

# MONKSLAND/BELLANAMULLIA (ATHLONE WEST) LOCAL AREA PLAN 2016 - 2022

## APPENDICES VARIATION NO. 1 EFFECTIVE DATE 1<sup>st</sup> AUGUST 2017





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# **APPENDIX 1**

## **COMMUNITY VIEWS**



The information set out below provides an insight into the opinions of members of the community of Monksland / Bellanamullia on a number of key physical, economic, social and environmental issues relevant to the area. This feedback was provided by community members who attended the public meeting held in the Monksland Community Centre in June 2015. This information has informed and guided the preparation of the Monksland/Bellanamullia (Athlone West) Local Area Plan.

## ROADS AND TRANSPORTATION

### *Roads*

- The area has great access to the M6 Motorway.
- Local roads have been improved and are of good quality overall.
- The following are important landmarks and features in the area and should be consistently maintained:
  - The Springwell Road (and the well itself).
  - The Meehambee Road – as an ecologically important area.
- Exits 12 and 13 along the M6/N6 roadway are a health and safety issue due to horse-shoe bends which are highly dangerous to negotiate.
- Residents in the area are quite remote from Athlone town. Better connectivity is needed in the area itself and onto the N61 – avoiding the motorway.
- Speeding on the Old Tuam Road is an issue due to road improvements. Traffic calming measures - such as speed indicators, speed ramps, rumble strips, speed cameras and more speed limit signs - are needed along the road, particularly in proximity of the entrance/exit of the Sli Na Choiste housing estate.
- Traffic volumes and the provision of roundabouts, off ramps etc. should be assessed as the area grows.
- The following roads in the area need to be upgraded:
  - From the roundabout at the Old and New Tuam Roads out towards Bellanamullia.
  - The access road to the Monksfield housing estate – resurfacing works are proposed for 2015.
- The Monksland roundabout is inadequate to cater for the volume of traffic coming from the Daneshill roundabout and traffic coming from Bellanamullia.
- The following additional roundabouts are required:
  - At Cloonakilla National School.
  - At Supervalu.
- Trees along the area's roads have been allowed to overgrow and cover public lights.
- Road sweeping is required along public roads and within local housing estates in the area.

### *Public Transport*

- Public transport has improved in recent years and the area has its own independent bus service.
- The bus service currently ends at the River Village housing estate. It should be extended along the Galway Road and as far as Cloonakilla National School in order to reduce the demand for private bus services and school bus services.
- Bus frequency needs to be improved. There is currently an hourly bus service; this should be increased to at least half-hourly.
- Bus shelters need to be improved.
- The feasibility of providing a railway siding in Bogganfin should be considered - predominantly freight.

### *Footpaths, Pedestrian and Cycle Network*

- The area has good walking routes which are safe and well lit, although improvements are needed. For example the existing walkway at Bogganfin.
- Additional walking facilities and cycle ways should be developed in the area for a number of reasons e.g. tourism development, especially along Cross River.
- Existing walkways on the New and Old Tuam road would benefit from additional tree planting and/or landscaping.

- The following additional footpaths are required:
  - Between The Mill Pub and Supervalu on both sides of the road.
  - Between Cloonakilla National School and the Millrace housing estate.
  - To the soccer pitch in Cushlea.
  - From Alkermes to Daneshill – on one side only, across the bridge, as families cycling encounter problems on the current road.
  - Adjacent to all residential developments.
- A pedestrian crossing is needed at Cloonakilla National School.
- Public lighting is poor / inadequate along the road from the Athlone Springs Hotel/Supervalu to the Mill Bar.

#### *Potential walking and / or cycle routes*

- There is potential for a circular walk around the existing pitches in the area.
- There is potential for a Sli Na Sláinte route from outside the Council's Area Office along the road to the walk/cycle way on Springwell Road. This is currently being investigated by the Tidy Towns Committee.

