

ROSCOMMON TOWN LOCAL AREA PLAN 2014 - 2020

VARIATION NO. 1

EFFECTIVE DATE 31st JULY 2017



APPENDICES



Comhairle Contae
Ros Comáin
Roscommon
County Council



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APPENDIX 1

FURTHER CONTEXT AND PROFILE

1 FURTHER CONTEXT AND PROFILE

1.1 STRATEGIC POLICY CONTEXT

The Roscommon Town Local Area Plan is at the lower level of the hierarchy in the context of national, regional and county level plans. The preparation of the local area plan has also been informed and influenced by various local government, national and international policy documents including (but not limited to) the following:

International

- Agenda 2000
- Local Agenda 21
- The European Spatial Development Perspective (ESDP)
- Various EU Directives

National

- National Development Plan 2007-2013
- Infrastructure and Capital Investment 2012-16: Medium Term Exchequer Framework, 2011
- Sustainable Development: A Strategy for Ireland, 1997
- National Spatial Strategy 2002 – 2020 (NSS)
- Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000-2011

Regional

- Regional Planning Guidelines for the West Region 2010-2022

County

- Roscommon County Development Plan 2014-2020

1.2 CORE STRATEGY

The Core Strategy shows that the plan is consistent, as far as is practicable, with objectives set out the NSS and RPGs. Section 10(2A) indicates that the core strategy should provide details of the size of residential zoned lands and how the zoning accords with national policy on the phasing of development.

For this reason, the population projections used in this Plan are those outlined in the Core Strategy of the RCDP 2014-2020. The Core Strategy figure is extrapolated from the RPGs for the West Region 2010-2022.

1.3 SETTLEMENT POLICY AND POPULATION GROWTH

Regional Planning Guidelines for the West Region 2010-2022 (RPGs)

The RPGs provide population targets and distributions for the West Region for 2010, 2016 and 2022. The following tables indicate the projected population target (or growth) figures provided for County Roscommon.

Table 8: RPGs Population Growth Figures for County Roscommon

Year	County Roscommon	Roscommon town	Remainder of the county
2010	61,500	5,500	56,000
2016	66,700	6,215	60,485
2022	73,400	6,836	66,564

Population figures are provided for County Roscommon and Roscommon town only. 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. The growth rates applied by the RPGs to produce the population targets above can be deduced from these figures and are outlined in Table 9 below.

The yearly growth rates can then be used to determine the projected population growth for Roscommon town over the LAP period 2014-2020.

Table 9: Growth Rates for County Roscommon

Period	County Roscommon		Roscommon town		Remainder of the county	
	Yearly growth Rate	Total growth rate for period	Yearly growth Rate	Total growth rate for period	Yearly growth Rate	Total growth rate for period
2010-2016	1.4%	8.5%	2.2%	13%	1.3%	8%
2016-2022	1.7%	10%	1.7%	10%	1.7%	10%

[Roscommon County Development Plan \(RCDP\) 2014-2020: Core Strategy](#)

The Core Strategy for County Roscommon, as outlined in the RCDP 2014-2020, indicates the need to develop strategic roles for key towns including Roscommon town as well as encouraging appropriate residential growth in rural towns and villages as an attractive alternative to one off rural housing and an attractive place to live in their own right.

The RCDP promotes the development of settlements in accordance with their location in a hierarchy as outlined in the NSS and RPGs. The Plan seeks to promote commercial, business and industrial development, particularly in the key towns, through the use of existing vacant units where possible. The aim of the RCDP is to create a more sustainable balanced development pattern in County Roscommon whilst ensuring economic development; provision and design of infrastructure; development of social, community and educational facilities; protection of the landscape, natural and built heritage; and, the promotion of renewable energy.

[Roscommon Town Local Area Plan 2014 onwards](#)

The growth rates identified in Table 9 above were applied to the RPGs population figures in order to establish projected population growth over the required periods¹ (see Table 10).

Table 10: Population Growth Figures for 2014-2026 based on RPGs figures

Year	County Roscommon	Roscommon town	Remainder of the county
2014	64,967	5,977	58,990
2020	71,167	6,629	64,538
2026	77,867	7,250	70,617

¹ As no growth rates are provided yet for 2022 onwards the figures applied to 2016 – 2022 have been used.

From these figures, a projected population growth of 652 persons was identified for Roscommon town over the period of the Plan. However, the Roscommon County Development Plan 2014-2020 identifies a population growth of **845 persons** over the same period. During the preparation of the RCDP, several options for the allocation of population growth over the entire county were considered. The preferred approach was the use of population growth allocation to effect economic growth in a number of Key Settlements as opposed to evenly spreading population growth throughout the county. It is considered that these Key Settlements are more likely to drive the economic growth of the county as a whole while the alternative approach of evenly spreading this growth throughout the county is likely to dilute critical mass, compromising the potential of the county's key settlements as well as the county itself.

In order to determine appropriate growth rates for Roscommon town, the following have been considered:

1. The town's status as the primary growth centre for business investment and associated residential development.
2. The identification of the town as a key town within the RPGs with a defined growth rate and population targets.
3. The identification of Monksland Bellanamullia as an integral part of the Athlone Gateway² with importance as an employment generating area for the Midlands and Western Region.
4. The expected steady growth of the region in line with the NSS principles whilst Gateways, Linked Hubs and Hubs, as priority growth areas, grow at a faster rate than recent trends.
5. The expectation that key support towns, which have an interacting and supporting role to the County town, will grow at a lesser pace than the Roscommon town.³
6. Population growth in key support towns has not always reflected expected trends. For example, Boyle grew at a greater rate than Roscommon town between 2002 and 2006⁴ due to tax incentives and improved infrastructure. The cessation of tax incentives has seen Boyle grow at a lesser rate (2.6% compared to 13.5% in Roscommon town) between 2006 and 2011.
7. Excessive growth in key support towns has left many unoccupied and unfinished houses, for example Ballaghaderreen. Therefore growth in these towns is encouraged at a greater rate than that for smaller towns and rural areas.
8. Development will continue to be encouraged into zoned areas, which have the necessary infrastructure and services to support sustainable development.

In considering the above, the projected growth rates for Roscommon town over the period 2014-2026, as indicated in the Core Strategy of the RCDP 2014-2020, are as follows:

Table 11: Growth Rates for Roscommon town 2014-2026

Period	Yearly growth rates	Total for period
2014-2020	2.35%	14.1%
2020-2026	1.57%	9.4%

1.4 POPULATION AND DEMOGRAPHIC PROFILE

The Roscommon Town LAP area falls within two **District Electoral Divisions (DEDs)**, namely, Roscommon Urban and Roscommon Rural.

² As identified in the RPGs 2010-2022

³ See Table 2.1 Core Strategy Population Allocations of the RCDP 2014-2020

⁴ 14.4% in Boyle as opposed to 12% in Roscommon town

Table 12: Population Change 2006 – 2011⁵

Geographical Area	Persons 2006	Persons 2011	% change
Roscommon Urban	1677	1701	1.4%
Roscommon Rural	4178	4782	14.5%
TOTAL	5855	6483	10.7%

A large part of the LAP boundary falls within the Roscommon Rural DED area which indicated a 14.5% increase in population between 2006 and 2011. In addition, the area (comprising the two DEDs) indicated a larger increase (10.7%) than the county (9%) and indeed the State as a whole (8.2%) over the same period.

Roscommon town is also a Census town for which there was a population increase of 13.5% between 2006 and 2011.

Table 13: CSO Population – Main Urban Centres⁵

Urban Centre	2006	2011	% Change
Roscommon Census Town	5017	5693	13.5%

In terms of the age profile, the largest number of people fall between the ages of 19 and 64 years which represents a potential 58% working population.

Table 14: Age profile - Roscommon Census Town 2011⁵

Age cohorts	Population by age	% of population
0 - 18 years	1524	27%
19 – 34 years	1336	23%
35 – 64 years	1976	35%
65 years and over	857	15%
TOTAL	5693	100%

1.5 ROADS AND TRANSPORTATION

Travel Patterns

Almost all travel to work, school etc. within the Plan area is either by car (two-thirds) or on foot (one-fifth), with public transport only making up 1.4% of all journeys⁵ (see Table 15).

Table 15: Travel (mode) to Work, Roscommon town⁶

Means of Travel	% Town Population
Car (Driver)	42.6%
Car (Passenger)	26.1%
Walk	18.2%
Public Transport	1.4%
Cycle	1.3%

In addition, over half of journeys to work, schools etc. are made within the Plan area while 40% of people (almost 1,250 persons) commute out of town to other nearby towns and Regional Centres (see Table 16). The larger centres of national and regional importance, such as Galway and Dublin, do not have a

⁵ Source : 2011 Census

⁶ Figures based on CSO 2011 figures excluding figures for van/lorry/motorbike/other.

significant impact on local commuter traffic movements as only 5.2% of people commute more than 1 hour to work, school etc.

Table 16: Travel (distance) to Work, Roscommon town⁷

Time to Travel to Work	% Town Population
<¼ hr	59.9%
¼ - ½hr	16.1%
½ - ¾hr	10.5%
¾ - 1hr	2.2%
1hr - 1½hr	3.3%
1½hr +	1.9%

1.6 FLOOD RISK AND PROTECTION

The Council aims to complete all outstanding works in relation to the River Jiggy Flood Study Report (Aug 2010) subject to funding becoming available.

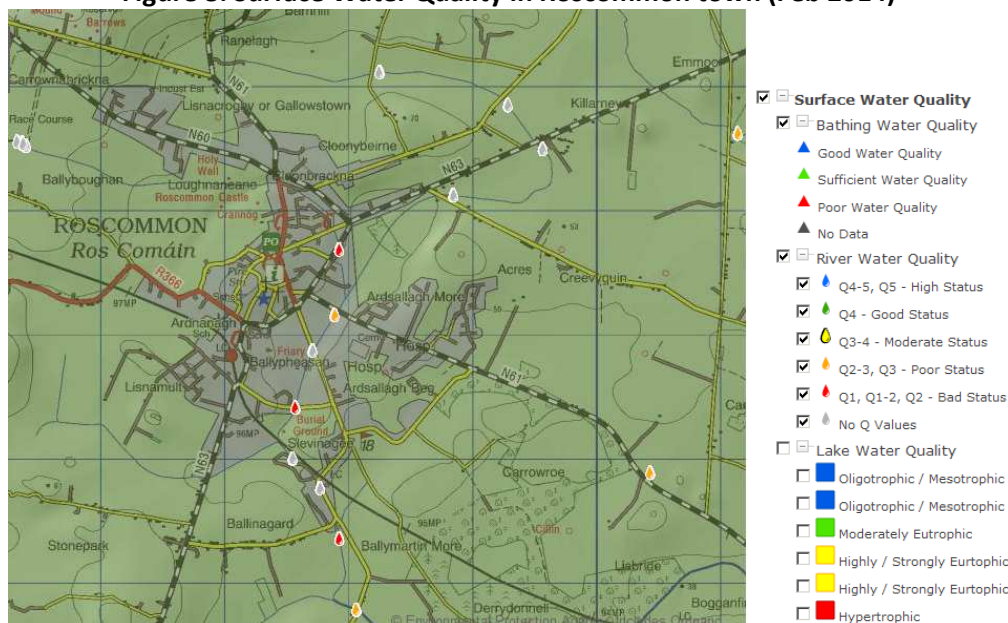
**Table 17: Remaining Flood Alleviation Works for Roscommon town
(River Jiggy Flood Study Report, Aug 2010)**

Hydraulic Reference No.	Location	Chainage	Reach	Comment
1	Barnhill	7035 - 6339	Jiggy	Negative gradient requiring channel improvement works
2	Lanesboro Road	5306	Jiggy	Culvert undersized requiring improvement works
3	Creevy Road	4354-3952	Jiggy	Negative gradient requiring channel improvement works
4	Lanesboro Road	3640 - 3500	Jiggy	Channel and culverts under capacity – construction of a new bypass river channel to the south of retail park and shopping centre (See Figure 20408- FS-16)
6	Athlone Road	2681	Jiggy	Culvert undersized requiring improvement works
7	Galway Road	663	Ballinagard	Culvert undersized requiring improvement works

Surface Water Quality

In relation to discharges to the Hind River and the quality of the river itself, the Roscommon Waste Water Treatment Plant (WWTP) is the principal potential point source of pollution. In addition farming practices and storm water overflows from the town also comprise other potential sources of pollution. The most recent data from the EPA for monitoring points closest to the town is indicated in Figure 8 below.

⁷ Figures based on CSO 2011 figures excluding figures 'not stated'.

Figure 8: Surface Water Quality in Roscommon town (Feb 2014)

Source: <http://gis.epa.ie/Envision/>

1.7 ENERGY

In terms of electricity provision for Roscommon town the following projects have been undertaken and/or planned:

1. The existing Roscommon 38kV/MV station was to be “uprated” from 2x5MVA to 2x10MVA in 2008, thereby doubling the capacity in Roscommon town.
2. It was expected that due to the high growth rates further network capacity would be required by 2012 in the form of a new 110kV/38kV/MV Station or a 110kV/MV station. However, due to the downturn this project did not appear in the Eirgrid Forecast Statement 2011 – 2017.
3. Under the 20kV conversion programme a significant amount of the 10kV medium voltage lines in Roscommon were switched to 20kV operation, thereby reducing losses by 75% and doubling the capacity of lines.

The Dublin-Galway Gas pipeline, which forms part of the 322km (high pressure) cross-country transmission pipeline extending from Dublin to Galway and Limerick connects into the national grid and supplies natural gas to thousands of homes and businesses in the Midlands and West of Ireland. Currently the closest connection point for Roscommon town would be near Athlone.

The Skrine Wind Farm is approximately 7km from the town and contains two turbines. It came into operation in 2011.

1.8 SOCIAL INCLUSION AND DISABILITY

The Council’s Social Inclusion Unit aims to broaden the Council’s role in tackling social exclusion and poverty, and more fully integrate social inclusion activities and policies into the entire work of the Council.

1.9 NATURAL HERITAGE

The network of designated sites is made up of sites of European importance (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) known collectively as Natura 2000 Sites, and sites of national importance (Natural Heritage Areas (NHAs) or proposed NHAs. Many of these designated habitats and

species are found in Roscommon and some, such as Turloughs and Active Raised Bogs, are priority because of their importance and rarity. The three main types of site designations are detailed below and some sites have multiple designations:

Special Areas of Conservation (SACs)

These are the prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. The EU Habitats Directive (92/43/EEC) lists certain habitats and species that must be protected. Ireland introduced the European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94/1997) to give effect to SACs under Irish Law. There are no SACs within the LAP area; however there are four in proximity to it.

Table 18: SACs in proximity to the LAP area

Site	Status	Site Code	Principal Habitat	Distance to Habitat (km)
Lough Ree	SAC	000440	Natural eutrophic lake habitat	2
Ballinturly Turlough	SAC	000588	Turlough	3.1
Corbo Bog	SAC	002349	Active Raised Bog	5.5
Lissduff Turlough	SAC	000609	Turlough	7.1

Special Protection Areas (SPAs)

These sites are areas of importance for birds. They are often are also important for other types of wildlife. The EU Birds Directive (79/409/EEC) requires designation of SPAs for listed rare and vulnerable species, and regularly occurring migratory species and wetlands, especially those of international importance and those that attract large numbers of migratory birds each year. There are no SPAs within the LAP area; however there are two in close proximity to it.

