

Those properties listed on the Vacant Sites Register are of particular relevance.

**Policy 88**

Encourage and facilitate the reuse of existing vacant units outside the town centre for alternative uses provided proposals are not contrary to the proper planning and sustainable development of the area. Those listed on the Vacant Sites Register are of particular relevance.

**Policy 89**

Ensure that all developments, where appropriate, are connected to the town core by safe, usable and viable pedestrian and vehicular links.

**Policy 90**

Implement the findings and recommendations of the Retail Strategy for County Roscommon 2014-2020, and assess all retail proposals against the criteria and recommendations set down in the Retail Planning Guidelines (April 2012).

**Policy 91**

Seek improvements to the visual quality of the town centre as part of new development and facilitate the appropriate development of the town centre subject to compliance with the relevant development standards where applicable.

**Policy 92**

Ensure that areas of vacant, derelict and under-used land within existing built-up areas (brownfield sites) are brought into productive use, as an alternative to the use of Greenfield sites.

**Objectives for Retail and Commercial Development****Objective 87**

Ensure that lands adjacent to and extending from the town centre are protected from development that would compromise the vitality and viability of the town centre.

**Objective 88**

Encourage property owners/developers to improve the appearance of vacant/derelict/buildings, including the implementation of measures such as simple maintenance (painting, cleaning, removal of vegetation, removal of defunct inappropriate signage, securing property to protect from vandalism, installation of temporary window displays etc.) and the provision of appropriate screening or boundary treatment.

**Objective 89**

Support Ballaghaderreen Town Team and promote initiatives/programmes to enhance the character, urban design quality and environment of the town to ensure that the town remains attractive for investment, commerce and retailing.

**Objective 90**

Encourage and support local property owners and stakeholders in using vacant premises in the town for display purposes (for example works of art or alternatively goods from trading stores).

**Objective 91**

Maintain and improve accessibility to and within the town centre and develop a comprehensive approach to the provision of car parking and pedestrian access.

## 7.13 URBAN DEVELOPMENT AND DESIGN

### 7.13.1 Residential Development

The **Residential Development Strategy** aims to:

- Ensure the provision of an adequate supply of housing within the LAP area in order to ensure that there is a sustainable provision of quality housing serving the area;
- Ensure the delivery of social and affordable housing in the town; and
- Ensure that new residential development are designed and developed to modern building standards, with emphasis given to energy consumption in design solutions. The provision of a range of housing forms, types and sizes will be encouraged in order to cater for all sectors of society.
- Consolidate residential development in the area and minimise further ribbon development;
- Limit new development in areas where necessary physical infrastructure (public sewerage/water supply, public street lighting/public footpaths) and social infrastructure including, but not limited to schools, and community facilities are unavailable; and,
- Seek an acceptable balance and mix in the provision of social/affordable and private housing in order to promote an appropriate social and demographic balance.

**Table 4: Recommended Residential Zoning within the Ballaghaderreen Local Area Plan 2017-2023**

	Term	Years	Area	Comments
<b>New Residential</b>	<b>Short-Term</b>	<b>1 - 6</b>	<b>5.69 Ha</b>	<p><b>'New Residential'</b> lands are identified at four locations in the town, namely:</p> <ul style="list-style-type: none"> <li>• To the south of the town centre between Circular Road and the L-1231 local road (245m from the town centre).</li> <li>• To the south of the town centre located to the south of L-5515 local road (380m from the town centre).</li> <li>• To the south of the town centre located between L-5515 local road and the Castlereagh Road R-293 (470m from the town centre).</li> <li>• To the east of the town centre and to the south of Pound Street (300m from the town centre).</li> </ul> <p>These lands have access to the water; sewerage and the road network (see Map 5 and 6). These lands are situated within 500m of the town centre and provide an opportunity to consolidate residential development</p>

				<p>following the sequential approach. This equates to 5.69 Ha of land with a potential for 114 new residential units<sup>28</sup> (see Maps 12 and 12a).</p> <p>Lands identified as 'New Residential' are adequately serviced (see Maps 5 and 6 ) in terms of:</p> <ul style="list-style-type: none"> <li>▪ Road network - adequate roads infrastructure, although footpaths, street lighting and other accommodation works will need to be provided in some areas.</li> <li>▪ Water Supply - of adequate capacity.</li> <li>▪ Foul sewage - the Ballaghaderreen wastewater treatment plant has sufficient capacity for the lifetime of this Plan.</li> </ul> <p><b>Supporting Infrastructure and Facilities:</b></p> <ul style="list-style-type: none"> <li>▪ Community facilities – Approximately 15.06 Ha of land has been zoned in the plan for Community and Educational Facilities. This is more than adequate to accommodate short-term needs.</li> <li>▪ Education - 2 additional primary classrooms and 1 additional secondary classroom may be required.<sup>29</sup> Sufficient lands located adjacent to existing schools and currently undeveloped have been zoned for Community and Educational Facilities and have the potential to facilitate additional accommodation requirements if necessary.</li> <li>▪ Childcare - Additional childcare facilities will be provided as part of permitted residential development. In addition, local recreational facilities will be provided as part of any housing development greater than 20 units.</li> <li>▪ Healthcare – There are adequate healthcare facilities in the town including a Primary Care Centre which provides a wide range of medical services for residents.</li> </ul>
<b>Strategic Residential Reserve</b>	<b>Medium-Term</b>	<b>6 - 12</b>	<b>3.02 Ha.</b>	<p><b>'Strategic Residential Reserve'</b> lands are identified at three locations in the town, namely:</p> <ul style="list-style-type: none"> <li>• To the west of the town accessed off the Charlestown Road (480m from the town centre)</li> <li>• To the east of the town and to the north of Cois Raille residential development (590m from the town centre).</li> </ul> <p>This equates to 3.02 Ha of land with a potential for 60 new residential units<sup>30</sup> (see Maps 12 and 12a).</p> <p>Development of these lands will be considered appropriate when :</p> <p>(i) All lands zoned 'New Residential' have been</p>

<sup>28</sup> @ 20 units per Hectare.

<sup>29</sup> See Table 3: Proposed Educational Provision within the Ballaghaderreen LAP above for further details.

<sup>30</sup> @ 20 units per Hectare.

				<p>developed; or</p> <p>(ii) All lands zoned 'New Residential' have been subject to the grant of planning permission (extant planning permission) and there is a demonstrable demand, supported by factual evidence, for further new residential development within the Plan area.</p> <p>The <b>services</b> and <b>facilities</b> detailed in relation to 'New Residential' (above) are relevant to the lands identified as 'Strategic Residential Reserve.' It is envisaged that as the Plan area develops that the level of community and education facilities, as well as localised retail provision, will grow accordingly.</p>
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### 7.13.2 Urban Development Strategy

The **Urban Development Strategy** aims to:

- Secure the proper planning and development of the area by ensuring that there is adequate zoned land in appropriate locations i.e. closer to the town core, available for housing.
- Consolidate residential development in the area and minimise further peripheral residential development, whilst more centralised serviced lands are available.
- Limit new development in areas where necessary physical infrastructure (public sewerage/water supply, public street lighting/public footpaths) and social infrastructure (including, but not limited to schools, and community facilities) are unavailable.
- Seek an acceptable balance and mix in the provision of social/affordable and private housing in order to promote an appropriate social and demographic balance.
- Secure a high standard of urban design with a network of high quality spaces defined by quality buildings, paving and landscaping.