#### *Signage*

- There is a lack of signage for facilities in the area such as the Community Centre.
- The following should be provided in the area:
  - A monument to symbolise arrival in Connaught and County Roscommon.
  - A feature when entering the area e.g. a sculpture at the junction of New and Old Tuam Roads.

### **WATER SERVICES**

- Lack of confidence in relation to the water supply in the area – high lime and chlorine content - an upgrade is required.

### **FLOOD RISK AND PROTECTION**

- Regular maintenance of the Cross River is not being carried out, which is leading to issues with flooding.

### **WASTEWATER SERVICES**

- Upgrade required to the sewerage system.

### **WASTE MANAGEMENT**

- Underground bottle banks should be considered for the area as many of the current conventional facilities are overflowing and becoming an eyesore.
- More bottle banks are needed near the Pharmaceutical Hub.
- Consider an alternative location for the existing bottle bank facility at the Community Centre e.g. a move in the vicinity of Supervalu, which has the benefit of footfall, surveillance cameras and better lighting.

### **TELECOMMUNICATIONS**

- Availability of fibre optic broadband would benefit the area and would be a great help to those working from home.
- Certain areas have more problems than others in terms of broadband and telecommunications e.g. in Bellanamullia, from The Mill Bar out is problematic.



## COMMUNITY FACILITIES

### *Existing Community Facilities*

- Cloonakilla Handball Alley.
- St. Joseph's Soccer Club.
- The Athlone Springs Hotel.
- The Mill Bar.
- The Pitch and Putt Course.
- The Community Centre.
- The pitches in Cushlea.
- The presence of shops and the medical centre in the area.
- Local football pitches and community hall.
- Heritage facilities such as the Meehambee Dolmen, Drum Heritage Centre and the Cloonakilla Graveyard.
- The Primary Care Centre (very good).
- Physio and public health nurses.
- Tidy Towns and good community workers.

### *Concerns*

- The existing Community Centre in Monksland is not large enough to cater for the population of the area. The children's playground area adjacent to the Centre caters for 6-12 year olds only; there is nothing available for younger children. The provision of outdoor sports/gym equipment might be of interest to teenagers who also frequent this area.
- Amenities for different age group are required including playgrounds and astroturf pitches. For example there are no facilities around the shopping centre.
- The green area at the rear of the Community Centre could be further developed for community facilities.
- Anti-social behaviour at the playground is a concern. Vacant derelict sites also attract anti-social behaviour.
- A youth centre like "The Quad" in Roscommon is needed in the area.
- Publicly available facilities are required to serve the recreational needs of the community.
- Additional facilities needed in the area include:
  - A library,
  - A Garda Station,
  - A graveyard,
  - An adult gym,
  - A larger day care centre for people with disabilities; the one over Savoury Fare is not big enough,
  - A Meals-on-Wheels service,
  - A community welfare office,
  - A community development worker,
  - Monksland Alert,
  - A crematorium.
- A recreational area and public park is needed possibly at the junction of the New and Old Tuam Roads or at the site of Hannon's Quarry.
- Drum Community Centre, adjacent to Summerhill Primary school, could be used more or perhaps further development could be considered in conjunction with both the primary and secondary schools.

## SCHOOLS AND EDUCATIONAL FACILITIES

- Cloonakilla National School and Summerhill (St Josephs College) secondary school are considered important facilities within the wider area.
- There is great after-school care available in the area.

- Schools and educational facilities within the area are not adequate.
- A new co-educational school is needed and/or desired in the area. Local children currently attend secondary schools remote to the area and the lack of a secondary school within the area is considered a weakness.
- Existing Community & Educational zoned lands near the pitches needs to be expanded to allow for two secondary schools on the site (similar to Garbally). Adjacent Local Centre and Business Enterprise zoned lands could be used.
- Summerhill Secondary School should be enhanced as an educational facility.
- Cloonakilla National School is too small and oversubscribed. It needs to be extended.