Table 19: SPAs in proximity to the LAP area

Site	Status	Site Code	Principal Species	Distance to Habitat (km)
Lough Ree	SPA	004064	Wigeon, Teal, Pintail, Tufted Duck, Goldeneye, Golden Plover & Lapwing	6.6
River Suck Callows	SPA	004097	Greenland White-fronted Goose, Whooper Swan, Lapwing & Wigeon	5.4

Natural Heritage Areas (NHAs)

NHAs are sites that support elements of our natural heritage which are unique, or of outstanding importance at national level.

There are no NHAs or proposed NHAs in the LAP area; however there are seven in close proximity to it.

Table 20: NHAs and pNHAs in proximity to the LAP area

Site	Status	Site Code	Habitat	Distance to Habitat (km)
Lough Ree	pNHA	002310	Natural eutrophic lake habitat	2
Ballinturly Turlough	pNHA	000588	Turlough	3.1
Derrycanan Bog	NHA	000605	Raised bog	5.3
River Suck Callows	NHA	000222	Wet grassland	5.4
Corbo Bog	pNHA	000602	Active Raised Bog	5.5
Lisnarragh Bog	NHA	002072	Raised bog	5.7
Lissduff Turlough	pNHA	000609	Turlough	7.1

Note: pNHA = proposed NHA

1.10 ECONOMIC DEVELOPMENT AND EMPLOYMENT

The 2011 Census indicates that the majority of local people were employed in the wholesale and retail trade; public administration and defence forces; and manufacturing industries. People are also employed locally to a lesser extent, in education, and accommodation and food services.

Table 21: Number and percentage of Persons at work in Roscommon town by Industry (CSO 2011)

INDUSTRY	NO. OF PERSONS	% EMPLOYED
Agriculture, forestry and fishing	47	2.1%
Manufacturing industries	230	10.9%
Construction	98	4.7%
Wholesale and retail trade	383	18.1%
Transport and storage	46	2.2%
Accommodation and food service activities	174	8.2%
Financial and insurance activities	43	2%
Professional, scientific and technical activities	89	4.2%
Administration and support service activities	74	3.5%
Public Administration and defence forces	238	11.3%
Real estate activities	8	0.4%
Education	176	8.4%
Human health and social work activities	247	11.7%
Other	259	12.3%

As well as providing Greenfield sites for new industrial, business enterprise and warehousing, commercial and retail development, the Council prioritises the reuse of vacant buildings and sites (see Tables 22 and 23 and Figures 9 and 10 below).

Table 22: Lands zoned Industrial/Light Industrial Uses in the Roscommon Town LAP 2014-2020
(see also Map 17 Land Use Zoning and Figure 9 below)

Site	Location	Zoning	Total Zoned	Portion of lands remaining Undeveloped	Portion of lands developed but Vacant
1	Lands south of the Racecourse Road, including Hannon's Poultry (closed).	Industrial Uses	72 acres 29.1 hectares	56.3 acres 22.8 hectares	6 acres 2.4 hectares
2	Lands north of the Racecourse Road, including Gannon's Furniture (closed).	Industrial Uses	41.5 acres 16.8 hectares	16.9 acres 6.8 hectares	6.1 acres 2.5 hectares
3	Lands at Cloonybeirne, north of the Lanesborough Road, including the Ardcarne Garden Centre.	Business Enterprise Park / Light Industry and Warehousing	13.31 acres 5.4 hectares	13.3 acres 2.7 hectares	-
4	Lands at Cloonybeirne, south of the Lanesborough Road, including Cluain Fraoigh Retail Park.	Business Enterprise Park / Light Industry and Warehousing	6.3 acres 2.6 hectares	-	1.1 acres 0.44 hectares
5	Lands at Cloonybeirne, southeast of the Lanesborough Road Roundabout, including the Centrepoint Retail Park and Lidl.	Business Enterprise Park / Light Industry and Warehousing	12.7 acres 5.1 hectares	-	2.8 acres 1.2 hectares
6	Lands at Ardsallagh More, northeast of the Athlone Road, including Budget Car Rental.	Business Enterprise Park / Light Industry and Warehousing	7.7 acres 3.1 hectares	5.3 acres 2.1 hectares	0.39 acres 0.16 hectares
7	Lands at Ballyphesan, between the Athlone and Golf Links Roads, including Paul Byron Shoes and the Peppermill.	Business Enterprise Park / Light Industry and Warehousing	9 acres 3.6 hectares	3.1 acres 1.2 hectares	0.22 acres 0.09 hectares
8	Lands at Ballyphesan, west of the Golf Links Roads, including Coyle Brothers and the Roscommon West and Abbey Business Parks.	Business Enterprise Park / Light Industry and Warehousing	6 acres 2.4 hectares	0.7 acres 0.3 hectares	0.33 acres 0.82 hectares
9	Lands at Killarney, south of the Roxborough Road	Business Enterprise Park / Light Industry and Warehousing	20.7 acres 8.4 hectares	20.7 acres 8.4 hectares	-
10	Lands at Cloonybeirne, south of the Lanesborough Road, west of the Cluain Fraoigh Retail Park.	Business Enterprise Park / Light Industry and Warehousing	3.00 acres 1.23 hectares	3.00 acres 1.23 hectares	-
TOTAL			192.21 acres 77.73 hectares	119.3 acres 45.53 hectares	16.94 acres 7.61 hectares

Table 23: Lands zoned for Town Centre Uses in the Roscommon Town LAP 2014-2020 (see also Map 17 Land Use Zoning and Figure 9 below)

Location	Proposed Zoning	Total Zoned	Portion of lands remaining Undeveloped	Portion of lands developed but Vacant
Main Street, Market Square, Castle Street, Goff Street, Church Street and Lanesborough Street.	Core Town Centre	28.05 acres 11.35 hectares	2.35 acres 0.95 hectares	3.33 acres 1.35 hectares
Castle Street, Goff Street, Church Street, Lanesborough Street, Athlone Road, Circular Road and Abbey Street. Lands at Ardsallagh More and Ballyphesan, southeast of the Circular Road, including Ros FM, Casey's and Sean Doyle and Son's. Lands at Ballyphesan, between the Athlone and Golf Links Roads, including the Roscommon Health Centre and Gannon's Furniture.	Peripheral Town Centre	48.08 acres 19.46 hectares	20.12 acres 6.8 hectares	2.05 acres 0.83 hectares
Castle Street, St. Ciaran's Road, Abbey Street, Lanesborough Road and Circular Road.	Outer Town Centre	14.69 acres 5.95 hectares	5.37 acres 2.17 hectares	0.69 acres 0.28 hectares
TOTAL		90.82 acres 36.76 hectares	27.84 acres 9.92 hectares	6.07 acres 2.46 hectares

Figure 9: Undeveloped Industrial and Business Enterprise lands and Vacant Units in Roscommon town

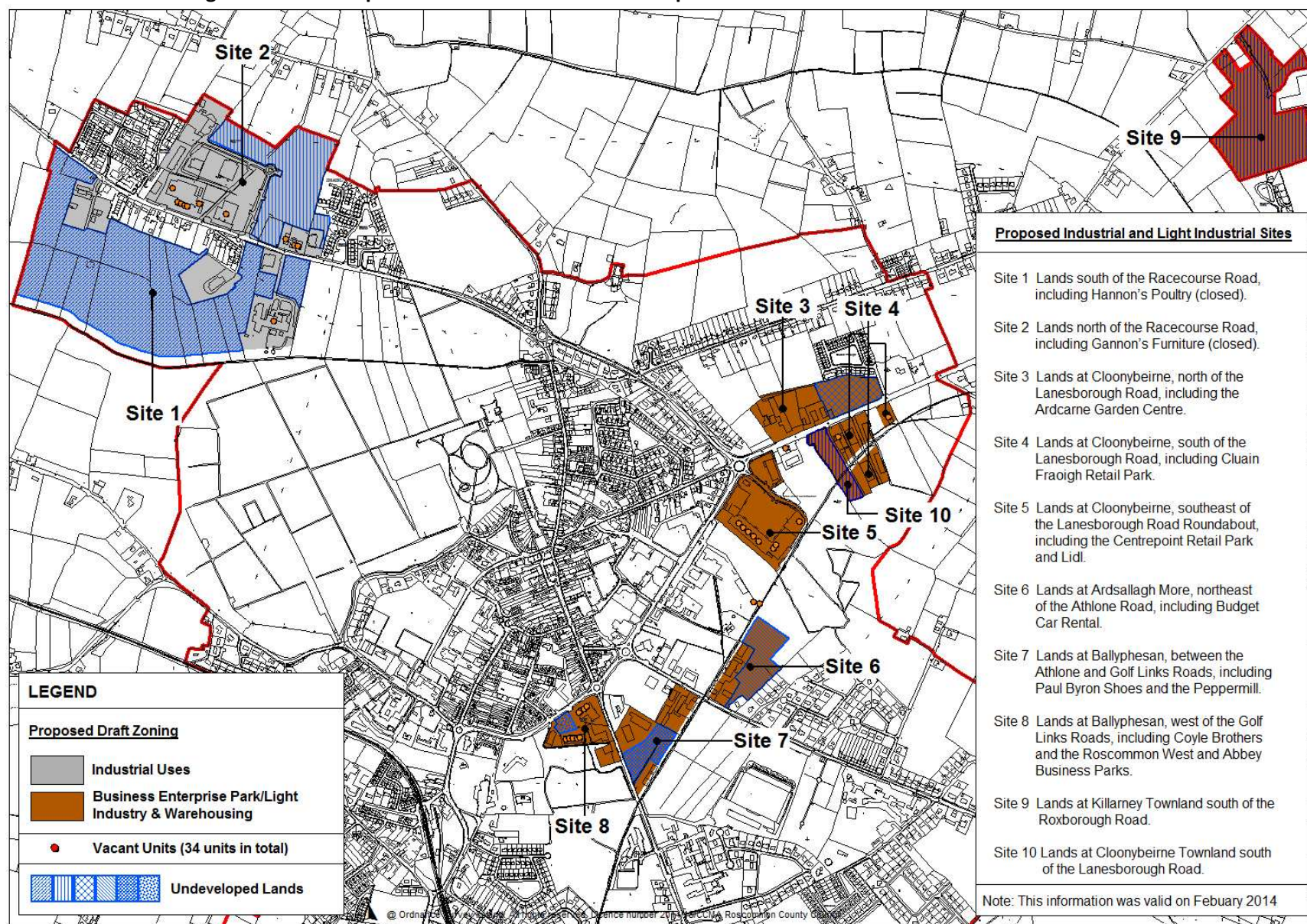
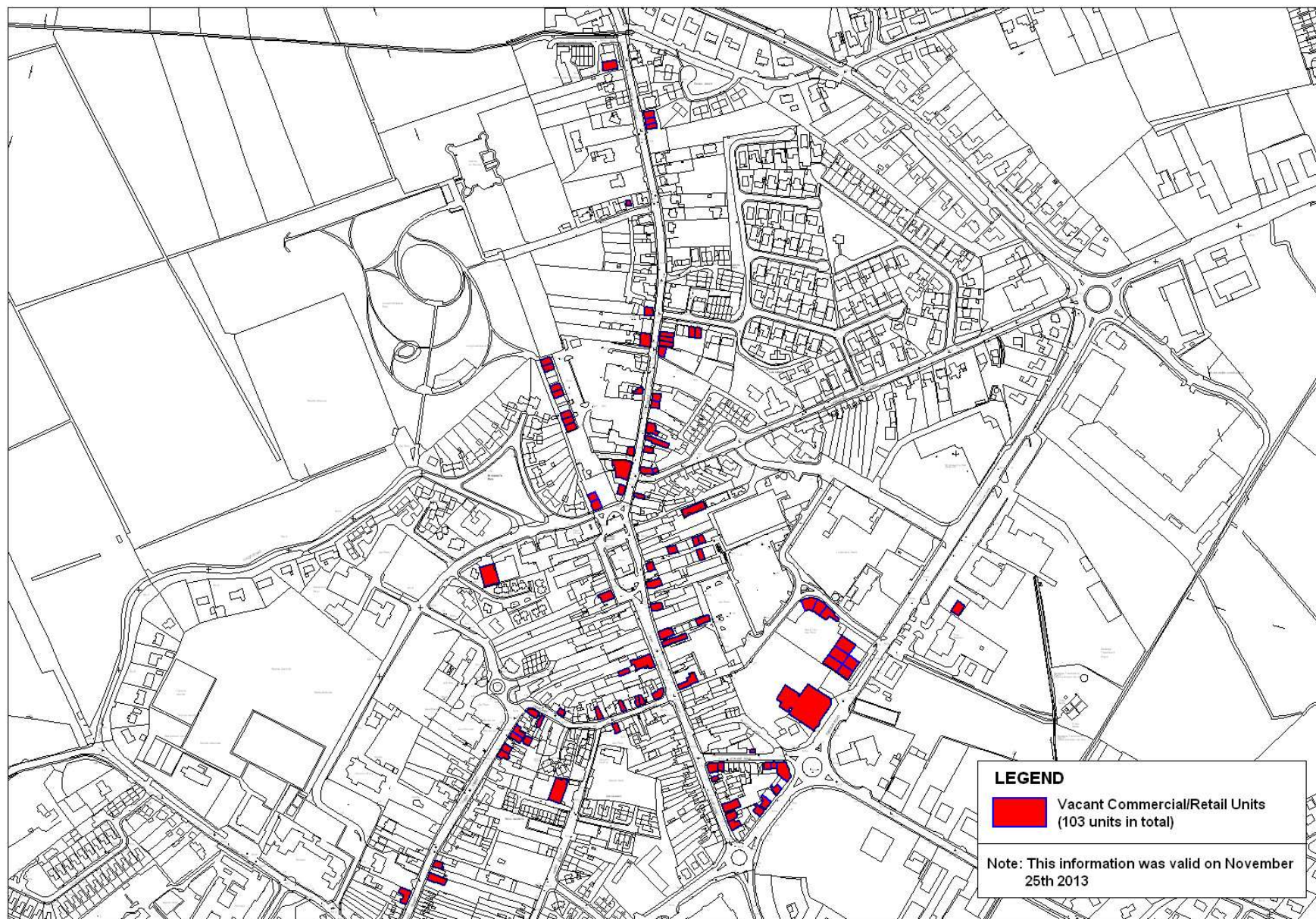


Figure 10: Vacant Retail and Commercial units in Roscommon town centre (November 2014)

APPENDIX 2

COMMUNITY VIEWS

ROADS AND TRANSPORTATION

The community indicated that free car parking in the town and amenities such as the railway, which has good links to Athlone and Dublin, are important strengths for the town. The community also identified the following issues:

Roads

- The N61 route needs to be upgraded and designated as National Primary.
- Roads from the town to the north and west need to be upgraded to a similar quality as the N61 Roscommon to Athlone Road.
- The road to Ballymurray is problematic from an accident point of view.
- The town centre streets, in particular Lanesborough Street, need to be upgraded including resurfacing.
- The outer rim of the roundabouts should be stone as it will not deteriorate if clipped by large vehicles.
- All approach roads need to be upgraded especially the Castlerea and Lanesborough Roads.