### Policies for Residential Development

#### Policy 93

Require that new residential accommodation meets the following:

- High standards of design and necessary standards of energy consumption and sanitation;
- Avoids developing on floodplains;
- Avoids creating an adverse impact upon the amenity of adjoining residential properties;
- Avoids traffic or environmental problems or damage to visual amenity;
- Incorporates suitable infill development on appropriate sites; and
- Avoids further ribbon development along roads within the LAP boundary and immediately contiguous thereto.

#### Policy 94

Facilitate the Housing Authority's programme for housing, including:

- The provision of new housing;
- The renovation/refurbishment of existing buildings;
- The provision of suitable accommodation and facilities for the Traveller Community;
- The provision of suitable accommodation for people with disabilities;
- The provision of social and affordable housing; and
- The implementation of the provisions of Part V of the Planning and Development Act 2000, as amended.

**Policy 95**

Limit new development in areas where necessary physical infrastructure (public sewerage, water supply, public street lighting/public footpaths) and social infrastructure (including, but not limited to, schools and community facilities) are unavailable.

**Policy 96**

Require the naming of residential developments to reflect local place names, language or topographical features as appropriate.

**Policy 97**

Encourage strong frontages onto main thoroughfares in order to create definite building lines and continuity of the structure of the town centre.

**Policy 98**

Identify and facilitate the development and renewal of vacant sites, obsolete areas, derelict sites and derelict buildings in a manner appropriate to the area, including the completion of unfinished residential estates.

**Policy 99**

To provide for the renewal of areas in need to regeneration in order to prevent—

- (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
- (ii) urban blight and decay,
- (iii) anti-social behaviour, or
- (iv) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

**Policy 100**

Require phasing plans to be provided with residential housing proposals, which will ensure the satisfactory completion of the preceding phases before the commencement of subsequent phases. This would apply to all new residential developments over 10 dwellings.

**Policy 101**

Encourage residential use of vacant upper storey space over commercial premises on the main thoroughfares of the urban centres.

**Objective for Residential Development****Objective 92**

Assess and ensure that all proposals for housing developments comply with the *Sustainable Residential Development in Urban Areas*, DEHLG, May 2007, and the *Urban Design Manual: A best practice guide*, December 2008, as well as the Development Management Guidelines and Standards included in this Chapter 8 of this LAP and in Chapter 9 of the *Roscommon County Development Plan 2014-2020*.

**Objective 93**

Implement the provisions of the *Urban Regeneration and Housing Act 2015* by entering vacant residential sites with an identified housing need on the Vacant Sites Register as appropriate and impose levies in accordance with the Act on lands zoned for *Residential* uses.

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**Policies and Objectives for Urban Design**

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**Character of the Area****Policy 102**

Require development proposals to reflect and reinforce local distinctive patterns of development, landscape and culture.

**Objective 94**

Require designers to identify and recognise the essential elements of quality which determine the character of an area and then reinforces, or develops it in the proposed development.

**Continuity and Enclosure****Policy 103**

Promote the continuity of street frontages and require development proposals to contribute to defining private and public spaces and creating a hierarchy of private, semi-private and public open spaces.

**Objective 95**

Require designers to demonstrate that the proposed development has continuity and enclosure of spaces, and that public and private spaces are defined.

**Quality of Public Realm****Policy 104**

Promote development with public spaces and routes that are attractive, safe, uncluttered and work effectively for all the community including the elderly and people with a disability.

**Objective 96**

Require designers to demonstrate quality in the design of roads, pedestrian ways, public squares and open spaces as the design of these is as critical as the design of buildings that surround them.

**Legibility****Policy 105**

Promote legibility through development that provides recognisable routes, intersections and landmarks that help people to find their way around.

**Objective 97**

Require designers to demonstrate the ease with which the observer can read the relationship between structures, the landscape and the spaces between them as well as the objects within those spaces.

**Adaptability****Policy 106**

Promote development that can respond to changing social, technological and economic conditions by having cognisance to the principles of *Universal Design*.

**Objective 98**

Require designers to demonstrate the adaptability of proposed development.

**Diversity and a Mix of Uses****Policy 107**

Promote development that has diversity and choice.

**Objective 99**

Require designers to demonstrate the diversity and mix of proposed development.



**Ease of Movement****Policy 108**

Promote accessibility and local permeability through developments that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.

**Objective 100**

Require designers to demonstrate that main routes have been distinguished by exploiting vistas, key buildings and landmarks, making the activities and functions of the places visible and bringing a sense of liveliness to the spaces.

**Policies for Architecture and Building Design****Policy 109**

Provide an appropriate mix of facilities and services for the population living within the town centre including commercial, recreational, civic, cultural, leisure and residential uses.

**Policy 110**

Require good urban design principles in the development of the town and require new development to enhance the existing urban areas and improve pedestrian priority.

**Policy 111**

Require a high standard of building, road and paving treatments that will create a high-quality environment with a distinctive and coherent character.

**Policy 112**

Ensure that adequate open spaces and landscaping are established in developments and ensure adequate aspects and natural lighting to buildings.

**Policy 113**

Facilitate the development of high quality mixed-use developments within appropriate zones, incorporating existing natural features, such as existing trees and hedgerows, wherever possible; and provide additional open spaces and landscaping to structure lands and enhance visual amenity.

**Policy 114**

Require a design statement and landscaping plan to accompany planning applications that involve substantial site and/or building development/redevelopment works, particularly for key buildings and/or sites within the town core.

**Objective for Architecture and Building Design****Objective 101**

Undertake the preparation of a Framework Plan for the area between Main Street and Circular Road (Railway Site) and Main Street and The Shambles.. Following this, all planning applications that involve site and/or building development works within this area shall be accompanied by a design statement and landscaping plan to ensure consistent, high-quality developments on the site and to enable the Planning Authority to assess applications accordingly, in line with the approved Framework Plan for the area.

**Policies for Urban Design and Residential Density****Policy 115**

Ensure that a high standard of design is incorporated into residential developments through careful consideration of the layout to facilitate pedestrian safety and restrict vehicular traffic speeds, in line with recommendations contained within the Design Manual for Urban Roads and Streets, 2013.

**Policy 116**

Ensure that developments are appropriately designed in terms of their form, density, size and dwelling types within residential areas, such that they contribute to the built character of the area.