#### SOCIAL INCLUSION

- A major strength of the area is a good community with nice people living in the area and a good Active Age group.
- A parent and child group/meeting place for social interaction is required, particularly for non-nationals, to help them get familiar with the community and increase their sense of belonging.
- A youth resource centre would be a good addition to the area and would improve social inclusion.
- There appears to be a lack of communication between the community and the local authority.

#### HEALTH

- The area has a good Primary Care Centre as well as physio facilities and public health nurses.

#### OPEN SPACE AND LANDSCAPING

- Cushlea Park is an important feature of the area.
- There are not enough parks and lands for recreation in the area.
- The area is split into two parts, old and new, with no real centre – a public park could help connect the areas. A park could be located on lands currently zoned District Centre at the junction of the New and Old Tuam roads, or at Hannon's Quarry.
- Additional green areas and areas for children are needed in the community e.g. a small park could be located opposite The Mill Bar; a small play area could also be provided in the area.
- Flora and fauna along the link road need to be protected.
- The following areas would benefit from additional tree-planting and landscaping:
  - Along the road to the pitches – there are currently top soil problems along the access route to these.
  - Along the walkways on the New and Old Tuam roads and the Sli Na Sláinte route.
  - Along both sides of the road from the Athlone Springs Hotel/Supervalu to the Mill Bar – it is currently only provided along one side of this road.
  - Along the New Tuam Road where the current District Centre zoning is.

#### SPORTING FACILITIES

- The area lacks adequate sporting and recreational facilities - the community currently pay to use local pitches. Emphasis should be put on providing such amenities for the future development of the area.
- Land is available around the sports pitches that could provide athletics facilities for the area.

#### TOURISM RESOURCES, FACILITIES AND INFRASTRUCTURE

##### *Important Features*

- Aligned to Athlone.
- Monksland is off the first motorway exit from Athlone to Galway.

- In close proximity to the River Shannon.
- Tourist assets in the locality such as the Athlone Springs Hotel, The Mill Bar, the Derryglad Folk museum and Drum Heritage Centre which are doing well.
- Pitch and Putt.

#### **Concerns**

- The lack of local events and festivals.
- The local Sli Na Sláinte route needs to be protected.

#### **Potential Opportunities**

- A marketing plan is currently being developed for the area.
- It is important that access to the River Shannon is enhanced by including the west side of Athlone in County Roscommon. The new town of Monksland should be marketed as the Gateway to the West.
- There is the potential to capitalise on the Cross River or a park adjacent to it, for example, potential kayaking opportunities.
- A new Sli Na Sláinte route is currently being investigated by the Tidy Towns Committee.
- The development of a public park in the area.
- The development of an activity centre in the area similar to Delphi or Lough Key.

### **BUILT AND NATURAL HERITAGE**

#### **Views to be Protected and Maintained:**

- Around the Springwell.
- Areas along the Cross River and the Callows.
- The view towards Athlone town on approach to the roundabout at Kennedy's filling station.

### **INDUSTRIAL DEVELOPMENT**

- Monksland/Bellanamullia is a rapidly growing urban area.
- There are currently many vacant or derelict buildings which could provide additional industrial business opportunities in the area, for example, around Athlone Springs Hotel.
- The Council should purchase more lands near Jazz Pharmaceutical for industrial purposes.
- The Authorities do not appear to be supportive of industrial development in the area.

### **RETAIL AND COMMERCIAL DEVELOPMENT**

- New retail activity could occupy vacant/derelict sites and premises.
- Additional restaurants and cafes in the area will create more business and employment opportunities.

#### **Vacant/Derelict Buildings**

- Moore's old Shop,
- The area behind the Primary Care Centre,
- Pharmaplaz,
- Parkway development site,
- The Burnt out Cabin on the Old Tuam Road.

#### **Potential Opportunities**

- In relation to Moore's shop the two following potential solutions were suggested by the Community:
  - Compulsory Purchase order: buy it from the current owner and sell it on. It needs an immediate solution through consultation with the neighbours.
  - Alternatively demolish the house on Health and Safety grounds and secure the neighbouring properties.