Public Transport

- No real bus service, awkward times as Roscommon town is only a stop on a route not a main departure or arrival destination.
- Bus services to Galway need to be improved.
- Public transport options in the town need to be clearly signposted with direction signage and bus times and schedules clearly displayed. In addition, information on the Bus Éireann website on bus times in Roscommon is incorrect.
- The information boards in The Square need to be updated.
- An improved bus stop is needed in the town, for example a bus stop could be provided at the field at the front of the leisure centre with designated coach parking also provided here.
- A shuttle bus service is needed from outlying villages to the town and the train station needs a welcome map in order to orient people.

Footpaths, Pedestrian and Cycle Network

- The following footpaths and cycleways should be provided:
 - A footpath and cycleway to the bowling alley.
 - Golf Links Road needs footpaths and a cycle path provided to the golf course.
 - A footpath is needed along the Lanesborough Road, from the Creevy Road junction to the town.
 - A footpath is needed on Antogher Road.
 - A footpath is needed at the end of The Walk.
 - A cycle path and improved footpaths are needed on the Racecourse Road to the Sports Ireland Gym. This is a busy road and lots of people use the gym.
 - Footpaths and cycleways are needed from the outskirts to the town, particularly from residential areas; they are not necessary in the town centre i.e. Main Street, Castle Street, Goff Street etc. It's pointless to have the existing cycleway between the two roundabouts with no other links.
 - Cycle routes to schools should be considered.
 - A cycleway to Mote Park, as it's often used by local teens in the summer.
 - More walkways should be created to link to areas at the rear of Main Street.
- A traffic island is needed in Abbeytown.
- A pedestrian crossing needs to be provided on Castle Street, potentially near Rockford's.
- Bike parking facilities.
- Improved lighting in the area around the Medical Centre.
- More benches for walkers and increased emphasis on providing street furniture.

Potential walking and / or cycle routes,

There is a need for more circular walks and cycle routes in the town including the following:

- A circular walking route from Hannon's Hotel to the Golf Course using public footpaths.

- A walkway through the golf course to Mote Park.
- More far afield walking and cycle routes such as to Mote Park, Portrun, Athleague, Castlecoote and Kiltewan.

Parking

The free car parking in the town is important but it's crucial that there is enough parking for those who wish to use it including the following:

- Long-term and short-term car parking needs to be provided including a multi-storey car park in the centre of town.
- Quality of car parking needs to be improved.
- There are concerns regarding the availability of public car parking in proximity to the new civic offices. There is assumption that all spaces in the proposed new car park to the rear of Molloy's will be occupied by RCC staff. Parking spaces need to be split 50/50 between the Council and the public.
- The underground parking near Tesco and the Mart needs to be made available.
- Car parking practises need to be modified, particularly on Main Street, where workers take up all the spaces, effectively meaning no short-term parking is available for customers.
- Parking is a problem around St. Ciaran's Park and near the Medical Centre with people parking on footpaths to going shopping in the town.
- Illegal parking on footpaths is a problem in the town, particularly on Castle Street and on Market Square near the ATM. There is particular danger for wheelchair users who have to use the road. Bollards could be placed here to stop illegal parking.
- Problem with Eircom vans parking along the road next to the Post Office.
- Lack of lighting in large public car park at the rear of Rockford's.
- More electric car charging points are needed in the town.

Signage

- Sign posting needs to be extended in the town. There is also inconsistent signage and a lack of signage in some areas. A co-ordinated signage strategy is required throughout the town.
- Signage in town needs to have direction arrows particularly to public transport such as the train station and to car parking areas in the town.
- There needs to be clear direction signage (finger signs) to key landmarks and features such as Loughnaneane Park. The lack of signage to the Park means that currently there is confusion about where or which is its main entrance.
- There needs to be a sign to Knock Airport.
- There needs to be 'Safer Cycling' signage etc.

Approach Roads

- Pointing needs to be completed on the high stone wall on the Athlone approach road.
- The high embankment on the left up the hill past Hannon's Hotel, which was previously maintained by the Council but has been left for a number of years, needs to be looked after.

WATER SERVICES

The community indicated that there was adequate water to cater for all new developments, including any industrial users; however, they identified the following concerns:

- Concerns were raised regarding the quality of water. The boil water notices give a negative impression. It was suggested that fluoride in the water should be removed.
- General concerns were expressed regarding the forthcoming water charges.

FLOOD RISK AND PROTECTION

The community indicated that flooding in some areas has improved due to works carried out by the Council in recent years, for example lands adjacent to the Jiggy to the north of the town. However, the community has also identified the following concerns and the following flood areas:

Concerns

- The River Hind and the Jiggy need to be dredged regularly to reduce flooding along the river banks. Flood defences may not be required if this is done.
- Gullies in the town need to be cleared.
- Many floodplains were previously built upon, concerns about further development on floodplains.
- Stronger objectives are needed in the Plan regarding maintaining drainage, particularly along the Hind River.
- There is a need to place increased emphasis on the use of appropriate gulleys. This should be stipulated in planning applications. A side gully on the rise of a path is better than a flat gully, which is prone to being blocked by leaves, debris etc.
- Loughnaneane park walkways fill with water (flood) when wet. They need to be raised and re-gravelled.

Flood Areas

- McNulty's, Miss Hicks' shop, Garvey's and Sweeney Oil have flooded in recent years as well as the disused petrol station on the Lanesborough Road.
- The County Home Road.
- Lands along the Lanesborough Road which are zoned for Business Enterprise in the Roscommon Area Plan 2008-2014.
- Loughnaneane Turlough
- Behind the Gym and Convent gets very wet when it rains, and the walkways in the Park flood.

WASTEWATER SERVICES

The community identified no issues with regard to wastewater in the town.

WASTE MANAGEMENT

The community indicated the following concerns in relation to waste management in the town:

- Tesco is a great location for recycling facilities but more are needed. Current facilities are 'used and abused' and the bottle banks are always overflowing.
- A second recycling centre (not clothes) is needed, possibly near the Fire Station / Arts Centre.
- There is an issue with the disposal of garden waste.
- Littering is a big problem in the town with school goers often wrongly blamed. Bins are often overflowing with items not used by schools goers, for example, baby formula and nappies.

ENERGY

The community identified no issues with regard to electricity, gas and renewable energy.

TELECOMMUNICATIONS

The community identified the following issues with regard to telecommunications in the town.

- Broadband is poor in the area. For example, WiFi is not available five minutes from town. E-fibre and Brisknet are good if available but not available on the Lanesborough and Galway Roads.
- Phone signals are dodgy at the secondary schools.

COMMUNITY FACILITIES

The community indicated that Roscommon town has many excellent community facilities (outlined below). However, the community also identified some concerns:

Existing Community Facilities

- Roscommon town has more than 40 organisations e.g. sports, heritage, Lions Club, youth theatre etc.

- Other facilities include Roscommon Hospital, Government offices, General Register Office, the Local Authority, the Garda HQ and Court Services and the NRA offices.
- Amenities include the Leisure Centre, Loughnaneane Town Park, Mote Park (600 acres), the Golf Club, The Arts Centre, GAA facilities, Community Sports Park, Leisure Zone on the Lanesborough Road, sports facilities and gym.
- Heritage amenities in the area include Roscommon Castle, the Museum and the Abbey.
- There are two Youth Services in the town which is good.

Concerns

- More community facilities need to be located on Main Street.
- A dedicated site for the Farmers Market is required; the area to the rear of Bank of Ireland was suggested. The Farmers Market in a new location should be more weather proofed with a retractable cover/canopy.
- A dedicated multi-purpose civic space is also needed in the town for the Lamb Festival etc. and potentially the Farmers Market. This space could be located at the Bank of Ireland and a retractable canopy could be included to cover events. The field between Teagasc and the Medical Centre was also suggested as a location for a dedicated civic/amenity area.
- The town needs a community centre; the Hyde is too far out of town and old. The Arts Centre is expensive and many classes/groups no longer use it, for example dance lessons have moved elsewhere and out of town. There is an assembly area in the Convent School where some classes take place locally. Many of the town's youth travel out of town for classes/groups like the No Name Club, dance lessons, and music lessons.
- There needs to be a permanent place for the youth of the town to socialise and a youth café.
- A permanent youth nightclub or youth disco which is run every 2nd or 3rd week is needed. There is currently only a disco which first and second years go to, the closest for older youth is in Carrick.
- The cinema is a great loss to the town. A smaller cinema, two or three screens with a games arcade and pool, is sufficient. There is no need for bowling etc. as these are already available in the town. The cinema brought people into town.

SCHOOLS AND EDUCATIONAL FACILITIES

The community indicated that Roscommon town has many excellent schools and adequate primary and post-primary school places, there are shortages in pre-school places.

SOCIAL INCLUSION AND DISABILITY

In relation to social inclusion and access in the town, the community indicated that greater regard for disability access is required.

HEALTH

In relation to healthcare facilities in the area the community indicated that the Accident and Emergency Department of the Hospital needs to be re-opened.

OPEN SPACE AND SPORTING PROVISION

The community indicated that there were excellent facilities in the town including a number of sports pitches, gyms, the Golf Club and the Racecourse. However, the following concerns and actions were identified:

Concerns

- New sport facilities need to be close to the town and a footpath/cycleway need to be provided to out-of-town facilities. For example, the Sports Ireland Gym and GAA gym on the Racecourse Road (the Coral Leisure Centre is closer to town but more expensive).
- The only All Weather Pitch is also outside of town and doesn't have a cover so it's not really all weather. Ideally, a new indoor sports centre should be provided in the town.
- An astro turf pitch needs to be provided in the town.
- Loughnaneane Town Park needs to be extended to include a pitch and needs to be linked to the GAA pitch.
- The town's existing tennis and basketball courts need to be refurbished or new ones provided, potentially in the Park. The fencing around the tennis courts behind the hospital have been taken down and the basketball and tennis courts behind the Convent are falling apart.
- The gravel pitch beside gym is bad; learner drivers are using it as well as people with their dogs.
- Existing public open spaces/greenbelts must be retained and maintained.
- Adequate open space and playground facilities must be provided to cater for the local community and visitors alike.
- The Park on Convent Road needs to be reopened.

Actions

- The zoning around the Leisure Centre should remain as Community and Enterprise.
- A youth event/summer school/ youth initiative at the golf course could encourage younger people to use it, even if their parents aren't members.

The community also identified areas which would benefit from additional tree-planting and landscaping:

- The town centre would benefit from flowers like in Carrick-on-Shannon. Castlebar and Ballina town centres also provide good examples of what could be done. Window boxes would be good.
- Main Street needs to be prettied up, it's very bland. The trees in boxes do nothing.
- Although the roundabouts in the town look good, the approach roads need to be beautiful; this could include flowers saying 'Welcome to Roscommon' etc.
- The rear of some commercial buildings in the town are not pretty to look at. Landscaping and co-operating with owners is needed.
- Tree-planting around shed-like structures on Golf Links and Athlone Roads is needed.
- Some concerns were expressed regarding the nature of planting that might be undertaken.
- Roscommon means 'wood of St. Coman' therefore there should be a wooded park in the town. The Parish Field on the Fuerty Road could be used for this and it could include access to Loughnaneane Park.
- Loughnaneane Park.

TOURISM RESOURCES, FACILITIES AND INFRASTRUCTURE

The community indicated that the town's volunteering effort is to be commended. The town has been lifted in the last 10 years or more through events such as the Drama Festival and the Lamb Festival. The community also identified the following concerns and potential opportunities:

Concerns

- There needs to be a revamp of the town's identity as the county town. People need a reason to stop when going through the town.
- The lack of a full-time tourist office creates a bad impression; the building exists but the tourist office is only open occasionally. The Council website states opening times which can mislead visitors. The Tourist Info Office needs to be open all year around and should become a landmark building. Greater involvement by the Chamber of Commerce in the operation of the tourist information office is needed. There is urgent need for the Roscommon Tourism Network to get a proper base here.
- Proximity to Dublin (too far away).
- There was nothing in the town for the Gathering and this was a poor showing on the part of the Council.

- Roscommon Castle needs to be developed as an amenity and used more for functions. It also needs a clearly signposted coach park for visiting tours. An additional coach park could be provided in the town.
- The narrow modern gate which allows access to the Castle should be removed and the archway widened to its original width.
- The acquisition of the walled garden is important to the development of the Castle and landscaping in the garden should be an important feature similar to Portumna Castle.
- The gravel path in the Dominican Abbey should be continued to the tomb of Felim O'Connor. This area is currently grassed and can be wet and uncomfortable for visitors.
- The plaque on the Ogham Stone at Dunnes Stores should be replaced. It is in bad condition and the plastic lettering is fading.
- Far more use needs to be made of Lough Ree and Portrun as well as Mote Park and the Golf Club. Connections to Lough Ree need to be enhanced and though the slipway in Portrun is acceptable for boats, additional facilities are needed. Portrun is where a lot of the town's young people go in the summer, it needs facilities like Lough key has in Boyle and at least a pub, shop, restaurant and somewhere to pick up supplies. There are a lot of cruisers on the Shannon but they go to Lecarrow and Termonbarry or Lanesborough as there are no facilities in Portrun.
- Walking and cycle trails should be provided to tourist amenities, for example, along the walk from the Golf Links Road (between the Golf Course and Hannon's beside Oldwood) to Mote Park Avenue.
- Tourist facilities and services need to be clearly signposted, for example, the Dominican Abbey, the Castle and the Tourist Information Office.
- There should be one consistent tourism map used throughout the town.

Potential Opportunities

- 'Adopt a tree' culture for the town.
- Develop the Lady Betty story.
- Listed buildings in town need to be brought back into use.
- Genealogy tourism needs to be promoted, potentially near the railway at Edenville House and GRO.
- Nearby watersports, walking and cycling facilities need to be promoted.
- Develop self-guided heritage trails as well as heritage and genealogy festivals in the town.
- Literary history around the area needs to be exploited.
- The Park and Turlough should be promoted as tourist amenities. Loughnaneane Turlough should be in public ownership.
- The pubs in the town.

DRIVING, WALKING AND CYCLING

The community identified the following challenges and potential opportunities:

- The road structure in the town, particularly width, makes it difficult to introduce cycle lanes.
- Consider the introduction of cycling routes in the town which could link up with extended routes such as in Mote Park.

LOCAL DINING EXPERIENCE AND FARMERS MARKET

The community indicated that the town needs better restaurants and facilities.

TOURIST ACCOMODATION

The community indicated that a hostel is needed in the town.

TOURISM SIGNAGE

The following opportunities and challenges were identified at the community meeting:

- Visual and street clutter has the potential to become a problem in the town. Clutter includes excessive street markings, poorly located items which physically block or restrict pedestrians, redundant items and temporary signs which have not been removed. Clutter also includes unnecessary signage and overhead wiring.
- The information panels in the town need a 'revamp'.
- Fáilte Ireland should be consulted regarding the provision of funding for the development of a short walking trail in the town.

BUILT HERITAGE

The community indicated that the following views need to be protected, maintained and improved, as indicated below:

View to be Protected and Maintained

- Views of Roscommon Castle from the Racecourse and Creggs Roads. These protected views needs to be extended.
- Views of the Abbey from Golf Links Road. This protected views needs to be extended.
- View of the Church and town from the Racecourse itself and the Fuerty/Ballybride Road.
- View up and down Main Street.
- Views around the Castle and Loughnaneane Park.
- Views of the town from Kilmaine Cemetery.
- The view into town from the pitch at the Hyde.