**Policies for the Design of Residential Estates****Policy 117**

Ensure high quality in the design of buildings and promote the development of buildings that are accessible, that integrate well with and complement surrounding buildings and landscape, and are energy efficient and sustainable.

**Policy 118**

Ensure that all new residential units meet minimum standards of space, room size and storage provision.

**Policy 119**

Ensure that the layout and design of dwellings are adaptable to change over time with a variety of accommodation types, sizes and tenures, as well as being designed for future transportation links.

**Policy 120**

Facilitate the refurbishment of rundown/dilapidated dwellings whether for permanent or holiday home usage. Any proposal must respect the scale of refurbishment and any extension to same should respect the residential amenity of adjoining properties.

**Policy for Sustainable Energy and Design****Policy 121**

Improve qualitative standards of sustainable design in proposed developments in line with the detailed recommendations contained in this Plan and in the RCDP 2014-2020.

## 8 DEVELOPMENT MANAGEMENT AND THE BUILT FORM

### 8.1 BALLAGHADERREEN ACA - DESIGN GUIDANCE

The existence of an Architectural Conservation Area (ACA), as detailed in Chapter 3 (pg. 10) of this Plan, does not mean that there is a compulsion to alter any features that existed when the ACA was designated. There is however a duty to protect the historic fabric. In the event of proposed change all historic fabric should be retained and repaired and any replacement features should be historically appropriate. Within an ACA specialist advice is beneficial at an early stage in development proposals and it is also advised that pre planning consultations are undertaken with the Planning Authority.

The following guidance is intended as general advice for development within an ACA and applies equally to proposals for new buildings as well as maintenance of and modifications to existing structures. ***Note: This advice does not apply to protected structures as they require a greater level of the appropriate expertise and assessment in development proposals.***

**Table 5: Design Guidance for Ballaghaderreen ACA**

FEATURE	DESIGN GUIDANCE
<b>Roofs</b>	Slated roofs should be repaired using natural slate to match. Any roof that has been re-covered with non-slate materials should, upon re-roofing, use a natural slate to match the other slated roofs in the ACA. Blue Bangor or an Irish equivalent is preferable to any other type.
<b>Chimney stacks</b>	Chimney stacks should be maintained, repaired and kept rendered and any intact historic pots retained and reinstated. Where redbrick chimneys exist within the ACA they should be retained and repointed if necessary and the profiles retained.
<b>Rainwater Goods</b>	All rainwater goods should be regularly maintained. Cast-iron gutters and downpipes should be retained, repaired and, if necessary, replaced with cast-iron. Gutters should generally have a half-round profile (unless there is evidence to the contrary), and downpipes should have either a circular or square-profile section.
<b>Walls</b>	The majority of buildings within this ACA should have rendered elevations. All ruled and lined render, channelled render and plain render should be retained and repaired. On an elevation directly facing the street it should be painted; rear elevations were traditionally left unpainted here and so do not have to be painted. Where the render has been removed, it should be replaced with a lime render, either plain or ruled and lined, with quoins as an option. Outbuildings and warehouses may either be rendered or of exposed stone.
<b>Opes</b>	All opes on the upper floors should be rectangular with classical proportions. Where these have been altered they could be reversed. New build should also have classical opes.
<b>Cills</b>	All stone cills should be retained. Where buildings have replaced their cills with concrete cills, efforts should be made to replace them with stone cills, either painted or unpainted. All new buildings should use stone cills.

<b>Windows</b>	<ul style="list-style-type: none"> <li>• All existing sash windows should be retained and where necessary, repaired.</li> <li>• Any pvc/aluminium windows should be replaced with timber sash windows.</li> <li>• Window form and detailing should be historically accurate. <ul style="list-style-type: none"> <li>➢ Buildings dating to pre-1830 should have six-over-six windows with no horns;</li> <li>➢ Any building dating from 1830-1860 should have horns, but could be six-over-six or two-over-two;</li> <li>➢ Any building which is post-1860 should have horns and be two-over-two or single-pane.</li> <li>➢ In the absence of certainty a good default for this ACA would be single-pane sash windows with small horns. All have narrow frames and glazing bars and a painted finish.</li> </ul> </li> </ul>
<b>Attic Dormers</b>	No new attic dormers should be added.
<b>Roof lights</b>	Any new rooflights permitted to be inserted should be small, conservation style rooflights and should match historic cast iron ones. Care should be taken with distant views with this aspect.
<b>Decorative Architraves</b>	All should be repaired and kept painted. Where none exist or where new ones are being formed no architraves are required.
<b>Threshold Steps</b>	All stone or terrazzo steps should be retained and repaired. New steps should be stone preferably.
<b>Doors</b>	All timber panelled doors (and their frames, overlights or fanlights) should be retained and repaired and kept painted. Any new doors to replace pvc or aluminium ones should be timber panelled and painted with no inset lights, and should match existing historic door within the ACA.
<b>Door Furniture</b>	Historic ironmongery should be retained.
<b>Shopfronts</b>	<ul style="list-style-type: none"> <li>• All historic timber or rendered shopfronts should be retained and repaired;</li> <li>• All vitrolite and mosaic tiled shopfronts and stainless steel framing should be retained and repaired;</li> <li>• Where a new shopfront is permitted a variety of styles would be appropriate but should ensure that the fascia is not too deep, that the classical format of vertical and horizontal is followed and that members are not too wide. Overly heavy corbel brackets should be avoided. Where new fascia lettering is permitted on historic shopfronts, it should be in the form of individual letters.</li> <li>• Within recessed porches, features such as floors, ceilings and doors should be retained even if the form of the porch is permitted to be changed.</li> </ul>
<b>Fixtures</b>	Redundant fixtures on a building, such as lights, signs brackets, poles etc that are no longer in use and are of no heritage value, should be removed and the wall made good.
<b>Wiring</b>	Wiring across a façade should be kept as tidy as possible.
<b>Other Features</b>	Other historic features on buildings should be retained and repaired.
<b>Public domain Signage</b>	Historic information plaques exist on a number of buildings and on heritage information stands which are in place, all of which should be retained and maintained. Any new plaques should blend in with these rather than introducing more clutter into the streetscapes.

**Table 6: Example of works that might alter the character of the Ballaghaderreen ACA**

Example of works that might alter the character of the ACA & require planning permission:

- Changing the roof profile.
- Changing the finish of external walls
- Removing or altering chimneys
- Erecting an extension
- Changing the boundary treatment
- Erecting or altering shop-fronts and signage
- Changing the design, materials and finish of windows, doors and cills
- Adding satellites, antenna, roof lights or dormers

***Note: It should be noted that this is not a complete list and is included for guidance purposes only. It is recommended that advice is sought in advance of commencement whether or not planning permission is required.***

## 8.2 ARCHITECTURE AND URBAN DESIGN

### 8.2.1 Building Height

One of the common misconceptions of higher densities is that they promote taller buildings. Tall buildings do not necessarily mean higher densities. The highest densities are generally achieved in medium rise buildings, of three to four stories high.