- The area has a good population and good local employment which may attract retailers to the area.
- Additional Business Enterprise zoned lands are needed in the area as an alternative to Athlone town, which is being marketed by the IDA for software and IT development companies. For example the District Centre zoned lands at Bogganfin could be amended to a Business Enterprise zoning.

#### RESIDENTIAL DEVELOPMENT

- Monksland is an affordable desirable place to live.
- There are a number of unfinished residential developments and units in the area such as Parkway and Oyster homes, and derelict sites such as the house at Sli Na Choiste.
- There is a need to increase space for individual dwellings.
- The area has a shortage of available houses, particularly for the rental market, and no incentive to build more.
- Derelict sites on the Old Tuam Road need to be addressed.

## **APPENDIX 2**

# **ROAD INFRASTRUCTURE PROPOSALS**



The information provided in Tables 1 and 2 below has been extracted from Table 4.1 and 4.2 of the Roscommon County Development Plan (RCDP) 2014 – 2020 (see Chapter 4: Infrastructure, pages 80 and 81).

**Table 1: Planned Motorway and National Primary Road Projects**

Route	Proposal	Approximate Location	Timeframe 2014-2020
N6/M6 N4, N5,	Continue programme of pavement improvement and maintenance, signage and markings and winter maintenance	As per annual programme of works	Ongoing on an annual basis

*Note: The timeframe for all projects is subject to NRA approval*

**Table 2: Planned National Secondary Road Projects**

Route	Proposal/ Scheme	Approximate Location	Timeframe 2014-2020
N61	Upgrade all of N61 between Athlone and Boyle to National Primary Standard	Athlone to Boyle	Seek reclassification of this route to National Primary status. Carry out recommendations of N61 Study. Seek NRA funding to implement the recommendations.
N60, N61, N63, N83	Continue programme of pavement strengthening Improve signage and markings	As per annual programme of works	Ongoing on an annual basis

Table 3 below provides updated information from Table 4.3 of the RCDP 2014 – 2020, and Table 4 indicates projects which the community have identified.

#### Non-national roads

**Table 3: Planned Non National Road Improvements 2016-2022**

1.	Construct link road from Old Tuam Road/New Tuam Road (R362/L2047) junction to N61 at Bogganfin.
2.	Upgrade the following roads in Monksland: <ul style="list-style-type: none"> <li>New Tuam Road R362 from the roundabout with the Old Tuam Road L2047 to the speedlimit at the Cloonakilla NS, which will include the provision of footpaths and public lighting</li> </ul>
3.	Implement schemes under Smarter Travel at various approved locations
4.	The regularisation of the junction between the L7584 and the Monksland Industrial Road (L75841).
5.	As required and as per NRA guidelines, the provision of pedestrian crossings in the LAP area.

\* All projects are subject to availability of funding

**Table 4: Projects identified at the Community Meeting**

1.	Explore the feasibility and implement traffic calming along the newly upgraded Old Tuam Road.
2.	Consider a full assessment of traffic volumes and the existing provision and suitability of roundabouts, exits, accesses onto the national routes etc as the area grows.
3.	Explore the provision of "Welcome" signage for the area as well as an appropriate sculpture.





## **APPENDIX 3:**

# **BUILDINGS OF INTEREST AND RECORDED MONUMENTS AND PLACES (RMPs)**



## 1. BUILT HERITAGE

### 1.1 ARCHITECTURAL HERITAGE

#### 1.1.1 Physical Context (Map 9 – photograph numbers below have spatial reference on the map)

The LAP area has seen a lot of development in recent years and this has served to conceal its historic origins. Formerly however, it had the character of a rural area with industrial pockets, comprising mills and breweries along with their associated features - mill races, mill streams, mill ponds, sluices, bridges etc - dotted about the landscape. The Mill Bar is a landmark building that survives as a reminder of these former times. There was also a military influence in the area which emanated from the barracks in Athlone. Pockets of architectural heritage exist and these are identified below. Currently there are no Architectural Conservation Areas or Protected Structures within the development envelope.