View to be Improved

- The view into town from the Athlone Road is ruined by the commercial buildings just before the roundabout.

INDUSTRIAL DEVELOPMENT

The following opportunities and challenges were identified at the community meeting:

- The IDA Park on Racecourse Road needs more businesses to come in. There appears to be a lack of IDA interest in Roscommon and a sense of disillusionment with this lack of interest.
- The Council need to be more active in the promotion of the industrial sector in the town. There is a sense that the Council is not doing enough to promote the serviced industrial sites off the Racecourse Road. Enterprise space in the town also needs to be promoted.
- The lack of businesses in industrial estates on the approach roads to the town gives a poor signal.
- Poor broadband in the town doesn't help.
- Interest from pharmaceutical companies, IT companies, call centres and agri-based businesses needs to be encouraged.
- The site beside the Tyre Centre with unfinished commercial development needs to be improved.

RETAIL AND COMMERCIAL DEVELOPMENT

Concerns

- There are many vacant buildings around the town that need to be filled before more are built. These include the following:
 - At the Toy City development, opposite Tesco.
 - The site of the former Royal Hotel.
 - The building beside Carty's pub, several commercial units and petrol pumps on Castle Street.
 - The building beside SuperValu.
 - The old HSE site on Lanesborough Road.
 - The former Grealy's Hotel (opposite AIB).
 - The semi-detached houses in St Ciaran's Park next to the Stone Court Centre.

- The building next to CBS on the roundabout.
- Donnelly's buildings, opposite the Courthouse.
- Large scale commercial development on the outskirts of the town.
- Shopping is not great in the town and there is nothing to attract people to the town. Main Street lacks footfall as shopping is at the periphery. There is a need for greater promotion of Roscommon by existing business people.
- More shops are needed on Main Street such as designer/high street clothing stores like Next.
- More choice of restaurants is needed on Main Street. Teens generally go to the Harrison Centre or Supermacs as there is outdoor seating.
- There is a need to provide living accommodation as well as commercial space i.e. 'living over the shop'
- Free car parking is great but spaces are being taken up by local workers.
- High commercial rates although rates are being reviewed nationally at present.
- The appearance of buildings is important e.g. Mc Crann's pub isn't derelict but looks like it is.
- The alley at the side of Supervalu needs to be improved.

Actions

- Need to address the issues of derelict sites and buildings, for example vacant buildings could be used for advertising local artist works or craft works and for temporary local events i.e. an indoor market, art and craft gallery, lamb festival etc.
- Innovation is required to improve the aesthetics of boarded up sites or closed premises e.g. murals on hoarding and windows of vacant commercial premises filled with tasteful large window stickers e.g. vacant shop unit at the Harrison Centre.
- The local area plan should include policies to stipulate that derelict sites are developed first.
- Older derelict buildings should be knocked and rebuilt if necessary.
- RCC's Development Contributions Scheme needs to be revised to include incentives to encourage development in the town.
- Shed-like developments in the town need to be screened.

RESIDENTIAL DEVELOPMENT

The community identified existing vacancy and unfinished housing as the main issues with regard to further residential development in the town.

APPENDIX 3

POPULATION CALCULATION AND RESIDENTIAL LAND ALLOCATION

1. 2011 CENSUS INFORMATION

Over the last decade or so, the population of County Roscommon has increased by almost 10%. The 2006 Census indicated a population of 58,768 persons, which increased to 64,065 persons in the 2011 Census, a 9% increase.

Roscommon town has shown a higher overall population increase between 2006 and 2011. The town lies in two DEDs, Roscommon Urban and Roscommon Rural. For Roscommon Urban, the Census indicates a population of 4,178 persons in 2006 and 4,782 persons in 2011, a 14.5% increase, almost one and a half times the county average. In contrast, for the Roscommon Rural DED, the Census indicates a population of 1,677 persons in 2006 and 1,701 persons in 2011, a 1.4% increase. The Roscommon Urban and Roscommon Rural DEDs together cover a significantly larger area than the Plan boundary itself.

The Census also provides figures for the Roscommon Census Town, which covers a larger area than the Plan boundary but is more closely aligned to it than the DED boundaries. The 2006 Census notes a figure of 5,017 persons for Roscommon Census Town while the 2011 Census notes a population of 5,693 persons. This equates to a 13.5% increase which is again higher than the national average. However, although the Roscommon Census Town boundary is relatively similar to the Plan boundary, these census figures date from April 2011 and are therefore no longer up-to-date.

Table 24: Census Population Figures 2006-2011

Geographical Area	Persons 2006	Persons 2011	% Change 2006-2011
Roscommon Urban DED	4,178	4,782	14.5%
Roscommon Rural DED	1,677	1,701	1.4%
Roscommon Census Town	5,017	5,693	13.5%

2. REGIONAL PLANNING GUIDELINES

The **Regional Planning Guidelines for the West Region (RPGs) 2010 - 2022** has indicated the population targets and distribution for the West Region for the period 2010, 2016 and 2022 (see Table 25 below).

Table 25: Population targets for the West Regional Planning Guidelines 2010-2022

Years	County Roscommon	Roscommon town	Remainder
2006	58,768	5,017	53,751
2010	61,500	5,500	56,000
2016	66,700	6,215	60,485
2022	73,400	6,836	66,564

3. AN POST GEODIRECTORY

The methodology employed for the Roscommon Town Local Area Plan 2014-2020 to calculate the approximate current population is as follows:

Firstly, the Plan boundary is used to calculate the population. As noted previously the Central Statistics Office (CSO) uses DED boundaries when calculating population and these areas tend to be significantly larger than defined settlements which make more accurate figures difficult to calculate. This is also the case with the Roscommon Census Town boundary which covers a larger area than the Plan boundary. We have therefore attempted to compensate for this by employing this methodology.

Secondly, in order to calculate the number of households within the Plan boundary, the An Post Geo-directory was used. This is a database which provides the number of residential units with postal addresses in an area and is updated on a 3 monthly basis which ensures that the information provided is current.

Thirdly, in order to establish the total population, the average number of persons per household was multiplied by the number of households in an area. The RPGs figures were used to establish the average number of persons per household for Roscommon town i.e. 2.4 persons per household.

Therefore, using the An Post Geodirectory database, approximately 2,307 households¹ (May 2013) are resident in the Plan area. This equates to an **approximate population of 5,537 persons** (2,307 X 2.4 persons per households).

Some issues arise in using this method for calculating population such as potential differences in household size in Roscommon town when compared to the average for aggregate towns in the county. However, all things considered the population figure obtained using the Geodirectory is the most accurate and up-to-date figure available at this time.

4. POPULATION PROJECTIONS AND GROWTH FOR THE ROSCOMMON TOWN LOCAL AREA PLAN AREA 2014-2020

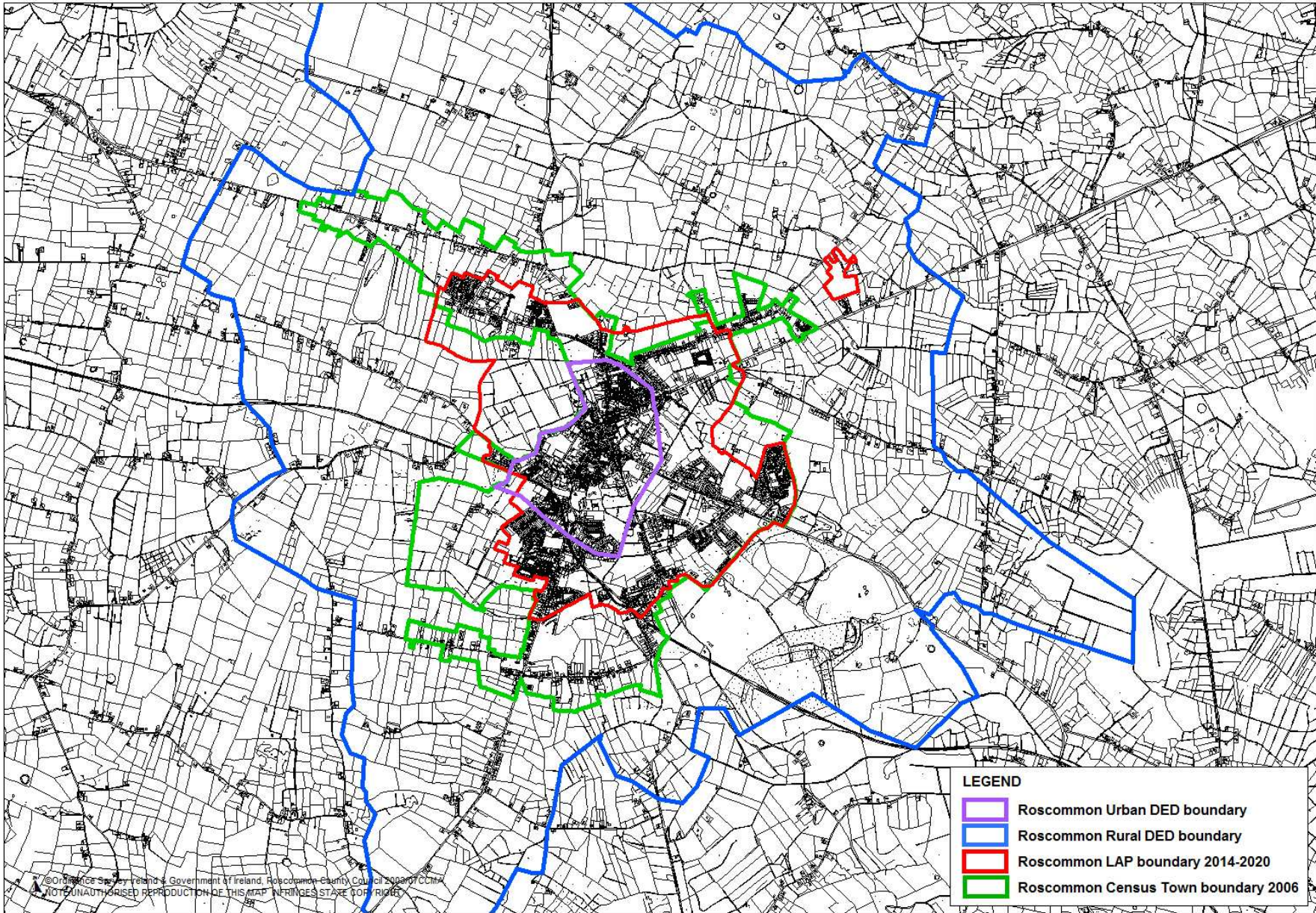
Roscommon town is the County town and is strategically located close to the county's physical centre and 32km northwest of Athlone town. It is categorised as a Tier 1 settlement and if allowed to develop can have a positive impact on its surrounding regions. In particular, the north of the county would be a targeted beneficiary of the town's influence. Currently the town is the administrative and service capital of the county, containing the administrative bases for the local authority, health services and law enforcement. It also has an impact county-wide and beyond in terms of retail function. These important and established functions give the town a status that should be reinforced and extended. The Roscommon County Development Plan 2014-2020 and its Core Strategy will reinforce the role of Roscommon town as the primary settlement centre within the county.

The population growth rates prepared as part of the Core Strategy are calculated on the basis of the town's position within the settlement hierarchy. The population growth rate applied to Roscommon town for the period 2014-2020 is approximately 15%. The population allocation for this area is 845 persons with a resultant number of housing units required of 352. The average household size is 2.4 persons per household (RPGs). These figures are then used to calculate the total zoned housing land required over the period 2014 to 2020 [incorporating a 50% overzoning, as per the Development Plan Guidelines (DECLG, June 2007)]. Therefore, the land requirement calculated at a density of 20 units per Ha is 26.4 Ha for the period 2014 -2020, which allows for 352 housing units.

In order to allow for a more coherent housing layout the actual land identified for New Residential development within this Area Plan is 27.18Ha.

¹ Occupied residential units not including vacant units or those under construction

Figure 11: DED, Roscommon Census Town and LAP boundaries



APPENDIX 4

RECORD OF PROTECTED STRUCTURES

RPS Reference	Protected Structure	Address	Description
03900217	Edenville (Blacks House)	Edenville, Roscommon.	Former Military Barracks
03900227	Bank of Ireland (Harrison Hall)	Market Square, Roscommon.	Former Market House
03900228	Stonecourt centre	Ballypheasan, Roscommon.	Former Gaol House
03900229	Roscommon Castle	Cloonbrackna, Roscommon.	Castle
03900230	Roscommon Abbey	Abbeytown, Roscommon.	Friary
03900231	Library Buildings	Abbeytown, Roscommon.	Library
03900232	The Courthouse	Ardnanagh, Roscommon.	Courthouse
03900233	Church of the Sacred Heart	Ardnanagh, Roscommon.	Church
03900234	Museum/Tourist Office	Ardnanagh, Roscommon.	Former Presbyterian Church
03900235	Abbey Hotel	Abbeytown, Roscommon.	Hotel
03900236	Gleesons Guest house	Market Square, Roscommon.	Detached Town House
03900237	St. Coman's Church	Ballypheason, Roscommon.	Church of Ireland
03900238	JJ Harlows	Market Square, Roscommon.	Town House
03900239	House with Venetian Window	Market Square, Roscommon.	Town House
03900240	Essex Lawn	Cloonybeirne, Roscommon.	Georgian House
03900241	Former Methodist Church	Church Street, Roscommon.	Former Church
03900218	Railway Station Master's house	Ardnanagh, Roscommon.	Former Railway Station Master's House
03900077	Gate Lodge	Ballymartin More, Roscommon.	Gate Lodge
03900482	Sunnyside House	Castlestreet, Roscommon.	End-of-terrace House
03900483	Post Box	Ballypheasan, Roscommon.	Cast Iron Post Box
03900485	House	Lanesborough Street, Roscommon.	Detached House
03900486	Water Pump	Lanesborough Street, Roscommon.	Cast Iron Water Pump
03900487	Post Office	Market Square, Roscommon.	Post Office
03900488	Luke Patrick Hayden MP Monument	Market Square, Roscommon.	Limestone Monument
03900490	Former Hotel	Main Street and Church Street, Roscommon.	Corner-sited Former Hotel
03900491	Commercial Building	Church Street, Roscommon.	Commercial Building
03900492	Detached House	Church Street, Roscommon.	Detached House
03900493	Post Box	Abbey Street, Roscommon.	Cast Iron Post Box
03900494	House	Church Street, Roscommon.	Former Methodist Manse
03900495	House	Abbey Street, Roscommon.	Stone House
03900496	Motor Tax Office	Abbey Street, Roscommon.	Former Bank
03900497	Semi-Detached Former House	Abbey Street, Roscommon.	Semi-detached Offices
03900498	Detached House	Abbey Street, Roscommon.	Detached House
03900499	Saint Annes	Abbey Street, Roscommon.	Detached House
03900500	St. Comans Club	Abbey Street, Roscommon.	Detached House
03900501	Convent Chapel & School	Convent Road, Roscommon.	Convent, Chapel & School
03900502	School	Convent Road, Roscommon.	Former Industrial School, now a Secondary School
03900503	The Lodge	Ardnanagh, Convent Road, Roscommon.	Detached House
03900504	Abbey Fields	Ardnanagh, Roscommon.	Christian Brothers' Residence
03900505	Signal Box	Ardnanagh, Roscommon.	Signal Box
03900506	Railway Station	Ardnanagh, Roscommon.	Railway Station
03900507	Waiting room	Ardnanagh, Roscommon.	Waiting Room
03900508	Goods shed	Ardnanagh, Roscommon.	Goods Shed