Where buildings of significant height are proposed, it is important that the following factors will be taken into consideration:

- The quality of the overall design;
- The degree of overshadowing and consequent loss of light caused to surrounding property;
- The degree of overlooking (particularly of residential property) and consequent loss of privacy;
- The extent to which there is a disruption to the scale of an existing streetscape or landscape, save in cases where this may be intended for civic design reasons;
- The extent to which the building detracts from structures or spaces of architectural or historic importance or important landmarks;
- Any attractive views from significant vantage points that would be obscured or intruded upon by the building;
- The degree of obtrusion of the skyline, save for those in appropriately planned locations; and
- The scale of the building in relation to surrounding open space, together with the effect of the building on the quality of the space.
- The avoidance of local, undesirable micro-climates at ground level.

#### **High Buildings in the Urban Area**

In general heights should respect local streetscapes. Overall building heights in the town should generally be in keeping with the existing character of the town. The town centre consists of predominantly traditional streetscapes, with buildings of no more than three storeys. Therefore, building heights of two and three storeys only will generally be encouraged along the main streets. However, where appropriate as in the case of key landmark or signature buildings, up to four or five storeys may be considered if appropriately designed and capable of blending sympathetically with the streetscape. Such exceptions which reinforce the urban form or are designed as landmark structures in their setting will be open to consideration.

The building heights further from the town centre tend to reduce in height and this pattern should be respected. However, taller commercial or civic buildings in the Business, Enterprise Park/Light Industry and

Warehousing areas, and in areas which are slightly removed from the commercial core, could be considered where they are appropriately designed.

When locations that would be appropriate for tall buildings are identified, development approaches for these locations (including building size, shape, silhouette, site coverage, relationship to streets and public spaces) and general design issues must also be considered. In addition, care needs to be taken to protect the historic built environment and unique heritage value of Ballaghaderreen. The objective should be to respect heights and patterns of existing buildings.

High buildings in the right place can have a role in:

- Acting as landmark buildings;
- Enhancing local identity;
- Forging a new and exciting image for regeneration sites; and
- Delivering more sustainable working and living environments.

High building designs should be created with due consideration of:

- Topography;
- Urban Structure;
- Movement Corridors and Transport Nodes;
- Public Spaces;
- Historical Assets;
- Prominent Landmarks/Structures; and
- The identification of important views/vistas in the town and their vantage points.

All new development should be designed with due regard to:

- Design; principles such as building and roofscape form, massing, and scale; prompted by existing design precedence
- Overshadowing;
- Overlooking;
- Scale of existing streetscape;
- Structures or spaces of historic or other importance;
- Views
- Open spaces; and
- Microclimate.

### 8.2.2 Urban Design

Good urban design is essential in order to produce attractive, high-quality places in which people want to work and live. It can be achieved by the way streets and spaces are arranged and how the mass, scale and position of buildings is planned within the landscape. Good design can provide a clear and distinct sense of place.

Urban design focuses on how urban areas best respond to people's needs and good urban design can be broken down into the following general principles:

1. **Reflects the Character of the Area** – a place with its own identity.
2. **Ease of Movement** – a place that is easy to get to and move through (particularly for pedestrians using the space).
3. **Continuity and Enclosure** – a place where good public and private spaces are clearly distinguished.
4. **Quality of Public Realm** – an appealing place with attractive outdoor areas.
5. **Legibility** – a place that has a clear image and is easy to understand.
6. **Adaptability** – a place that can change easily and incrementally.
7. **Diversity and a Mix of Uses** – a place with diversity and choice (including evening uses).
8. **Sustainability/Balance with Nature** – a place where a balance has been achieved between the natural and built environment.

9. **Value** - a place where value can be created to sustain the desired mix of uses and quality of townscape.
10. **Inclusivity** – a place which has something for everyone and where a diverse range of user needs are met.

*The above principles are by no means mutually exclusive.*

### 8.2.3 Architecture and Building Design

The design of buildings is one component of urban design, and development proposals should be of the highest quality design. The design of new development will be expected to improve the existing urban fabric and form of Ballaghaderreen town, and whether innovative, contemporary or more traditional in form, design should take account of the surrounding buildings and complement rather than detract from the existing character of the town.

In addition, development in the town needs to maintain a consistent street frontage and common building line which will help to create continuity of frontage, reinforce streetscape, and provide definition and enclosure to the public realm.

The Council will support the establishment of buildings of an especially high quality and unique design at key locations in the town. These buildings will be characterised by a strong building design to provide focal points within mixed-use developments that will add legibility and clarity to the physical structure and layout of the development. Dual aspect design, presenting a frontage onto two streets, will generally be required where buildings are located on corner sites.

General principles which should be considered include:

- Generally keeping the scale of buildings as compact as possible, except for landmark and gateway buildings that could be more dramatic in scale subject to high standards of design.
- Avoiding large, undifferentiated expanses of walls and/or roofs and instead introducing design, colour or material features to provide interest and variety.
- Paying particular attention to the design treatment of the ground floor of buildings to respond appropriately to the human scale through different colour or material treatments, more responsive design features such as canopies at entrances or over pathways, etc.

### 8.2.4 Design Statement

A design statement accompanying development applications should include the following information:

1. An explanation of the design rationale.
2. Details of high quality architectural treatments.
3. Details of materials and finishes to be used in the scheme.
4. Details of the design approach to the provision of signage, including both information and commercial signage.
5. Proposals for the massing and height of the proposed units so as to ensure compatibility with existing nearby development and the existing scale of the urban fabric of the town.
6. Details as to how the proposed land use, layout and design of the development comply with the site's zoning and the objectives and proposals of the Local Area Plan.