### **Buildings of Interest**

Some structures have been identified by RCC as being buildings of interest in the LAP area and are included on Map 9. Buildings of interest are structures which have a local heritage value but they currently have no level of heritage protection on them. They are attractive in their own right and add continuity and a sense of place to a neighbourhood. Their conservation is therefore desirable and some may be worthy of future consideration as “Protected Structures”.

#### ➤ Bellanamullia Village

There is still a legible historic village cluster in Bellanamullia. It is distinguished by a group of three buildings of interest on the south side of the road. The most dominant structure is the three-bay two-storey stone house which was formerly an RIC barracks from c. 1860; the removal of its external render and the addition of PVC windows is regrettable from a heritage point of view. Nearby is a fine three-bay two-storey white-painted house with slated roof, which could be rehabilitated for use; attached to it is a ruinous extension. Opposite is a single-storey school building and some attractive landscaping. Two cast-iron water pumps feature in this group which aren't original to here but which add interest and colour.

	
<p>Village cluster of Bellanamullia.</p>	<p>2. Former Constabulary Barracks, of local historic and architectural interest.</p>
	
<p>3. and 4. Other buildings of interest in the Bellanamullia village cluster whose appearance is and could be enhanced by the well-maintained planting.</p>	
	
<p>5. and 6. Two cast-iron water pumps added as features of interest.</p>	<p>7. Small rural cottage and outbuildings on south side of R362 in traditional arrangement, now a rare and pleasant survival of the type of built fabric that was once common in the area.</p>

The following two structures have been identified as potential candidates for designation as protected structures in the future as they are of sufficient architectural, historic and artistic merit to warrant it. Further investigation could uncover other categories of special interest that they have.





1. Larkfield House is a four-bay two-storey over basement house, originally apparently a sixteenth-century tower house which had a wing added 1775-1784, and was the home of the Larkins family. Stone steps on the façade lead up to a stone block-and-start doorcase. The house was renovated recently with new roof and new timber sash windows. The interior has early nineteenth-century plasterwork, decorative tread-ends to the staircase and a rare scagliola paint scheme in the hall. Fine stable buildings and coach-house set around a courtyard to the rear.



2. Woodberry House is a three-bay two-storey house c. 1800, now with PVC windows, but with many original features to interior including a fine curvilinear staircase, door architraves and panelled doors and shutters. Stone outbuildings and walled garden.

## 1.2 ARCHAEOLOGICAL HERITAGE

### 1.2.1 Physical Context (Map 9)

There is one structure within the development envelope identified and listed for protection in the Record of Monuments and Places, a statutory inventory of sites protected under the National Monuments Acts. (see Map 9).

At the community meeting the Meehambee Dolmen on the Drum road, which falls outside the LAP development envelope, was indicated as an important landmark.