RPS Reference	Protected Structure	Address	Description
03900509	Post Box at Railway Station	Ardnanagh, Roscommon.	Cast Iron Post Box
03900510	Sacred Heart Home	Ardsallagh Beg, Roscommon.	Former Workhouse Complex
03900511	St. Coman's Roman Catholic Cemetery	Ardsallagh Beg, Roscommon.	Graveyard & Gate Lodge
03900512	Presbytery	Abbey Street, Roscommon.	Presbytery
03900594	Youth information Centre	Castle Street, Roscommon.	House/Shop
03900595	Mirabelle	Castle Street, Roscommon.	House/Shop
03900596	Youth Work Ireland	Castle Street, Roscommon.	House/Shop
03900597	O'Briens Pharmacy	Castle Street, Roscommon.	Corner-sited House/Shop
03900598	VEC building	Lanesborough Street, Roscommon.	Former Vocational School
03900599	House & Gates	Lanesborough Street, Roscommon.	Detached House & Gates
03900600	House/Oates Shop	Lanesborough Street, Roscommon.	House/Shop
03900607	J.C. Doorly	Market Square, Roscommon.	End-of-terrace Public House
03900613	Time Pieces	Main Street, Roscommon.	Terraced House/Shop
03900618	Fleming's Pharmacy	Main Street, Roscommon.	End-of-terrace House/Shop
03900619	Gable-fronted Buildings	Fleming's Lane, Main Street, Roscommon.	Former Workshops
03900629	Eight Till Late	Main Street, Roscommon.	Former Bank
03900634	Celtic Cross	Market Square, Roscommon.	Celtic Cross
03900637	M. Donnelly	Church Street, Roscommon.	Terraced Former Public House
03900639	Limestone Kerbing	Castle Street, Roscommon.	Limestone Kerbing
03900640	Vent Pipe	Lanesborough Street, Roscommon.	Cast Iron Vent Pipe
03900644	Convent of Mercy Graveyard	Convent Road, Roscommon.	Graveyard
03900645	Eagle Lodge	Convent Road, Roscommon.	Detached House
03900654	Boundary Wall	Abbeytown, Roscommon.	Railway Station Boundary Wall
03900658	Post Box	Abbeytown, Roscommon.	Cast Iron Post Box
03900659	Presbytery	Abbey Street, Roscommon.	Presbytery
03900660	Celtic Cross	Sacred Heart Church, Abbey Street, Roscommon.	Celtic Cross
03900662	Convent Primary School	Convent Road, Roscommon.	Primary School
03900664	Lamp Standards	Sacred Heart Church, Abbey Street, Roscommon.	Pair of Cast Iron Lamp Standards
03900673	Semi-detached House	Abbey Street, Roscommon.	Semi-detached House
03900678	Terraced House	Abbey Street, Roscommon.	Terraced House
03900681	Pair of Houses	Abbey Street, Roscommon.	Pair of two bay, two storey houses
03900686	Terraced House	Abbey Street, Roscommon.	Terraced House
03900687	Terraced House	Abbey Street, Roscommon.	Terraced House
03900690	One of a Pair of Houses	Abbey Street, Roscommon.	One of a Pair of Houses
03900695	Semi-detached House	Church Street, Roscommon.	Semi-detached House
03900703	Bridge	County Home Road, Roscommon.	Limestone Road Bridge
03900722	Vent Pipe	Henry Street, Roscommon.	Cast Iron Vent Pipe
03900723	Vent Pipe	Henry Street, Roscommon.	Cast Iron Vent Pipe
03900738	Bridge	Antogher Road, Roscommon.	Stone Road Bridge
03900741	Teach na Hide	Golf Links Road, Roscommon.	Former Workhouse Residence
03900742	Day Care Centre	Golf Links Road, Roscommon.	Single-storey Building
03900744	Former hospital	Golf Links Road, Roscommon.	Gable-fronted Former Hospital Building
03900745	Post Box	Golf Links Road, Roscommon.	Cast Iron Post Box
03900747	Post Box	Main Street, Roscommon.	Cast Iron Post Box

APPENDIX 5

CHARACTER STATEMENT FOR ROSCOMMON TOWN'S ARCHITECTURAL CONSERVATION AREAS

ABBAY STREET / CHURCH STREET ACA - CHARACTER STATEMENT

This ACA was first designated in the RCDP 2008-2014 as part of an overall ACA for Roscommon town. This plan separates Abbey Street/Church Street into its own ACA although the boundaries remain the same as those in the 2008-2014 Plan. The ACA includes all of Abbey Street and Church Street along with their rear plots.

Origins



Church Street

The origins of these two streets are very different and the reason behind their original physical linkage is unknown. Their forms too are very different with Abbey Street being fairly straight and Church Street being narrower and more curved. In addition, both streets lay outside the older Norman and Elizabethan towns. The eastern half of

Church Street was part of an ancient path between St. Coman's Well (located outside Dunnes Stores), via Church Street, to the Augustinian Monastery thought to have been located on the site of St. Coman's Church on Henry Street.

This path turned south by the first monastery and ran along modern day Henry Street to another well and on to the Dominican Priory of 1257 that survives today. The later Norman Castle of 1268 and its town appear to have respected this path. The continuation of Church Street westwards towards the Courthouse predates the Courthouse itself and the hub of institutional power formed around it and the new jail. Where Church Street originally led to, remains unknown. When the new courthouse was completed in 1828 the thoroughfare was improved and Weld, in his 1832 description of the town, described Church Street as the best street, although it was "narrow, winding and the houses low"². We don't have the straight wide streets that we might expect from a landlord town whereby significant buildings are placed at the ends or at key points to influence the orientation and line of the streets between them. In Roscommon town the landlord was the Earl of Essex who

² Isaac Weld, *Statistical Survey of the County of Roscommon*, 1832.

owned the entire town, however, his lack of influence has been commented on by many critics, although they may have compared Roscommon unfavourably to shopping towns such as Athlone and Boyle. It may be that because an older urban form had been developed already in Roscommon, it endured longer and the town had to play catch-up then to Georgian ideas of architecture and polite streetscapes.

Abbey Street was a residential suburb in the eighteenth and nineteenth centuries which centred on a village called Abbeytown. It was very populated with many of the 400 thatched cottages that were in the town, three of which remain at the south end of Abbey Street today. The first wholesale updating appears to occur in the form of large townhouses on Abbey Street where Weld says "some excellent houses of three storey have been lately erected". Unusually, he went on to describe them; they had areas and iron palisades in front, and "in the rear small gardens with coach-houses and stables". Weld further links them to a Mr. Richards, Architect, who also worked on the Courthouse with Morrison and had a busy practice in the remodelling of country houses in the county. There was apparently a ready letting market for them. The erection of these new buildings, both public and private,

boosted the economy of the town and kick-started the emergence of the modern town as we know it today. Some of these larger houses survive today on Abbey Street and contribute to the grandeur of parts of the modern streetscape.

The next major impact on Abbey Street was the construction, circa 1856, of the Circular Road which bisected the street creating new corners, and a new outlook. The arrival of the railway and the location of the station close by also changed the rural nature of the street. Abbeytown revolved around two hubs of commerce, one at what is Molloy's Bakery today, and the other at the southern end of Abbey Street where there is still a grocery and pub. The elimination of rows of cottages between 1895 and 1924 heralded new standards of housing. The arrival of the new Catholic Church onto the street in 1903 and the erection of two banks, one on Abbey Street and the other on Church Street circa 1925, cemented the public and commercial leaning of the street.



Above and below: Abbey Street Residences



Buildings

The character of the ACA is heterogeneous (varied) with all of these layers and more, located side-by-side and still visible within this ACA. The buildings are generally two-storey with an occasional three-storey building, although the heights jump up and down. The only single-storey structures are located at the southern end of Abbey Street. Because Church Street is narrower, its character appears to be more built-up and the eastern end is three-storey as it joins the town centre.

Attics and basements are uncommon. Many of the terraces on Abbey Street are set back behind railings/walls but only one on Church Street is. The detached houses which are set much further back interrupt the streetline with their boundary walls or railings but because the houses are situated on rising slopes they still contribute to the streetscape. The car park space on the east side of Abbey Street is more disruptive, but is about 100 years old. The building widths are two- and three-bay, though occasionally four-bay. The roofs are usually pitched with ridge lines running parallel to the streets and large shared chimney stacks placed over the gable walls; several of the larger houses on Abbey Street have hipped roofs and there is one parapetted roof on Church Street. The opes are classical in form. Doorcases are a mixture of round-headed and square-headed with accompanying fanlights or overlights. Within the mix of buildings there are some consistent terraces with continuous rooflines and large shared chimney stacks which unify certain parts of the street. The round-headed door ope is a recurring feature in terraces on both streets dating from later nineteenth century.

Materials

The range of materials used here is typical for Irish rural towns with some notable exceptions. All the roofs would have originally been covered with natural slates but many have since been replaced, particularly with fibre-cement tiles. These tiles can give a shiny finish to the roofscape and are visually disruptive as they draw attention to themselves; a more traditional Welsh slate would be a better replacement option here. The chimney stacks are largely of unpainted render but there are quite a number of red brick stacks on the south side of Church Street indicating a replacement building or alterations, probably from the turn of the nineteenth (into twentieth) century.



Church Street

The rainwater goods would have traditionally been painted cast-iron and some survive; the half-round gutter and the circular downpipe is the most suitable type in this area.

The stone walls in this ACA are covered with lime render, either ruled and lined to the elevations or roughcast rendered. Where this has been replaced with cement render it is usually a flat finish. It is unclear whether the render was all originally painted or not, but the character now is a painted one. Exceptions to this include the pair of 1930s Art Deco building and a 1924 terrace on Abbey Street. The opes have stone cills with a painted finish although occasionally these have been replaced with undersized concrete cills e.g. the 1924 terrace. The reveals are all rendered. Surprisingly few original doors remain; there is one nine-panelled door on Abbey Street with raised and fielded panels and there are two four-panelled doors on the vacant public house where the two streets join. There are quite a few reproduction doors although these are not well designed. Also few original windows survive, surprisingly, and none pre-1840. There is a sprinkling of later nineteenth-century windows on both streets; both the two-over-two type common in vernacular buildings and the single-pane sash windows which became fashionable (and technically-possible) circa 1855. There are also historic sash windows circa 1840 on a large house on Abbey Street and exposed window boxes in one pair of vernacular buildings on Abbey Street.



Some of the more individual buildings



There are several distinct terraces or buildings within the ACA. A terrace called 'Aruis mo Thire' from 1924 has its own distinct character of unpainted pebble-dashed facades and small front sites bounded by iron railings (Abbey Street). Two buildings on Abbey Street stand out as they have exposed stone elevations and are from c.1910, possibly by the same hand. Then there are the fine public buildings such as the two former banks (one on Abbey and one on Church Street), the church and the courthouse which all have ashlar stone elevations. A villa-style house on Church Street is also unusual.

Decoration

Decoration in this ACA is provided by the detailing and features of the buildings. There is occasional applied stuccowork to the elevations in the form of ornate architraves to windows and doors. There are quite a few wrought-iron boundary railings and gates in the ACA as well as several small cast-iron window guards dotted about, which bring embellishment to the architecture.



Decorative features in the ACA



Decorative features in the ACA

In this mixed residential/commercial area shopfronts contribute to the visual variety of the streetscapes but there are very few that are of heritage value. A historic timber shopfront on Church Street has been used as a model for the

adjoining fronts and a rendered fascia opposite has been reused. New signage transforms a vernacular house on Abbey Street into a place of business without compromising its character.



Good example of new or modernised shopfront in the ACA



A historic timber shopfront in the ACA

Vistas

Vistas in and out of this ACA are quite contained, with the curving nature of the streets and the gentle slope up from each end to the junction of the two streets being responsible for much of the unfolding drama. The spires of two Churches peep over the tops of buildings and appear and disappear from view.

The bulk of the Courthouse dominates in some views north along Abbey Street and a pair of buildings on Church Street terminates the view up Henry Street. A curved building circa 1900 softens the sharp angled junction between the two streets and another curved building from the same period continues the east end of Church Street onto Main Street. By contrast the southern opening to Abbey Street is bookended by two gabled side elevations.



Curving vistas and rounded corners are part of the character of this ACA



Backlands

The backlands in this ACA are not that visible apart from one access lane on the east side of Abbey Street, which is an

intrinsic part of the only piece of Georgian town-planning that survives in Roscommon town. It is lined by stone walls and has small outbuildings, which were stables and coach-houses in their day. Some vernacular iron gates also survive here. Two lanes, by the former Methodist Church and Manse, are informal ways to the rears of sites on Main Street. These are fairly unremarkable areas that could be made more pleasant in order to improve communication between these different parts of town. An access passage on the north side of Church Street is a particularly unpleasant place to have to visit.



The old stable lane at the rear of Abbey Street is an important part of the character of this ACA.



Occasionally other historic stone outbuildings make an impact, such as this very fine example on the east side of Abbey Street, behind the Georgian-style house from circa 1840.

The Public Domain

The public domain of the ACA holds very few historic elements and it generally remains free of clutter as best suits Irish historic towns. There is a pillar post box on Abbey Street from c.1915 which is a protected structure. An old steam roller outside the courthouse, which was apparently the first steamroller to cross the Shannon, acts as a public sculpture. Within the ACA there is ample street-

level interest through the detailing on the buildings, the railings and front walls and the temptation to add street furniture or other such elements to the public domain should be avoided. Historic narrow stone kerbing runs along Abbey Street.



Historic elements in the public domain



Planting

Planting in the ACA itself is minimal. There are trees on the roundabout on the Circular Road outside the ACA and within the ACA there are some trees outside the Courthouse, at the former

Methodist manse and at one of the 1930s houses. Two of the set-back houses and the Catholic Church yard have grass and trees. Five houses in the 1924 terrace on Abbey Street have small front sites which could be better planted and add more greenery to the street while the front site of the former Motor Tax office (also a former bank) could be improved with some planting. However, in general further planting is not required here; nor are hanging baskets recommended as they would add clutter to an already busy area.

Special Interest

This ACA has the following categories of special interest:

Historical - The ACA is of special historical interest because of its origins. It incorporates part of the route of the Early Christian monastic path that lead from St. Coman's Vat or Well (in front of Dunnes Stores) to St. Coman's Monastery and later the Augustinian Priory (both on the site of the present St. Coman's Church) in Church Street. This path continued on up and around the hill to an unknown destination and was joined from the south by Abbey Street called after the Dominican Priory. Both streets lay outside the area of the Norman/Elizabethan town, and Abbey

Street was a suburb whose focus was Abbeytown, a village which lay outside this ACA. The erection of a jail and a courthouse, completed in 1828, at the high point at the junction of the two streets, caused them to be improved and it was described as the best part of town in 1832. The construction activity here led to a boom in the economy of the whole town which brought immense social and cultural change which continued into the first decades of the twentieth century. Thus its origins and subsequent development are different from those of the Main Street/Market Square hub which had planned origins and more organic development.