### Some Principles for Designers in the Ballaghaderreen Urban Environment

1. The rigid application of minimum standards creates uniformity and poor urban environments. Consider creating interest and rhythm in the design concept and avoid overly monotonous or repetitive facades.
2. Prioritise using existing urban grain and natural contours over artificially creating tabula rasa (clean slate site).
3. First focus should be context – can the development create a public realm/streetscape from which people can benefit, are there natural contours which should be respected.
4. Ballaghaderreen town is defined by fine grain urban design patterns, small blocks which are easily adaptable to a multitude of uses, and typically Georgian Classical Revival detailing. This form of urban design has created urban spaces with interest and character. How can new development replicate and or contribute to this in new ways?
5. Start with context, streetscape and urban space creation opportunities as the key components of the design (commercial and residential spaces secondary). Has the architect looked for opportunities to create streetscape and urban space.
6. Can excessive massing or the requirement for large scale urban site assembly (large floorplates) be avoided through careful consideration of uses, movement of people through the urban space and design.
7. Consider movement through the urban space within and around the development – will the development create a more walkable settlement.
8. Consider the aspect of the development from different vantage points. How will people moving within an urban space experience the development as they move through this space.
9. Does the development create opportunities for public interactions in a public realm. These interactions are the key to a vibrant town centre.
10. Have evening uses been considered? Populations should not leave developments after 6pm. Consider mixed uses and incorporating residential populations within developments and evening uses for these residents should be considered so the urban space retains some vibrancy and surveillance opportunity after daylight hours.
11. Towns are for people. Cars are secondary. This should be reflected in the design concept.
12. Urban design involves public responsibility. Developers must design a streetscape, design an urban space rather than redeveloping or filling a vacant site.
13. A strong emphasis should be placed on materials and detailing in the establishment of streetfronts or the edges of urban spaces. If the Classical Revival detailing cannot be replicated outside Ballaghaderreen ACA, how can the development contribute positively to its urban setting in new ways using the above principles.
14. Urban space creating opportunities should be considered and maximised. Developers should, in suitable locations, contribute some of the development site to the creation of a public realm to create vibrancy and interactions within the town centre.

#### 8.2.5 Landscaping Plan

A landscaping plan accompanying development applications should include the following information:

1. A survey of all existing planting and drainage lines on the development site.
2. An overall landscape design with details of both hard and soft landscaping.
3. Details of the location, number and species names of all planting proposed to be retained, removed and/or planted on the site. All proposed planting should be suitable to the site and soil conditions.

Landscaping is an integral part of any development and there is a need to ensure that existing trees are protected and integrated into the development and that new planting is well designed and adequately carried out. The potential of existing site features should be fully explored and planning applications should include an accurate landscape survey plan. Wherever practicable, existing healthy trees should be protected and retained. A tree survey shall normally be required and healthy specimens shall be preserved.



Where other trees need to be removed, these should be replaced at a ratio of 3 to 1 i.e. 3 semi-mature trees of similar, indigenous species should be planted for each tree removed. All new developments and extensions or alterations to existing premises shall incorporate suitable site landscaping plans showing existing planting to be retained or removed and suitable additional planting to be added. Other measures to reduce or mitigate impacts on surrounding land uses may be required where necessary.

### 8.2.6 Urban Design and Residential Density

In residential areas, the emphasis must be on good design and achieving safe residential environments where public open space is overlooked and therefore more useable. The design of roads should discourage high-speed traffic and allow for greater community interaction. Built form should come first and road layout second, so that these areas are more visually pleasing. Where densities are higher there should be safeguards to protect residential amenity. It should be noted that sprawling suburban development does not create a sense of identity and community. It does not contribute to community interaction and is difficult to provide with public transport. It encourages the use of cars and high-speed traffic and may therefore be unsafe for pedestrians and cyclists. It is also a wasteful use of serviced land.

This plan recognises that roads fall into different categories and perform different functions, for example:

- Some roads need to be designed for the free flow of traffic and with the needs of motorists to the fore.
- Some need to be designed to inhibit the free flow of traffic and with the needs of other users to the fore.
- Roads serving residential developments should be designed to regulate traffic speed.

Design and density are inseparable concepts. It is relatively easy to lay-out a housing scheme based on National standards such as those contained in *Recommendations for Site Development Works for Housing Areas* 1998, but to achieve density and provide for good residential amenities requires that much more effort be put into design. Providing for good residential amenity includes:

- Avoidance of overlooking of private open space/back gardens.
- Avoidance of overlooking by opposing windows.
- Creation of more useable public open space.
- Providing for buildings to be positioned to calm traffic, etc.

There is a difference between the densities that are suitable in town centres and at transport nodes, and those in outer urban areas. Higher densities should be achieved at town centres and transport nodes having regard to accessibility to services, whilst medium densities are appropriate in outer urban areas.

Residential layout and density policies must consider the issue of sustainability and affordability. It is recognised that a good mix of accommodation type, size and tenure provides for the needs of modern communities more appropriately. In this respect quality urban design is considered vital to achieving places that work as well as development that complements its context and contributes to visual amenity. These aspects are addressed further in the Development Management Guidelines and Standards at the end of this Chapter as well as in Chapter 9 of the RCDP 2014-2020.

In assessing new applications for residential development in the town, the Planning Authority will have regard to the recommendations in the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*, (2009), and the *Urban Design Manual* (2009).

### 8.2.7 Traffic Management in Urban Areas

Road safety for all road users is an important issue and in town centres and residential areas the needs of pedestrians and cyclists should have priority over motorised transport. The Traffic Management Guidelines 2003 and the Road Traffic Act 2004 provide for the use of lower speed limits in certain areas, for example

town centres, residential areas and in the vicinity of schools, as well as for the design of roads to provide for such lower speeds.

In addition, the way in which streets are managed and used promotes or discourages a sense of community and makes them an attractive or unattractive place to live, work, shop etc. Travel needs can be reduced by land use policies which facilitate mixed uses and closely grouping different uses. Parking policy is an important element in planning and traffic management. The level of car parking provided, its location, possible fee structure and enforcement levels can all have a considerable effect on car use and traffic flow patterns.

Car parking policies must consider various needs such as people with disabilities, commercial vehicles, taxis and motor cycles. It must also consider the conflicts between all day and short stay parking as well as the need for good advance signage. In addition, a reduction in parking standards in town centres encourages development in such areas that might otherwise be forced to locate where land has lower value. These aspects are addressed further in the Development Management Guidelines and Standards at the end of this Chapter as well as in Chapter 9 of the RCDP 2014-2020.

### 8.2.8 Design Guidelines for Residential Estates

The design of residential layouts can give a sense of identity to an area, provide for safe outdoor spaces and facilitate community interaction. Conversely, poor design can allow the development of anti-social behaviour. New development should therefore be responsive to local character and respect the visual context of the area rather than becoming extensions that lack character. Successful developments can be achieved by careful integration with the landscape or built environment using the right materials, forms and landscape elements for the locality relating to the existing built fabric and settlement structure.

The Council will have regard to the following in the assessment of residential proposals in the town:

- The need for land to be used economically.
- The capacity of the infrastructure to cater for future population.
- The adequacy of present and future community facilities.
- Appropriate density.
- Adequate privacy for individual houses, flats etc.
- The safety of proposed layouts and the capacity of existing roads to absorb future development.
- Adequate provision for car parking, open space, landscaping and planting.
- Integration with existing development and the preservation of attractive features on site.

Furthermore, the Council will continue to seek to facilitate the improvement of visually obtrusive and derelict sites within the Plan area. This will help to improve the overall appearance of streetscapes, therefore contributing to environmental improvements in the main urban areas. These aspects are addressed further in the Development Management Guidelines and Standards at the end of this Chapter as well as in Chapter 9 of the RCDP 2014-2020.