**Table 5: Record of Monuments and Places (RMPs) in the Monksland/Bellanamullia (Athlone West) LAP area**

Monument No.	Townland	Classification
RO052-028	Bellanamullia	Burnt Spread



**APPENDIX 4**

**RESIDENTIAL ASSESSMENT OF THE  
MONKSLAND/BELLANAMULLIA (ATHLONE WEST)  
LAP AREA**





**Table 6: Residential Estates - Vacancy Rates<sup>1</sup>**

NAME OF HOUSING ESTATE	LOCATION	TOTAL NUMBER OF UNITS COMPLETED	UNITS COMPLETE AND VACANT	% OF ESTATE REMAINING VACANT
FOREST MILL CRESCENT	CLOONAKILLE	24	2	8%
FOREST MILL DRIVE	CLOONAKILLE	23	1	4.5%
FOREST MILL WAY	CLOONAKILLE	26	1	4%
MONKSFIELD	MONKSLAND & CLOONGOWNA	208	16	8%
SLÍ AN CHOISTE	MONKSLAND	163	3	2%
ROS ÁRD	MONKSLAND	58	2	3.5%
CUSLA VILLAGE	MONKSLAND	20	3	15%
BEECHLAWN DRIVE	MONKSLAND	60	1	2%
ASHFORD	MONKSLAND	40	1	2.5%
CUSHLA GROVE	MONKSLAND	35	1	3%
OAKDALE	MONKSLAND	56	1	2%
ST. COMAN'S PARK	MONKSLAND	42	1	2.5%
DANESFORT	MONKSLAND	44	1	2.5%
CORRÁN RIADA	MONKSLAND	70	2	3%
RIVER VILLAGE	MONKSLAND	240	2	1%
<b>TOTAL</b>		<b>1109</b>	<b>38</b>	<b>-</b>

**Table 7: Permitted Residential Development in the Monksland/Bellanamullia area<sup>2</sup>**

Planning Ref. No	Permission Expiry Date	No. of units Permitted	Number of units to be developed	Extension of Permission
PD/02/756	23/03/20	37	10	Yes
PD/06/12 & PD/11/97	07/11/16	16	16	No
<b>TOTAL</b>		<b>53</b>	<b>26</b>	<b>-</b>

<sup>1</sup> Figures obtained from on-site survey 22<sup>nd</sup> July 2015.

<sup>2</sup> Figures valid as of 2<sup>nd</sup> July 2015.

**Table 8: Unfinished Residential Estates in the Monksland/Bellanamullia area (July 2<sup>nd</sup> 2015)**

Estate Name	Location	Date of Expiry of Planning	Total Units in development	Units Completed and Occupied	Units Completed and Vacant	Units almost completed	Units remaining incomplete or undeveloped	Comments
<b>Forest Mill</b>	Cloonakille	07/11/16	16	0	0	0	16	The original planning permission (PD/03/1513) and permission PD/06/12 on these lands have expired. Permission PD/11/97 on these lands is still valid.
<b>Waterville</b>	Monksland	23/03/20	37	27	0	0	10	The original planning permission (PD/02/756) was for 37 houses. A second permission (PD/06/277) was granted for two dwellings in place of house No. 36 or the original permission. PD/06/277 has since expired.
<b>Monksfield Park<sup>3</sup></b>	Cloongowna	07/12/10	222	196	16	0	10	The original planning permission (PD/02/1011) and subsequent permissions (PD/04/1632, PD/05/677 and PD/07/2279) on these lands have expired.

<sup>3</sup> Various permissions for amendments to layouts and house types etc. Geodirectory information differs.

## **APPENDIX 5**

# **ADVICE FOR DEVELOPMENT WITHIN CONSTRAINED LAND USE ZONES**



A Strategic Flood Risk Assessment (SFRA) was undertaken for the Monksland/Bellanamullia (Athlone West) LAP and the SFRA process was informed by inter alia, site walkovers, local knowledge and flood risk indicator mapping of the LAP area.

As a result of lands identified in the SFRA process which have the potential to flood, a “Constrained Land Use Zoning” has been introduced on some lands. Constrained land use zoning is intended to facilitate the appropriate management and sustainable use of flood risk areas within the LAP area.

Having regard to the SFRA undertaken and the identification of existing developed and undeveloped areas as being liable to flooding, the constrained land use zoning approach limits new development, whilst recognising that the existing development uses within these zones may require small scale development over the life of this LAP, which would contribute towards the compact and sustainable urban development of the LAP area.

Map No 13a highlights the findings of the SFRA for the Monksland/Bellanamullia (Athlone West) LAP. The hatched areas on this map identify land within the LAP boundary where constrained land use zoning must be applied, having regard to the potential for these lands to flood. These lands are predominantly adjacent to the Cross River.

Within the Constrained Land Use Zones (see Maps 13a), the underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Prospective developers are advised that planning applications for 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.