Architectural - This ACA is of special architectural interest because of its rich mix of buildings deriving from its historical development. Abbey Street has some of the grandest buildings in the town, both public and private, dating from the nineteenth century, many of whom are protected structures. At the same time some of the smallest buildings survive here in the remains of three cottages, evoking the time when there were 400 thatched cottages in the town. There is also a significant layer of renewal from the turn of the nineteenth century. This includes polite terraces on Abbey Street from circa 1900 and 1924, a nucleus rounding the corner onto

Church Street, and another terrace on the south side of the same street, both from circa 1900 and in most cases replacing the previous hovels. This renewal occurred later in Roscommon Town than other towns in the county due to the existing antique fabric of the town and a different development time scale. The mix of form is also of special architectural interest as vernacular rural-style buildings are located side-by-side with full-on Georgian townhouses; terraces and detached houses are neighbours; and, office and residential uses alternate. A traditional rendered finish provides a coherent unity to the street, but is mixed in with both nineteenth and twentieth century exposed stone finishes. Repeating motifs such as the substantial chimneystack and the round-headed doorcase, link both streets. A visual richness is evident through the employment of decorative features such as stucco architraves and wrought-iron railings.

Archaeological - The ACA is also of special archaeological interest because of the origins of the town. The entire town is defined as a Zone of Archaeological Potential³ and it is possible that there is medieval fabric

³ A delineated area around archaeological sites and monuments where buried archaeology could potentially exist.

hidden within the existing buildings, most notably on Church Street, especially close to St Coman's Church and the Main Street end, but also potentially throughout this ACA.

Other qualities of special interest could emerge with further research and analysis.

MAIN STREET / MARKET SQUARE ACA - CHARACTER STATEMENT

Similar to the previous ACA, this ACA was first designated in the RCDP 2008-2014 as part of an overall ACA for Roscommon town. This plan separates Main Street/Market Square into its own ACA although the boundaries remain similar to those in the 2008-2014 Plan, with the addition of another block along Castle Street. The ACA includes all of Main Street and Market Square and the Square ends of Castle Street and Lanesborough Street, along with their rear plots.

Origins

Main Street and Market Square have a shared origin deriving from the erection of the Norman Castle in 1268 for the first time. A town was built on the high ground between the castle and the priory and gained borough status and a town charter in the thirteenth century. A

market place was established on a direct axis with the castle and it was joined to the north by Castle Street (a historic artery which ran along the east side of the castle grounds) and to the south by Main Street (which lead out of the east side of the market place).



Market Square

On a schematic map of 1581 a 'townhouse and market place' are shown and an avenue depicted leading south to 'a square tower at ye entrance of ye town'.⁴ This map shows an Elizabethan scheme for developing the land east of the Square and Main Street into a grid of lanes running perpendicular to Main Street with building blocks between them. Although we don't know if this scheme was ever executed there is the semblance of it on the east side of Main Street where a network of lanes leads to the backlands. Church Lane at the

⁴ An 1808 sketch by Reverend Daniel Beaufort also shows a town gate here, at the junction of Main Street with Goff Street and the southern limit of the ACA.

southern boundary of the ACA is lined by a couple of gable-fronted buildings which give us a picture of what the lanes might have looked like in the seventeenth century.



Bank of Ireland, Market Square

A jail was erected at the top of the square in the seventeenth century which it seems was later incorporated into the massive jail built here between 1736 and 1745. This was a remarkable structure by any standards which turned its back upon the castle and faced the town. It was supplanted by the new jail on Abbey Street in circa 1824 and became vacant. It then became a lunatic asylum. A courthouse and market house was built in 1762 in the middle of the market place, also incorporating seventeenth-century fabric. This later became a catholic church, was extended and then converted into a social hall and finally a bank. This history means that unlike many Irish towns the central space in the town was divided into two halves with the northernmost space between the jail and the courthouse designated as the market place. This continues today with public events taking place on both sides

of the island building and traffic directed around it.

None of the medieval fabric that enclosed this form is apparent in the ACA, besides possibly some stonework incorporated into buildings on Castle Street. However, it may exist concealed, especially in party walls. The presence of a mature town form by the early eighteenth century meant that the town centre was slow to embrace later eighteenth-century ideas of urban planning and improvement. Therefore, as mentioned previously, when early commentators visited the town in the 1830s they found a lack of order and therefore criticised the absence of a landlord's guidance⁵. The Earl of Essex who owned the town was very distant and his leases did not carry conditions about the alignment or quality of buildings. Weld in 1832 said "the largest houses of the older part of the town stand facing the place, where several appear three-stories high, some decayed". Regarding an inn which stood in the Square at that time, Weld indicated it as "large, but old and crazy". However, this may have been a medieval building. In addition, there was a deep well in the Square which served the town centre of which Weld indicated "the

⁵ Weld in 1830 for his book of 1832 and Lewis for his book of 1837.

streets which diverge from the place [the well] are all poor". He reported that the architect Richard Richards had intervened in the town centre to prevent dunghills from being left in Main Street. This street, he said, was lined by "numerous shops" on each side; therefore, its retail character was well-established, even though he considered the shops to be small and inferior to those in Boyle and Athlone.

Renewal of the town centre had already begun, if we are to believe a date-stone of 1801 on one of the terraced buildings on the east side of the street. This was in the Palladian style which remained popular throughout County Roscommon even when it was outmoded elsewhere. Groups of terraced buildings started to encircle the Square so that by the time of the Ordinance Survey map of 1837-42 the area had laid down its modern-day character. The east side stepped in and out erratically though this is less stark today, while the west side has a very straight consistent line aligned to the terrace built at its southern end. A brewery on the east side is an indication of the proximity of industry. A Presbyterian church and associated minister's residence were erected later on empty ground on the west side. These were set back behind large front sites bounded by railings. Another building

jutted out into the Square on the west side near the jail and this plot is similarly occupied by the Post Office today. Main Street's lines were laid down too with a series of lanes and carriage arches which gave access to the rears. Some of these had long back gardens with an occasional well. By around 1895 there were two hotels in the Square and a fair green had been located to the northwest of the jail in order to expand the town's trade.



Above: Various buildings on the Square that give it its character

Buildings

Today the character of this ACA is of a busy town centre where a long history of change, both of entire buildings and of details, has left its mark. Main Street and Market Square have a great sense of enclosure and urbanity deriving from the heights of the buildings and the vertical emphasis of most of the fabric. The rise of Main Street into the Square contributes to the sense of drama and ceremony. There are features which are unique survivors, such as the fanlight designs, indicating that there was once great depth and variety of style to the buildings. There may have been a decorative unity to some of the terraces but this has disappeared so in general it is the form of the buildings and the range of traditional materials used which lend the architecture continuity. The buildings are generally two- and three-storey, with three-storey at the junction with Goff Street, along the west side of Main Street and the east side of Market Square. Two-storey buildings are concentrated on the east side of Main Street and the east side of the northern end of Market Square. Buildings on Castle Street and Lanesborough Street are generally two-storey and there is even a single-storey workshop on the latter. New attic spaces have been created in some of the two-storey and

three-storey buildings. All buildings open directly onto the street apart from the former Presbyterian Church and residence, and a newly-created front site at the now closed Jackson's. The widths are two-, three- and four-bay elevations, with some longer five- and six-bay amalgamations. The roofs are usually pitched with ridge lines running parallel to the streets and large shared chimney stacks placed over the gable walls. An exception to this is the former medical hall, which has a hipped roof, as well as the Presbyterian buildings.



Above: A selection of doorcases, from Main Street, Market Square and Lanesborough Street, all having a curious detail, which must be considered a local variation on this nationally-popular design.

Opes are generally classical in form and doorcases are a mixture of round-headed and square-headed with accompanying fanlights or overlights. Historic highlights include a gothic fanlight or teardrop fanlight. There are quite a number of historic block-and-start doorcases. This Georgian feature is one of the few recurring motifs in this ACA, often having a local twist whereby the top stone supporting the springing of the arched head is much thinner than usual.

There are several distinct buildings within the ACA. A curved building on the corner of Lanesborough Street and Castle Street is a local landmark with its decorative parapet and large shopfront windows. Another tall building on the corner of Main Street and Market Square, formerly the Bank of Ireland, is one of the only two red brick-faced buildings in the town. The Post Office is the second and is also in the distinctive corporate style of classical revival. The jail and the Bank of Ireland are of course unique public buildings, and with Gleeson's and the Museum building, are all of stone. However, the first three of these would all have been rendered originally.



Above and below: Some of the more individual buildings in the ACA.



Materials

The range of materials used here is typical for Irish rural towns. All the roofs would have been covered with natural slates but many have since been replaced, particularly with fibre-cement tiles. These can present a shiny finish to the roofscape and are visually disruptive as they draw attention to themselves. A more traditional Welsh slate would be a better replacement option here. The chimney stacks are largely of unpainted render and there are quite a few which have been omitted in redevelopments. The rainwater goods would have traditionally been painted cast-iron and some survive. The half-round gutter and the circular downpipe is the most suitable here. The stone walls are covered with lime render either ruled and lined to the elevations, or roughcast rendered. Where this has been replaced

with cement render it is usually a flat finish. It is now known whether the render was all originally painted or not, however the character now is a painted one. Several buildings have an early twentieth-century finish of unpainted pebble-dash. In addition, several of the public buildings were once rendered, including the jail. The former Bank of Ireland, now Eight till Late, was never rendered on its ground floor but the pub opposite should be as its façade is composed of rubble stonework. A carriage arch near the top of the square should also be rendered. The opes have stone cills with a painted finish but occasionally these have been replaced with undersized concrete cills. The reveals are all rendered. Surprisingly few original doors remain, although there is a good four-panelled door circa 1880 on Castle Street, a good four-panelled raised and fielded door circa 1950 on Raftery's in the Square, and original doors circa 1920 on the post office. There are quite a few timber reproduction doors although these are incorrectly detailed. In addition, very few original windows survive, surprisingly, and none pre-1830. There are historic windows on a block in Castle Street and one two-over-two sash window in a house on Lanesborough Street. There are quite a lot of reproduction sash windows but none of these have been

correctly replicated. There is one building on Lanesborough Street with exposed window boxes, which are usually a sign of a pre-1750 date.



Above: Historic timber sash windows in the ACA.



Above and left: Historic timber panelling doors in this ACA.

Decoration

Decoration is provided in this ACA by the contrast in the buildings. Otherwise there is occasional applied stuccowork to the elevations in the form of ornate stucco architraves to windows and doors. There is also a sprinkling of unusual fanlight designs which embellish the architecture.



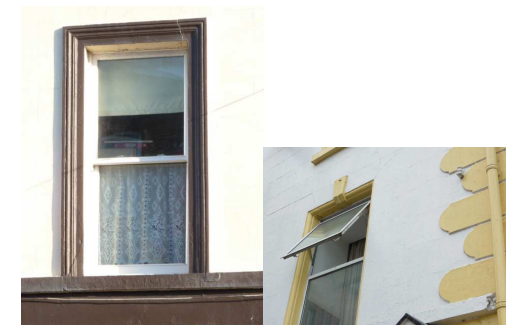
Above: A selection of the historic fanlights in the ACA.



Above: Some of the decorative architraves that are part of the character of the ACA.

Because of the intensely commercial nature of this ACA, a mixture of shopfronts and shopfront fascias are part of its character. There is one excellent

older timber shopfront at the former Jackson's building which has been well-maintained and copied in an adjacent front. A mid-twentieth-century shopfront at Byron's, a mosaic tiled shopfront at Gleeson's, and a new fascia at Time Pieces are good individual contributions to the streetscape. Many new shopfronts however are reproduction timber shopfronts that are not well designed, particularly with regard to their proportions.



Above: Some more of the decorative architraves that are part of the character of the ACA.



Above: Good shopfront examples from the ACA.

Vistas

Vistas into this ACA are very important for the whole townscape. The view up Main Street which terminates at the Bank of Ireland is very formal and has a real sense of pomp. There are key buildings at every corner and junction. The more modest terraces on Castle Street and Lanesborough Street are

significant as a backdrop and for the visual continuity of the ACA.



Above: Views into Church Street and Goff Street, both of which are separate ACAs, give glimpses of different streetscapes with different characters.



Above: This roofscape is significant in views from Market Square.

Backlands

The lanes giving access to the backlands are important elements in the ACA and, where public, are useful pedestrian arteries in the town. They create good links and the perception of convenience. Some are more pleasant than others.

Public Domain

The public domain of Main Street holds very few historic elements. There is a Victorian post box but generally it remains free of clutter as best suits Irish historic towns. Not surprisingly Market Square is more crowded, with the Hayden Monument of 1890 in front of the bank and a Celtic cross behind it. Historically there was also a well here but this no longer exists. The cast-iron drinking trough for animals which originates from circa 1900, and was donated by the SPCA, was reinstated and is now situated adjacent to the Celtic cross. However there is also a proliferation of new items of street furniture such as bollards, lamp standards, bins, seats etc in the Square.



Above and below: The Celtic cross and Hayden Monument in the Square.



Within the ACA there is already plenty of street-level interest through the detailing on the buildings, and the variety of shopfronts and their window displays. The temptation exists to add more street furniture or other such elements to the public domain, however this should be avoided. A new paving scheme from circa 2000 laid new stone pavements within this ACA and concrete paviors where the rear access lanes join. These perform quite well visually as they are relatively unobtrusive. New metal information plaques on some key buildings are visually discrete and helpful.

Planting

Planting in the ACA is minimal. There are trees in planters at key points, for example in front of the Bank of Ireland, in the front site of the museum, and at Gleeson's. In general further planting is not required on the main streets, however the rear lanes present plenty of opportunities for improvement and new planting could be part of this.



Special Interest

This ACA has the following categories of special interest:

Historical - The ACA is of special historical interest because it is centred round the market place which has been used for trading since medieval times or even earlier. Main Street and Market Square were inside the old town as laid out in Norman times between the Castle of 1268 and the Dominican Priory of 1256. They were also at the heart of the town that was incorporated in the later thirteenth century, and as fought over and developed in subsequent centuries. Maps from 1581 and 1736 depict the market place and the main street along its east side leading southwards from it, as well as an island building in the centre. Thus the current shape of this ACA is extremely historic and has survived the waves of renewal that the buildings around it have undergone. The southern limit of the ACA was the location of an entrance gate into the town which survived as late as 1808 when it was sketched by the Rev Daniel Beaufort. The ACA contains the main public space in the town which has been the focus of the town's history and of the life of its inhabitants over the last seven centuries at least and continues as such.

Archaeological - The ACA is also of special archaeological interest because of the origins of the town as described above. The entire town is defined as a Zone of Archaeological Potential⁶ and it is considered that there is medieval fabric hidden within the existing buildings, most notably on Castle Street, but also potentially throughout this ACA.