### 8.2.9 Sustainable Energy and Design

The promotion of renewable energy throughout County Roscommon is important for both economic and environmental reasons. Renewable energy technology is well advanced and widely available, and there are a number of grants available to provide systems in existing or new development including residential developments. The Council will encourage more sustainable development through energy end-use efficiency, increased use of renewable energy and improved energy performance of all new building developments in the town and throughout the County.

With regard to building construction and energy use, all new residential dwellings require a building energy rating (BER) before they are offered for sale or rent. This requirement also applies to all new non-residential development and to existing buildings offered for sale or rent.<sup>31</sup> In addition, all public buildings with a floor area of 1,000m<sup>2</sup> must display a BER certificate. Proposals for buildings exceeding 1,000m<sup>2</sup> must consider the technical, environmental and economic feasibility of using alternative energy systems in the proposed building and the use of such systems have to be taken into account, as far as practicable, in the design of the proposed building. Alternative energy systems to be considered include:

- Decentralised energy supply systems, based on renewable energy.
- Combined heat and power systems
- District or block heating or cooling, if available.
- Heat pumps

Further information regarding sustainable energy and design, and building construction and energy use is contained in Chapter 9: Development Management Guidelines and Standards of the RCDP 2014-2020.

### 8.3 DEVELOPMENT MANAGEMENT GUIDELINES AND STANDARDS

It is an obligation of the Council to ensure that planning permissions granted under the Planning Acts are consistent with the policies and objectives set out in the Roscommon County Development Plan (RCDP) and the Local Area Plan (LAP) for the area, as well as the proper planning and sustainable development of the area. These standards are intended to give information and a general guideline as to the Planning Authority's requirements regarding particular aspects of proposed developments. The standards are intended to give an indication of the criteria that will be taken into account when assessing applications for new developments. These standards and guidelines are complimentary to the overall development strategy and the individual objectives and policies of the RCDP 2014-2020, as well as the Ballaghaderreen LAP 2017-2023.

Development Management Guidelines and Standards are set out in Chapter 9 of the RCDP 2014-2020 and it will be a requirement of all new developments to comply with these whilst they remain in force, as well as their successors from 2020 to 2026 and onwards.

For residential development, further requirements are outlined in the DEHLG (now the DECLG) guidelines, *Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities*, May 2009, and *Urban Design Manual: A best practice guide*, May 2009, as well as *Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for Apartments*, 2007, which Roscommon County Council will have regard to when assessing planning applications for residential development.

With regard to traditional shopfronts and buildings on the Record of Protected Structures (RPS) or within Architectural Conservation Areas (ACA) the *Architectural Heritage Protection - Guidelines for Planning Authorities*, DEHLG 2005, should be used to guide development.

Roscommon County Council has adopted a Policy on Advertising Signs and this should be referred to and read in conjunction with the section on Advertising in Chapter 9: Development Guidelines and Standards of the RCDP 2014-2020 when such signs are considered within the LAP area.

Potential applicants are advised to contact the Planning Authority prior to lodging a planning application particularly in the case of large developments and those requiring an Environmental Impact Statement. Prior consultation with the Planning Authority can reduce delays in the planning process.

<sup>31</sup> Enacted as part of the Building Control Bill 2001

### 8.3.1 Wastewater Treatment

The Council recognises that large areas outside the mains sewerage system are dependent on individual wastewater treatment facilities. Where such systems are used it is important that they are installed and maintained to the highest possible standards and that they conform to the requirements set out in the EPA Wastewater Treatment Manual, and more up-to-date standards if issued. Individual treatment systems will not be permitted in serviced areas and will only be allowed in zoned areas in the most exceptional circumstances.

### 8.3.2 Flood Risk and Protection

This Section should be read in conjunction with the guidelines produced by the DEHLG (now the DECLG) and the OPW, *The Planning System and Flood Risk Management*, 2009.

The recommendations set out in this section seek to ensure that undeveloped land is not zoned for incompatible uses and that safeguards are put in place for already developed lands.

The findings of the SFRA undertaken for the Ballaghaderreen LAP required that certain green field/undeveloped lands within the LAP boundary which were identified as flood risk areas (see map – with indicative Flood Zones A and B) should be zoned as ‘Greenbelt’ in accordance with the *Flood Risk Management Guidelines* 2009 and the Departmental *Circular PL2/2014*, to ensure inappropriate development in high to moderate flood risk areas is avoided.

Furthermore the SFRA concluded that some existing developed lands have a ‘Constrained Land Use’ zoning in order to align with the requirements of *Circular PL2/2014*.

Development proposals within or immediately adjacent to the constrained land use zone will need to be accompanied by a detailed Flood Risk Assessment, carried out in accordance with *The Planning System and Flood Risk Assessment Guidelines* & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Development that would be subject to an inappropriate risk of flooding or that would cause or exacerbate such a risk at other locations shall not normally be permitted.

Policies and objectives are set out in Chapter 7 to ensure that the sensitivities of the flood risk areas are adequately considered, protected and managed as appropriate, in the development management process.

### 8.3.3 Residential Site Maintenance and Management

The Planning and Development Act 2000, as amended, provides for the inclusion of conditions attached to a planning permission regarding the maintenance and management of a proposed development. This includes the establishment of a management company (including waste management) or maintenance. Once the development is complete, provisions for estate management should be created in order to maintain the amenity, quality and visual quality of a development. Details of the management company, inclusive of the framework of the management company, must be agreed with the Local Authority prior to the commencement of development:

- Establish a management company, with a board, including representatives of the residents, to oversee estate management. This should consider the provisions of the Multi Unit Developments Act 2011.
- Develop policies in relation to the overall appearance of the development as well as to maintenance of common areas.

### 8.3.4 Dereliction, Vacancy and Regeneration

#### 1. Derelict Sites

The council will continue to take appropriate action in accordance with the provisions of the Derelict Sites Act 1990, and amendments, to ensure the elimination of dereliction as it occurs. There are a number of vacant and derelict sites throughout various locations of the Ballaghaderreen LAP area. The Council will encourage the redevelopment of these sites and facilitate well-designed new development.

#### 2. Vacant Sites Register and Levy

The Council will maintain a Vacant Site Register and implement the Vacant Site Levy as required by the Urban Regeneration and Housing Act, 2015, as a mechanism to stimulate site activation in urban areas, which is intended to “bring underutilised vacant sites and buildings into beneficial use, ensuring more sustainable urban development and an efficient return on state investment in enabling infrastructure.”<sup>32</sup>

The site activation measure aims to encourage the release of zoned lands at key locations in order to stimulate development, deliver housing at appropriate locations, and, stimulate the regeneration of vacant urban sites.