Specifications for developments in flood vulnerable areas as set out below shall be complied with as appropriate.

### Specifications Required for Proposals within the Constrained Land Use Zone

Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to, specifications of the following:

#### Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level.

However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for conservation, streetscape, or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

### Internal Layout

The layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

### Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings.

Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

### Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

### Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

#### **Access and Egress during Flood Events**

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- Flood escape routes have been kept to publicly accessible land.
- Such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- This information will be provided in a welcome pack to new occupants.

#### **Further Information for Prospective Developers**

Further and more detailed guidance and advice in relation to the foregoing can be found at <http://www.flooding.ie> and in the Building Regulations.





## **APPENDIX 6**

### **GLOSSARY OF TERMS**



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## GLOSSARY OF TERMS

**Amenity:** This is a positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

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

**Archaeological Assessment/Evaluation:** An archaeological assessment/evaluation is the investigation of known, suspected or previously unidentified monuments, sites or areas of archaeological potential in order to assess the impact which the proposed development may have on them.

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

**Aquifers:** Special underground rock layers that hold groundwater, which are often an important source of water for public water supply, agriculture and industry.

**Backlands/Backland Areas:** Lands to the rear of existing structures fronting a street or roadway, such as rear gardens and private open space. Such sites often have no street frontages.

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

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

**Birds and Habitats Directives:** European Directives to conserve natural habitats and wild fauna and flora.

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

**Buffer/Buffer Zone:** An area of land separating certain types of development from adjoining sensitive land uses e.g. industrial and residential uses or lands alongside a river or stream.

**Building Line:** The development line along a street or roadway behind or in front of which development is discouraged.

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

**Character:** This is a term relating to Architectural Conservation Areas or Protected Structures, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

**Climate Change:** This includes long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate and is often regarded as a result of human activity and fossil fuel consumption.

**Climate Change Adaptation:** Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

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

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

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

**Core Strategy:** The Core Strategy is required to be included in all local authority development plans and is an evidence-based approach to demonstrating how the development plan and the housing strategy are consistent with Regional and National planning policy. The Core Strategy must outline the location, quantum, and phasing of future development, the detail of transport plans, and retail development and policies for development in rural areas (in accordance with Ministerial guidelines). Future population figures for population growth in each County and for larger towns are included in the Core Strategy, in line with Regional Planning Guidelines.

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

**Development Management:** The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

**Development Plan:** This is a document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area i.e. the Roscommon County Development Plan 2014-2020 is the current development plan for County Roscommon.

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

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

**Flood Plain:** Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

**Flood Risk Assessment:** An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**Geodiversity:** (and Geological Heritage) refers to the variety of rocks, minerals, natural processes, landforms, fossils and soils that underlie and determine the character of the landscape and environment.

**Geology:** is the science that comprises the study of the earth, the rock of which it is composed and the processes by which it evolves.

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

**Greenfield Land or Site:** This is land (or a defined site), such as agricultural land, that has not previously been developed.

**Greenhouse Effect / Global Warming:** This is the gradual heating of the Earth due to greenhouse gases, leading to climate change and rising sea levels. Renewable energy, energy efficient buildings and sustainable travel are examples of ways to help avert the greenhouse effect.

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

**Groundwater:** The water contained below the earth's surface, either stored in aquifers, in "perched" conditions above layers of impermeable soils, or in the unsaturated (vadose) zone above the aquifer.

**Groundwater Protection Scheme:** A scheme comprising two main components: a land surface zoning map that encompasses the hydrogeological elements of risk and a groundwater protection response for different activities.

**Habitat:** An area of nature conservation interest.

**Hard Landscaping:** The use of inorganic and inanimate materials, for example rock and stone, in the landscaping of an area, frequently including artificial and manmade objects, such as seating, paving, railings etc.

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

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

**Housing Mix:** This provides for a variety of housing demands through the encouragement of varying types, densities and designs.