Architectural - The ACA is also of special architectural interest because of the urban form of the Square which was planned, but not designed as a totality. Instead evolving over centuries, it underwent a fundamental change whereby the ordinary buildings that were once planned to lie perpendicular to it were replaced or modified to face onto it. The orientation of the Square on a direct axis with the Castle was maintained in the important public buildings that were erected in it. Over time terraces of classical buildings were added to enclose it, most successfully on the eastern side and on both sides of Main Street. These are architecturally important as a group. There is a visual unity here despite the disparity of the built fabric, through continuous building lines, similar heights and continuous or stepping eaves lines. Visual unity also

⁶ A delineated area around archaeological sites and monuments where buried archaeology could potentially exist.

occurs through the repetitive patterns of the roofs, chimney stacks and opes. A shared range of traditional materials, outlined in the character statement, further contributes to the special quality here and the sense of coherence and intactness. What's more, a visual richness is evident through the employment of decorative features such as stucco architraves, fanlights, doorcases and a variety of render effects. The ACA incorporates individual structures of significance in their own right, which are protected structures, as well as many modest buildings which serve as a setting for the former.

It should be remembered that other qualities of special interest could emerge with further research and analysis of this area.

GOFF STREET / ATHLONE ROAD ACA - CHARACTER STATEMENT

The southern half of this ACA was first designated in the RCDP 2008 - 2014; this plan extends it to include the northern half up to the junction with Main Street.

Origins

The origins of Goff Street are unknown, however, as it is on axis with Main Street there is no doubt that it was a

continuation of this Norman/Elizabethan thoroughfare that gained its own character over time. This character was more independent and edge-of-town with a mix of uses. These uses included semi-industrial activities such as forging, bacon works and limeworks, as well as the expected pubs and houses. It was lined, like the other arteries into the town were, with small thatched cottages, some of them hovels with no windows or chimneys.



St. Vincent's Terrace

It went through a wave of gentrification at the very end of the nineteenth century when St. Vincent's Terrace of 1898 and the terrace opposite with bay windows were added. Now this mix has been joined by office and retail use.

The ACA runs from the Circular Road to the junction with Main Street and includes some of the Athlone Road. The buildings are generally two-storey apart from three important single-storey cottages and one building which had a basement, and a later attic storey added.

This building is also the only one to be set back behind railings. The widths are two- and three-bay, though occasionally more. The roofs are usually pitched with ridge lines running parallel to the streets and chimney stacks of all different sizes placed over the gable walls. The opes are classical in form however there are bay windows (a Victorian feature) on the ground floors of two terraces and on one large house. The bay windows are flat-roofed on the east side and hipped on the west side. Doorcases are a mixture of round-headed and square-headed with plain fanlights or overlights. Within the mix there are a few consistent terraces with continuous rooflines punctuated by dominant chimney stacks that serve to unify certain parts of the street as well as both sides.

Materials

The range of materials used here is typical for Irish rural towns with some notable exceptions. All the roofs would have been covered with natural slates but many have since been replaced, particularly with fibre-cement tiles. These can present a shiny finish to the roofscape and are visually disruptive as they draw attention to themselves. A more traditional Welsh slate would be a better replacement option here. The chimney stacks are largely of unpainted

render but there are a few red brick stacks. St Vincent's Terrace has all red brick stacks with black lime pointing. The rainwater goods would have traditionally been painted cast-iron and some survive. The half-round gutter and the circular downpipe is the most suitable type here. The stone walls are covered with lime render either ruled and lined to the elevations, or roughcast rendered. Where this has been replaced with cement render it is usually a flat finish. It is not known whether the render was all originally painted or not, however, the character is now a painted one. Exceptions to this include the early twentieth-century terrace on the Athlone Road and two buildings, including one newly-renovated, on Goff Street. The opes have stone cills except for the terrace on the Athlone Road, and all have a painted finish. The reveals are all rendered. Surprisingly few original doors remain. There is an original door on St. Vincent's Terrace and one on the bay-windowed terrace on the east side. A historic example also exists in one of the vernacular houses on the west side of Goff Street. A sprinkling of historic windows survive, but regrettably none on the terraces which would act as good models for their neighbours. Good reproduction sash windows were recently inserted in the corner building with exposed stone elevations.



Above and left:
Some historic
doors in this ACA.



Above and below: An original sash window and historic stucco window architraves in this ACA.



Decoration

Decoration is provided in this ACA by the detailing and features of the buildings. There is occasional applied stuccowork to the elevations in the form of ornate architraves to windows and doors. Cast-iron window guards in one building, and iron railings and a bootscraper in another are small architectural touches that liven up the streetscape. Terracotta details adorn St. Vincent's Terrace and a mosaic tiled advertising panel is an attractive modern addition.



Above: There are significant vernacular buildings in this ACA.



Above: A historic outbuilding in this ACA that is well-maintained and has its own vernacular charm.



Above: This building has an attractive but rare slate roof.



Above: The Park on the Athlone Road.

The Public Domain

The end of the Athlone Road features a small public park where a nineteenth-century stone doorcase and some plaques have been erected against the backdrop of a historic stone outbuilding. New street furniture has also been added. Otherwise the public domain of the ACA holds very few historic elements and it generally remains free of clutter, as best suits Irish historic towns.

Planting

Planting in the ACA is minimal.

Special Interest

This ACA has the following categories of special interest:

Historical - The ACA is of special historical interest because it was the continuation of Main Street outside the Norman/Elizabethan town and it was a busy densely-populated area over the centuries. The northern limit of the ACA was the location of an entrance gate into the town which survived as late as 1808 when it was sketched by the Rev Daniel Beaufort. It changed its name at least four times, from My Ladies Lane to Pudding Street to St. Vincent's Street and finally to Goff Street. This shows its evolving history, changing fortunes and the secondary status, yet vital role, of the street.

Architectural - The ACA is also of special architectural interest because of the mix of buildings in it. Many of these date from distinct periods and together are important as a group, serving as an architectural capsule of the history of the town. On the west side of street are three early cottages, evoking the time when there were 400 thatched cottages

in the town, stretching along the suburban arteries. The street contains a vernacular rural-style building that sits opposite a handsome hardware premises, circa 1880, as well as a large set-back, three-storey over basement late-Victorian house, circa 1900, adjoined by two Edwardian retail units, circa 1908. In addition, a fashionable residential terrace, from 1898, lies opposite an unnamed terrace from the same period; their bay windows giving a distinctive flavour to this ACA. The south side of the Athlone Road features an attractive pebble-dashed terrace, circa 1930, which replaced the aforementioned 'hovels'. Early twenty first-century developments at the southern end repeat some of the motifs of this context. Repetitive patterns in roofs, chimney stacks, opes, and rendered facades, as well as a shared palette of materials, contributes to the sense of unity here. What's more, a visual richness is evident through the employment of decorative features such as stucco architraves and terracotta detailing. There are no protected structures within this ACA.

Archaeological - The ACA is also of special archaeological interest because of the origins of the town. The entire town is defined as a Zone of

Archaeological Potential⁷ and it is possible that there is medieval fabric hidden within the existing buildings, most notably towards the Main Street end, but also potentially throughout this ACA.

It should be remembered that other qualities of special interest could emerge with further research and analysis of this area.

ST. CIARAN'S PARK ACA - CHARACTER STATEMENT & ANALYSIS



St. Ciaran's Park

This ACA has been newly designated in this Local Area Plan and covers the extents of St. Ciaran's Park.

Origins

The ACA covers an enclave of ten pairs of semi-detached houses built by the local

⁷ A delineated area around archaeological sites and monuments where buried archaeology could potentially exist.

council circa 1935. It is set on a triangular plot of land which was formerly the Fair Green, adjacent to the Old Jail, and is a stone's throw from Market Square, yet it has a suburban character because of the long rear gardens and the triangular park in front of the houses. The development exhibits a high level of planning and design with a coherency throughout that has survived the replacement of original features. The form consists of two curving lines of houses reaching a point in the northeast and flaring out to encompass the park in the southwest.



Above: The painting scheme of this house picks out all the features that articulate the house.



Above: This house No. 3 has its original windows and is probably closer to the original black, brown and white colour scheme.

Buildings and Materials

Each house is a three-bay single-storey house with gable-fronted projection and entrance door in the angle. The chimney stacks are cement-rendered with one step at the top, plain circular terracotta pots, and lead flashing. The roofs are pitched, kicking out at the ends and are covered with concrete tiles. Although some of the roofs have been renewed this is barely noticeable as concrete tiles to match have been used; the slight flare at the ends however is harder to replicate. The walls have smooth-rendered plinths, with painted roughcast render over. The front gable is the most distinctive element of this house type. It features a vent into the roofspace which is highly functional but also looks decorative giving the houses some of their character.



Above: The gable is the most distinctive part of the design of these houses.



Above: The detail of this eaves shows the terracotta tiles, timber soffit and concrete barge in two lines.

The roof is finished in a concrete barge in two lines on the gable and the eaves supported on nine terracotta tiles at each side. Originally the soffits were of timber boarding and a few of these survive. Rainwater goods were dark-painted cast-iron with a circular profile to downpipes and semi-circular to gutters. Where PVC soffits and barges have been inserted, some of the detailing on the gables has been covered over or eliminated.

Decoration

A small oculus which lights the entrance hall is situated in the gable; one of these has been changed into a square form which is regrettable. Otherwise the windows are rectangular in shape with painted concrete cills and painted rendered reveals. Original windows, timber casement windows, survive in houses Nos. 3 and 7. These can easily be

adapted to contain double-glazing and new ones made to replicate the original exactly, however, surprisingly all replacement windows have been in PVC of inaccurate proportions. Only one original door remains; this is on No. 7 and is a timber and glazed panelled door, with two fielded bottom panels and three glazed upper panels. This is a good model for other houses to copy. A projecting concrete flat-roofed canopy provides shelter over the front door and all of these seem to have survived.



Above: Original timber front door with canopy and casement windows survive in No. 7.



Above: The side elevations are highly visible.

Because the houses are semi-detached and the building lines curve, the side elevations are highly visible and are defined by one vertically-aligned rectangular window. This is hardly changed in any of the houses. Between the houses are pairs of semi-detached gabled sheds which feature a closed-oculus with a vent in the centre. These combine three of the features found on the facades of the houses and provide a visual unity between front and rear sites that is rarely found in residential developments of this age.



Above: The semi-detached sheds are highly visible from the front and are part of the design and character.

The front sites each feature a pedestrian gate and a set of double gates. Although a variety of treatments now exist here, seven original pedestrian gates remain and two double gates of geometric designs in wrought iron. The front boundary walls are composed of four rows of rock-faced concrete block, emulating stone, with a concrete capping. The gate piers are cement-

rendered with one step at the top. The intactness of this boundary wall is an important part of the character here and should not be breached. The party walls between the houses in front are the same height, except in a couple of cases where they have been raised; some have been rebuilt in exposed concrete block but these should be rendered.



Above: Original iron gates to the houses.



Above: The original front boundary wall is intact.

The Public Domain

There is a low boundary wall round the park which consists of two rows of the original rock-faced block which adds great continuity between the built fabric and its associated open space.

Planting

The open green space is planted by trees around the perimeter and is free of clutter. It could accommodate some additional features such as benches or a work of public sculpture, but this should be restrained and should not detract from the architecture. The public pavements are of concrete here which is eminently suitable.

Special Interest

This ACA has the following categories of special interest:

Architectural - The ACA is of special architectural interest because of the high quality of the design and planning exhibited here. The philosophy that lay behind it was the 'garden suburb' movement of the early twentieth century. According to prevailing ideas, workers houses were planned to be more informal and pleasant than they previously had been, and to incorporate front and rear gardens in contrast to the late-Victorian terraces that opened directly onto the street. The single-storey semi-detached house design seen here was adopted by the County Council for use in suburban or urban contexts. It is also to be found in Lisnamult, in Roscommon town, as well as in other towns and villages throughout the

county. Sometimes it can be seen with modifications, such as in a group located in Elphin. The design has a distinctive form and features that make it particularly attractive. The features, though decorative, are all functional so the houses belong more to the Modern styles rather than to the Arts and Crafts style. The oculus is a common feature of Art Deco and International Modernism. Here the typology is particularly special as it is combined with an open space and has interesting lines. The design includes identical boundary walls to the houses and the park, and rear sheds which repeat motifs from the facades. There is also a satisfying level of intactness here still, that results from the quality of the design.

Historical - The ACA is also of special historical interest because it was built on the same triangular plot of land that had been used as the town's Fair Green in the second half of the nineteenth century and the beginning of the twentieth century. It was the conversion of a public trading space, presumably controlled by the local council, into social housing erected by the same council, in an adoption by them of new duties. It should be remembered that other qualities of special interest could emerge with further research and analysis of this area.

APPENDIX 6

STREET-BY-STREET ANALYSIS OF ROSCOMMON TOWN'S ARCHITECTURAL CONSERVATION AREAS

ABBEY STREET / CHURCH STREET ACA STREET-BY-STREET ANALYSIS

Abbey Street

Abbey Street was called after the Dominican Priory established in 1257 and located to the south off the continuation of this street. It was a suburb of the town in the eighteenth and nineteenth centuries and part of a village called Abbeytown.



Abbey Street

In 1832 it was described as the only improved part of the town due to the influence of the new courthouse which was erected here on its west side from 1819-1828; this was followed by the new gaol, (built 1824, demolished in 1948), and by the development of some large townhouses in Georgian style nearby. The construction of the Circular Road in c. 1856 separated it from its

southern half. Today it is one of the main streets of the town with the courthouse, garda station and the Catholic church on its western side and the motor tax office on its eastern side. Its character is quite varied with some large residences in its northern section, both classical and more vernacular in style, and its southern section is lined with more modest terraces, also in formal and informal style. The uses include office and institutional use and a sprinkling of shops. Its form curves slightly from the roundabout with the Galway Road and Circular Road and rises gently up to the junction with Church Street and the roundabout about which the courthouse, garda station and former Methodist Church are gathered. The street is framed on its southern approach by two-storey side elevations, with a pub on the left and a grocery on the right.



Abbey Street is framed by gabled side elevations and their long rear extensions.



The first building on the west side is a pub.

Abbey Street – West Side

The western side opens with the two-bay pub which is shown on the OS map of c.1895 and was redeveloped c.1980, using slim concrete cills and larger opes, both of which are discordant with the historic character of the ACA. It is adjoined by an excellent terrace of seven houses, including two projecting end ones, in a consummate early twentieth-century exercise in town planning, replacing a row of earlier cabins and cottages. The middle five houses are set back behind plinth walls and wrought-iron railings, all of which are still intact. The front elevations are unpainted pebble-dashed rendered with recessed porches and many retain their original entrance screen with timber doors, sidelights, overlights and tiled porch floors; it is regrettable that not one retains original windows so

documentary research would have to be carried out to determine a suitable type for reinstatement, if the occasion arose. The end houses feature segmental-headed windows and round-headed door opes with the stucco architraves which are repeated in the doors of the rest of the terrace; several have had later screens added to enclose the porches which are out of character. The pitched roofs mostly covered with natural slates and large shared stacks complete the streetscape.



This terrace is located on the west side of Abbey Street and features end houses which are differentiated from the others.



Many original features survive here including the front boundary treatment, porch floors, door screens, pebble-dash and a decorative name plaque.