### 8.3.5 Infill developments

Infill development must have due regard to the predominant existing uses, building lines and heights, design features, as well as the existence of particular features such as built heritage, trees and open spaces. Proposals for infill development must demonstrate how they will integrate satisfactorily with the adjoining developments, without loss of amenity.

In the town centre area, greater flexibility over the normal development standards may be given, provided good planning and design are achieved. In town centre locations, where minimum parking standards may not be achievable or desirable, a contribution in lieu may be accepted. Similarly, good quality infill proposals in the town centre may be afforded a relaxation in the minimum open space standards.

### 8.3.6 Access for All

In the interests of providing access for everyone, the specific access requirements for the elderly, children and people with disabilities must be incorporated into the design of shops, commercial buildings and all other buildings, public spaces, facilities and services likely to be used by the general public.

### 8.3.7 Lighting, Signage and Advertising

Advertisement signs have the potential to add particular interest to an area. The excessive use of signs, particularly illuminated signs, however can detract from the very location they are advertising. The use of signage must therefore be closely monitored. The use of external advertising signs will generally be restricted to one per business; however this shall be assessed on a case by case basis.

<sup>32</sup> Circular letter PL6/2015, 31 August 2015.

### 8.3.8 Car Parking

All developments shall be required to provide adequate provision within the site for servicing of the proposal and for the parking and manoeuvring of vehicles associated with it. Parking accommodation will be expected to locate within, or in close proximity to, the site of the proposed development, and will normally be established behind the building lines in each development. The minimum parking requirement shall be calculated in accordance with the standards as laid out in Table 7 below.

The layout and design of roads in housing developments shall have regard to the *Traffic Management Guidelines* issued jointly by the DEHLG, the Department of Transport and the Dublin Transportation Office, 2003, and any updates.

Residential car parking spaces, including car parking spaces for mobility impaired people, shall be constructed to be capable of accommodating future electrical charging points as required. Parking spaces shall be coded/metered, slow charging 220-240 v, 13A single phase. The Council is committed to supporting this technology.

The following should be considered when making provision for car parking facilities for all categories of development:

- Requirements for numbers of car parking spaces are set out in Table 7 below.
- In dealing with planning applications for change of use or for replacement buildings, allowance will be made for the former site use in calculating the car parking requirements generated by the new development.
- Where the provision of on-site parking is not possible, the Council may, in exceptional circumstances, accept a financial contribution in respect of the shortfall in the number of spaces. This will however be at the discretion of the Council and is likely only to apply to small scale town centre locations where the Council has provided, or intends to provide additional public car parking spaces.
- Parking and service spaces must be located on site so as to prevent road/street obstruction, and should be located where possible to the rear and side of buildings and in such a manner to ensure minimal injury to the amenity of adjoining premises.
- Planting and landscaping of all car parks shall be required.
- Parking facilities for mobility impaired drivers and their vehicles shall be provided at the general rate of 2 to 5 per 100 spaces, such spaces shall be proximate to the entry points of the proposed buildings. The allocated spaces shall be clearly delineated and shall also display a relevant upright sign.
- The parking spaces shall be proximate to the entry points of the proposed buildings.
- The parking standards for residential development will be reviewed in town centre locations and where innovative design principles are adopted. In such cases grouped parking will be encouraged.
- Where reference is made to 'floor area', it refers to gross floor area unless otherwise indicated.
- Standard / Minimum parking dimensions shall be 2.5 x 5.0 metres.
- For primary and secondary schools, a bus circulation area may be required.
- Provision shall be made for parking commercial vehicles, where appropriate.

Where the parking standards shown in Table 7 below do not cover the type of development proposed, the requirement shall be calculated relative to the most appropriate standards.



**Table 7: Car parking Standards**

Residential	Car Parking Requirements
Dwelling house/Apartment (1-3 bedrooms)	1.5 per unit
Dwelling houses/Apartment (4+ bedrooms)	2 per unit
Guest House/B&B	1 space per bedroom*
Hotel	1 space per bedroom*
Hostel	1 space per bedroom or 1 space per 10 bed dormitory*
Motel	1 space per bedroom or 1 space per 10 bed dormitory*
Caravan / Camping Site	1 space per pitch*
*Facilities are required for the set down and pick up for cars and coaches.	

Commercial	Car Parking Requirements
Shops (<250m <sup>2</sup> gross)	Retail Floorspace 1 space per 20m <sup>2</sup>
Shops (250 – 1000m <sup>2</sup> gross)	Retail Floorspace 1 space per 14m <sup>2</sup>
Shops (> 1000 m <sup>2</sup> gross)	Retail Floorspace 1 space per 10m <sup>2</sup>
Banks	1 per 14m <sup>2</sup>
Service Garages	To be determined by PA
Offices (Town Centre) Gross Floorspace	1 space per 50m <sup>2</sup>
Offices (Office Park) Gross Floorspace	1 space per 50m <sup>2</sup>
Public Houses / Restaurants / Lounge Bars	1 space per 7m <sup>2</sup> net floor space
Hot Food Take Away	Minimum of 10 spaces per unit or 1 space per 10m <sup>2</sup> of retail space
Dance Halls / Ballroom / Disco	1 space per 3m <sup>2</sup> *
Cinemas, Theatres, Stadia	1 space per 5 seats
Conference Centres: Public Areas	1 space per 25m <sup>2</sup>
Churches / Church Hall	1 space per 5 seats
Hospitals / Nursing homes	1.5 per bed
Surgeries	2 spaces per consultants room
Petrol Filling Station	2 spaces per pump plus requirement for other uses
Carwash	5 waiting spaces without interference to other spaces or the public road
* For buildings which have mixed use the calculation will be based upon the highest demand.	

Note: Large complex development may be assessed separately with regard to the circumstances.

Industrial	Car Parking Requirements
Man. Ind. / Light Ind. Gross Floorspace	1 space per 50m <sup>2</sup> *
Showrooms: Gross Floorspace	1 space per 50m <sup>2</sup> *
Warehouses: Gross Floorspace	1 space per 100m <sup>2</sup> *
Garages	1 space per 50m <sup>2</sup> *
*Facilities are required for the parking and turning of vehicles serving the development.	