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

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

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

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

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

**Landscaping Plan:** A detailed plan, prepared as part of a planning application, illustrating the steps the developer will take to provide hard and/or soft landscaping on a site. It is desirable for such plans to address the long term maintenance of the landscaping.

**Linear Park:** A park which is linear in form, located alongside a roadside, railway line, waterway or coastal area, which is used for or functions as an area of amenity.

**Local Centre:** A small group of shops and perhaps limited service outlets of a local nature (for example, a suburban housing estate) serving a small catchment; sometimes also referred to as a local neighbourhood centre.

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

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

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

**Natural Heritage:** The Heritage Act (1995) defines natural heritage as including flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, inland waterways, heritage gardens and parks.

**Natural Heritage Areas:** Non-statutory designations of areas of special interest for their fauna, flora, geology and/or topography, considered worthy by the Department of Arts, Heritage and the Gaeltacht.

**Neighbourhood Centre:** A number of shops serving a local neighbourhood and separate from the main town centre; sometimes referred to as a local centre.

**Open Space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Permeability:** Access for pedestrians or vehicles which provides increased links and connections between areas.

**Permitted Development:** Development which has been permitted under planning permission but has not yet been developed.

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

**Precautionary Principle:** Taking action now to avoid possible environmental damage when the scientific evidence for acting is inconclusive but the potential damage could be great.

**Protected Species:** Plants and animal species afforded protection under certain Acts and Regulations.

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

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

**Record of Monuments and Places (RMP):** This is an update of the older Sites and Monuments Record (SMR), on which all known archaeological sites are marked and listed on the Recorded Monuments Register. The sites are offered legal protection under the National Monuments Acts 1930-1994.

**Record of Protected Structures (RPS):** A record of protected structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest which included in a development plan. A protected structure may include all aspects of the building, externally and internally, and its curtilage, including yards, gardens and outbuildings.

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

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

**Ribbon Development:** Development which takes place in a linear fashion along roadways.

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

**Services (General):** Activities directly relating to serving the needs of the public, which do not involve any manufacturing processes. They include restaurants, shops, professional services and entertainment outlets.

**Set back:** This relates to the distance a building line, or a portion of a building line, should be set back from a street, roadway or watercourse.

**Site Coverage:** The portion of the site which is built on and is determined by dividing the total site area by the ground floor of the building.

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

**Social Inclusion:** Positive action taken to include all sectors of society in planning and other decision-making.

**Soft Landscaping:** The use of water and natural vegetation, including trees, plants, shrubs, in the landscaping of an area.

**Source Protection Zones/Areas:** An area around a groundwater source that is divided into two sub areas; the Inner Protection Area (SI) and the Outer Protection Area (SO). The SI is designed to protect the source (especially public water supply) against the effects of human activities and from developments that may damage its quality.

**Spatial Planning:** Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

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

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

**Stepping Stones:** Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

**Strategic Environmental Assessment (SEA):** A procedure (set out under legislation) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment including development and local area plans.

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

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

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

**Sustainable Transport Modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

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

**Traffic Impact Assessment (TIA):** An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

**Unserviced Land:** Areas of land not serviced by public water supply and/or public sanitary service facilities.

**Urban Design:** The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.

**Urban Sprawl:** The uncontrolled or unplanned extension of urban areas into the countryside.

**Vernacular:** The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.

**Vernacular Building:** A building built without being designed by an architect or engineer or someone with similar formal training, often based on traditional or regional forms.

**Vulnerability (i.e. High, Extreme etc. in relation to Groundwater Source Protection Zones/Areas):** A term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities.

**Zone of Archaeological Potential:** The Record of Monuments and Places (RMP) is accompanied by a set of maps on which the monuments are numbered and marked by a circle (Zone of Archaeological Potential). This zone identifies the area where buried archaeology may be likely to survive. Development in a zone of archaeological potential is likely to require archaeological evaluation and possible mitigation work before development commences.