Community	Car Parking Requirements
Athletics Playing Field	20 per track / field
Library	1 space per 50m <sup>2</sup>
Funeral Home	1 space per 5m <sup>2</sup>
Primary school	3 spaces per classroom
Secondary school	3 car spaces per classroom
Childcare facilities	1 car parking space per staff member + 1 car parking space per 4 children
Golf driving range	1 space per 2m of base line / per trap
Golf / pitch and putt courses	4 spaces per hole
Sports Clubs incl. swimming pools, tennis courts etc.	2 spaces per court, 5 spaces per 100m <sup>2</sup>
Stadia	1 space per 3 seats
Bowling Alley	3 spaces per Lane
Pool / gym	1 space per 10m <sup>2</sup>
Community Centre	1 space per 10m <sup>2</sup>

Bicycle Parking Standards	Relevant Cycle Parking Standard
Dwelling houses and flats	1 unit per dwelling
Shops	1 unit for every 200m <sup>2</sup> of gross floor space
Supermarkets and large stores	1 unit for every 200m <sup>2</sup> of gross floor space
Offices	1 stand for every 500m <sup>2</sup> of gross floor space
Industry	1 stand for every 500m <sup>2</sup> of gross floor space
Warehousing	1 stand for every 1000m <sup>2</sup> of gross floor space
Theatre, cinema, church, stadium	1 stand for every 100 seats
Hotels, guest houses	1 stand per 50 bedrooms
Lounge bars	1 stand for every 200m <sup>2</sup> of public floor space
Restaurants	1 stand for every 200m <sup>2</sup> of public floor space
Function room, dance halls, clubs	1 stand for every 200m <sup>2</sup>
Playing fields	4 stands per pitch
Schools	1 stand per 50 pupils
Nursing home	1 stand per 20 members of staff

Note: one stand = 5 units

## 1. Loading and Unloading

In addition to the general car parking requirements, service parking spaces may be required for cars or other vehicles involved in the operation of the business or a particular building, for example delivery and collection of goods. In all major developments of an industrial/commercial nature, developers will be required to provide loading and unloading facilities sufficient to meet the likely demand of such development. Off-street loading facilities shall be designed to conform to the following requirements:

- Loading spaces may be enclosed within a structure, and must be if they are located within 15m of the curtilage of the residence where the use involves regular night operation.
- There shall be appropriate means of access to a street or road as well as adequate manoeuvring space.
- The maximum width of driveway openings at the street boundary shall be 7.6 metres and the minimum width shall be 3.6 metres.

Loading facilities shall be provided and maintained as long as the use exists. All reasonable precautions shall be taken by the owner or occupier to assure availability of required facilities to the delivery and pick-up vehicles. The Planning Authority may modify the requirements of loading and unloading facilities in any specific case, where it appears that it would be in the interests of the proper planning and sustainable development of the areas to do so. It is important to identify areas for loading bays adequate to meet local business requirements and in order to assist with traffic flow in towns.

## 2. Heavy Vehicles

The indiscriminate parking of heavy commercial vehicles or machinery in residential areas detracts greatly from the amenities of these areas and traffic safety concerns. The Planning Authorities will co-operate with all other bodies that exercise control over this type of parking, to eliminate the nuisance created.

## 3. Cycle Facilities

Cycle routes and bicycle parking shall be well provided for in new office, residential, retail and employment generating developments. The Department of Transport has several guidance documents concerning the design of cycle facilities within urban areas and these should form the basis of such development. All long-term (more than three hours) cycle racks should be protected from the weather. From a security viewpoint cycle racks should not be located in out-of-the-way locations and shall be conveniently located, secure, easy to use, adequately lit and well posted.

### 8.3.9 Transport *(To be read in conjunction with Chapter 4 of the RCDP 2014-2020)*

In order for the road network to fulfil its primary function in an era of rapid growth in car ownership and freight movement, it will be necessary to limit the number of accesses and junctions to the network. Failure to do so would result in:

- Traffic hazard and congestion;
- Reduction in carrying capacity;
- High maintenance costs; and,
- Inadequate return on public investment.

The Council will not approve a proposal that will create a serious traffic hazard. The positioning of the access, the ability to obtain adequate sight lines and the number of existing accesses and junctions on a stretch of road will all be taken into account. The standard of sight lines required will vary according to the type of road. In siting and designing the access, existing hedgerows and trees should be retained, where possible. The replacement of hedgerows removed with indigenous species will be viewed favourably by the Council. Car parking standards (Table 7 above) will also be required to ensure that proposals do not result in cars or delivery vehicles parking on the public road.



## 1. National and Regional Roads

The National Road network should provide safe and efficient links between the principle towns and villages and thus contribute significantly to the economic prosperity of the County and State as a whole. Chapter 4 of the RCDP 2014-2020, provides specific policies and objectives with regard to development on National and Regional Routes.

The policy relates primarily to proposed developments located on national roads outside the 50kph speed limit zone of the town, but also addresses development proposals planned for other locations which, because of their potential to generate high volumes of traffic, could have significant implications for national roads in the area concerned. Development control shall seek to channel traffic from new development onto existing local roads and in this way use established access points to gain entry onto national roads and shall have regard to the DECLG Policy Document, *Spatial Planning and National Road: Guidelines for Planning Authorities*; January 2012.

## 2. Public Transport

The Council shall fully support initiatives regarding RTI schemes in and around Ballaghaderreen, and will encourage any attempts to expand this scheme to parts of the County not already served.

The Council supports the extension of public transport options through the development of new/additional Quality Bus Corridors as indicated in the Regional Planning Guidelines for the West Region 2010-2022.

### 8.3.10 New Residential Development

The proposed pattern for future residential development reflects a compact urban form. This will promote accessibility to employment and to commercial, educational, social and other services. All residential development proposals should complement the existing built environment, create sustainable movement systems where pedestrians, cyclists and vehicular traffic, offer a range of house types and include attractive and well considered detailing i.e. quality of the public realm and the interface between the public realm and buildings.

#### Dwelling Type

A suitable mix of house types is required in each development proposal. This mix should ensure a suitable combination of one, two and three bed units, as well as larger units in suitable locations. Applicants are also required to provide these units in a range of formats, including detached, semi-detached and terraced.

#### Building Line

Applicants, when making an application, will normally be required to respect the established building line in place. In instances where the existing structure being replaced has previously broken the building line, applicants will normally be requested to reinstate the general building line. This minimum set back must be increased in instances where the lands to the front of the development are required for visibility splays.

#### Open Space Requirements

Applicants will be required to provide sufficient, useable open space which is passively surveyed and easily accessible. Applicants should aim to include a mix of large and smaller open spaces which cater for a range of recreational activities.

#### Traffic Management within Residential Developments

Developers shall have regard to the Traffic Management Guidelines. Residential developments shall include natural traffic calming measures through the incorporation of natural vegetation, formal crossings, shared surfaces and on-street car parking. Sight distance/visibility splays shall be in accordance with those outlined in the County Development Plan.

### Design Statements

It is essential that residential developments demonstrate a high quality of design and layout on the site. The essential elements of good design are that, in general, a proposed residential development should relate to its wider setting in terms of scale, context and physical reference to its surroundings. How a development integrates into its surroundings, how it interconnects with surrounding developments and its overall accessibility and distinctiveness are key defining factors for gauging a successful residential development.

To prevent the negative impacts on quality of life and the natural and/or built landscape associated with poor residential design, design statements justifying design proposals will be required to accompany applications for two or more houses. This must address the visual integration of the proposals in terms of design, siting and materials. Pedestrian access ways must also be addressed.