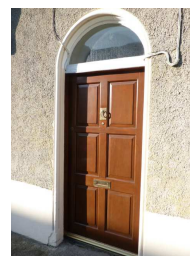


A decorative mosaic plaque in gold spells 'Arui mo Thire' and carries a date of 1924; the mosaic work reminds us of the brilliant mosaic work in the church nearby and the tradition in the town of this craft.

Next is an older house, three-bay, two-storey, vernacular in style with painted rendered façade and continuous first floor cill course. A single-storey garage adjoining was a busy place in the mid-twentieth century but is of no heritage value. The next building is set back significantly from the streetline, which is a characteristic of this side of the street, and has a curving boundary wall. It is a large five-bay two-storey house c. 1890, with sash windows, a pedimented breakfront and door architrave that provides a classical emphasis to the central bay. It was a Masonic Hall on the OS maps of c.1895 and 1911. A terrace of four buildings follows, originally late nineteenth-century in date but now much altered; they are in use as offices with the end house still a residence and retaining its natural slate roof, roughcast rendered elevation and a round-headed doorcase with stucco archivolt. The second large set-back house now appears and is from c. 1940 and is one of the presbyteries to the church nearby. Its entrance is framed by a high plinth wall and iron railings, in poor condition, but not beyond repair. It has many similarities to the aforementioned detached house.



Above: A vernacular building and a former Masonic Hall continue the west side of Abbey Street.



Above: A vernacular terrace has lost much of its character except for the last house which retains its historic render and the stucco detailing to its round-headed door ope (below).



Above and below: Another detached house in use by the Catholic church nearby. Right: The symmetrical arrangement flanking the entrance to the Catholic Church.



The next block is formed of a pair of detached three-bay two-storey vernacular houses separated by the distinctive entrance to the Catholic Church. Both houses date to c. 1870, and were part of a terrace before the church was inserted, and are now in charitable use. Both have pitched roofs with chimney stacks on the gables, and painted rendered ruled and lined facades. The first features a decorative

stucco door architrave and two-over-two sash windows with two types of horns and retains natural slates to its roof. It has had modern signage added to its façade which fits in very well and could serve as a model for other buildings in the ACA.



Above and left: Making a pleasant contribution to the streetscape is this older vernacular building flanking the entrance to the church, with its decorative impulse concentrated on its door architrave.

The entrance to the magnificent Catholic church consecrated in 1903 is composed of rock-faced limestone piers in Gothic style and railings, pedestrian gates and vehicular gates by McLoughlins foundry in Dublin. The church itself was designed by Walter Doolin and PJ Kilgallen with later spire by O'Callaghan and Webb and

is of National importance because of its architectural, artistic, social and cultural value. The next vernacular building of the pair has a substantial and pleasant presence with classical form but is less intact; it is currently being extended to the rear.



Above and below: The decorative entrance screen to the church with a detail of the distinctive handles, a trademark of the manufacturers.



From this point on the buildings are set back from the street, but only slightly. The house adjacent has two side site entrances with two sets of very good and rare octagonal piers which taper up towards their caps. The house itself

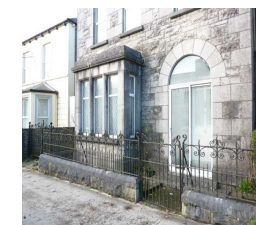
however has had poor copies of its entrance doorcase and fanlight inserted; the windows on the ground floor are decorated with console brackets and cornices over plainer stucco surrounds. An original cast-iron bootscraper sits on the entrance platform; fine wrought and cast-iron railings surround the front site. A meeting house is depicted to the rear in c.1895. Symmetrical arrangement follows with three detached houses, all with hipped roofs and the central one having a façade of exposed ashlar limestone in contrast to the painted render of the other two. The first of the trio features channelled rendering to the ground floor and bay windows; the ramp up to the door features a stone plaque with 'Roscommon St Coman's Club' inscribed on it. It retains its decorative stucco door architraves with pilasters and plain fanlight. The stone-faced middle house is unusual, dates to c.1900, but links in with another building on the opposite side and with the Methodist church at the top of the street, pointing possibly to a common designer. It has had a later attic dormer added, and a flat-roofed bay window. It also features a low stone plinth wall and fine wrought-iron railings and gates.



Above: Three large detached houses line the western side of Abbey Street, all of which are protected structures.



Left: A fine doorcase and channelled render add texture and life to the streetscape.



Above and left: An unusual style is seen in this house on Abbey Street which is fronted by original wrought-iron railings.



Magnificent tapering piers are to be found flanking this house on the west side of Abbey Street.



A poor reproduction doorcase and fanlight detract from this fine house with its decorative details to the window surrounds.

Of the next pair of houses, the three-bay was built first c.1835 and the next two-bay house shortly after. Both have painted rendered facades, with parallel quoins to one end, and both have similar details to their doorcases with tooled stone surrounds, topped by decorative lead fanlights and stucco hood mouldings over, a curious combination, possibly relating to changes over the years. The two-bay house originally had its sash windows intact when it was surveyed by the NIAH in 2004.



Above: This pair of Georgian-style houses were built probably just after the new courthouse was erected. A detail is shown of one of the lead fanlights in 'petal' design.



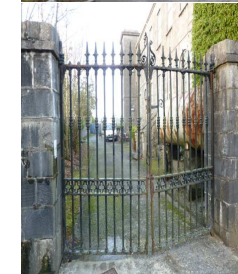
The west side of the street is distinguished by front boundary railings on low plinths at the northern, grander, end of the street.



The side elevation of the Courthouse

This side of the street is completed by the side elevation of the courthouse from 1826, fronted by a rising grassy lawn and trees with a fine set of gates and bounded by a rubble roughly-coursed stone wall with later cement pointing. The courthouse was designed by Sir Richard Morrison in 1819. The Garda Station creates the enclosure of this open area and is composed of one block from c.1970 with all the architectural detailing typical of the

1970s, the copper roof, timber boarding and mosaic panels; this is linked via a modern glazed entrance bay to a later block with textured concrete blocks and again to a former house also from c. 1970. An exemplar of the 1970s style is found adjacent, in the humble toilet block, complete with skylights, coloured concrete brick, glass block, blue tiles etc.



Above and left: A fine set of gates on the side elevation of the courthouse. Below: The façade of the courthouse with its fine Doric portico.



Above: The Garda Station is composed of sections from different periods, the most distinctive being the block on the right.



Above: This downplayed toilet block is a delight and very intact. However splashback to its rear elevation points to some drainage problems from the roof.

Abbey Street – East Side

The Circular Road wasn't constructed until c.1856 so the terrace on the east side of Abbey Street was partially demolished for it and a new corner created. This side opens with a corner grocery store that appears to have been reconstructed, and next door is an extended nineteenth-century house, retaining the characteristic round-headed door ope of the terrace; both buildings have a unified painted rendered façade and side elevation. The next two buildings give us a picture of what this end of the street looked like c.1895 when both sides were lined with humble cabins with thatched roofs. The first cottage was formerly two cottages, now converted into one with a rendered façade, the next one has been totally converted into a shop unit with traditional sun canopy. There follows a consistent terrace of two-bay two-storey houses from c.1900 which would have offered greatly-improved

accommodation at the time. They feature pitched roofs with a rhythm of stacks unfortunately interrupted by the removal of several stacks, classical-shaped opes and round-headed doorcases. A historic timber fanlight survives in one house, and is a very unusual design of two panes. No original doors or windows survive, at least on the fronts; several ground floor windows have been enlarged to accommodate shop uses or an office in the case of one. The final house in this terrace to the north has had a modest shopfront added and a stack removed. This is a good terrace where some of the houses are well-maintained, and others are empty and neglected; a few small improvements here would dramatically enhance its appearance and the overall appearance of the streetscape.



Above and below: Abbey Street opens on the east side at its southern end with a grocery store and associated house.



These single-storey buildings are a reminder of when most of the town's population lived in thatched cottages.



This is a good urban terrace, marred by the loss of several chimney stacks from the roof and a discordantly-coloured building.



This two-paned fanlight is the only original joinery item left in the facades of the terrace.



When the buildings are well-maintained the appearance of the streetscape is greatly enhanced. The rhythm of the round-headed doorcases and classical-shaped window opes is a delight.



This view shows the consistency this terrace brings to the east side of Abbey Street.

Next is an empty space associated with a cottage (now gone) in the rear site, created when the row of cabins was demolished and probably once part of a works yard. It is not clear when the next stone-faced end-of-terrace building was erected but it probably dates to c. 1910 and was occupied by a lady dentist, a

rarity in mid-twentieth century society; more recently it was a doctor's surgery. It is slightly higher than its neighbours and features exposed stone stacks. It uses the contrast of smooth and rock-faced finishes to the stonework to create texture and interest; it also makes reference to the round-headed ope detail of the previous terrace and includes a large office window and filled-in carriage-arch on its ground floor. Decoration includes a small iron window guard with shamrock detailing and stone corbelling to the eaves. Adjacent are two more of the previous terrace, one quite intact, the other altered on the ground floor with a shopfront inserted, featuring some mosaic tiling to its plinth and to a good artistic panel to one side; both retain their natural slate roofs.



Above: An unusual style of building on the east side of Abbey Street.



Above: Some of the decorative details to the stone-faced building on the east side of Abbey Street.



Above and left: Two houses belonging to the same style as the previous terrace c.1900, with a decorative panel in mosaic tile being a good example of new advertising – it's artistic, creates interest at ground floor level, yet does not project into the street.



Above: Good reuse of a historic shopfront, now sadly vacant.



Above and below: This fine end-of-terrace house is a protected structure and has a historic outbuilding, and stone piers, one recently re-erected.



Above: It also features a good wrought-iron gate with maker's stamp and date.

The two houses adjoining are larger three-bay houses, distinguished by red brick chimney stacks and slates roofs and date to c.1898; both have painted rendered facades, one has a good historic timber shopfront which has been repaired and separate door to the upper floors; the end-of-terrace house has a round-headed door ope. The latter also has a historic outbuilding to the rear and monolithic stone piers with round tops and a pair of wrought-iron gates in good condition; these carry the makers stamp and a date of 1898 which is very rarely found on vernacular ironwork. A rear lane giving access to the rear sites of the next row of houses is to be found next and is lined by rubble stone walls, gate piers and with some vernacular iron gates. It may be this row that Weld described in 1832 as having small rear gardens with coach-houses and stables. As such it is the only set-piece of Georgian planning in the town.

At this point the building line steps back behind low boundary walls and a pair of handsome houses c.1930 occur. They are in a very intact state, apart from their PVC windows, with unpainted ruled and lined rendered facades, slate roofs, door canopies, four-panelled doors with raised and fielded panels and Art Deco detailing to the front boundary walls and piers. A terrace of four three-bay two-storey houses continue which were quite grand in c.1830 when they were built; two of these are now in use as shops. The most intact is the southernmost one with its roughcast rendered façade, parallel quoins and cornice band, tooled stone door architrave, stucco archivolt, timber-framed fanlight, the only historic nine-panelled door on the terrace, stone cills and timber single-pane sash windows with concave horns. The treatment of the front boundary is also authentic with the stone piers, low plinth topped by wrought-iron railings in front with spiked heads leading to a stone-flagged platform and the front door. The later smooth render of the house next door forms a contrast – it is much flatter and does not provide that play of light and shade that comes with roughcast render. This building and the one next door retain their original tooled stone surround and replicate the nine-panelled door, but not as accurately as

they could. The circular piers of one house and its stucco archivolt are important features. These two are protected structures.

The next house, in use as a book shop, has very nice painted roughcast render, a stucco archivolt, cast iron downpipe and gutter; it has had a new downplayed shopfront inserted which is quite a good solution here; an Art Deco boundary wall was inserted c.1930. The final building is in use as an arts supplies shop and has had its historic railings replaced and the central door has lost practically all its authentic features. The recent advertising on its facade is overly intrusive.



There was a gap in the building line here for over a century until this pair of 1930s houses were inserted. The photo shows an original door with four raised and fielded panels, overlight and a concrete canopy over.



Above and left: This is a row of Georgian houses on the east side of Abbey Street, with this end one being the most authentic, retaining a historic render, albeit not the original, an original door with raised and fielded panels, stucco archivolt and wrought-iron railings.



Above: The house has had its finish changed and has lost some of its character by so doing.



Above: Two Georgian houses on the east side of Abbey Street.

The very impressive detached building that follows was once the National Bank and is now in use as county council

offices. It is a five-bay three-storey structure from c. 1930, with channelled ashlar limestone to the ground floor and cement-render above. The pedimented end bays project slightly and feature first floor balconies over columnar entrances. The banking hall, now in use as a motor tax office, is signalled by the round-headed windows. The large single-pane sash windows survive and require some maintenance and repair; the double leaf doors and metal fanlights are exquisite. The low plinth wall and railings in front also need some intervention to ensure their continued survival. This building is a protected structure.



Above and below: The former bank has an imposing presence on the east side of Abbey Street. It was built on the site of an older Georgian house. Finely worked stonework with smooth and channelled finishes, iron window guards and sash windows distinguish this early twentieth-century building.



Next we have the example of a very large late-Georgian house cheek by jowl with a pair of vernacular dwellings, all of which are protected structures. The large house was once detached and is unusual as it is the only building on the street with an expressed basement. The streetline is bounded by low rubble stone wall featuring impressive large capstones which continue around a platform over the basement area. The façade is of exposed stone but originally the rubble stonework would have been rendered over to weather it better. The entrance door has been replaced but reproduces its original form with sidelights and fanlight; historic six-over-six sash windows survive with small horns, dating to c.1840. The hipped roof is a feature of the larger detached houses on this street, here it is completed by a pair of stacks. The two vernacular houses feature a high rendered plinth with roughcast render over, narrow opes with slightly exposed boxes on the first floor, wider opes on

the ground floor and rectangular door opes with later timber-framed overlights and timber panelled doors; they retain historic single-pane sash windows with ogee horns and some historic glass. Their good upkeep and the historic sash windows enhance the quality of the streetscape here. One of these was a post office c. 1890.



Above: The stone boundary wall in front is capped by a marvellous rounded coping.



Above: Large Georgian-style house on Abbey Street, not as old as it first appears.



Left: Blocked stone surrounds to windows here would have been formerly concealed by render which is the more traditional finish.

Blocked stone surrounds to windows here would have been formerly concealed by render which is the more traditional finish.



Above and left: Attractive pair of modest vernacular buildings on the east side of Abbey Street with unusual detail to window frames.

The last block on the street commences with a four-bay two-storey building c. 1940, in use as an office with two shopfronts, one formerly a carriage arch, and having a hipped roof with slates, a rendered ground floor and pebble-

dashed first floor. The next two buildings are three-bay and two-bay respectively, date to c. 1890 and both have pebble-dashed rendered facades and rectangular door opens with timber-framed overlights; the first has parallel quoins and historic timber two-over-two sash windows with small concave horns and diminutive iron window guards on the ground floor; the second has similar timber sash windows with ogee horns. The latter is a protected structure.



Above: A row of historic buildings on the east side of Abbey Street.



Above: A simple iron window guard adds a little point of interest to the streetscape.



Above and left: Historic sash windows feature in these two buildings on the east side of Abbey Street.

The roofline jumps to the next building which was redeveloped in 1998 and called Time House, featuring a modern stone-clad shopfront and pedimented breakfront. Next in similar style from 2002 is the credit union; it features small first floor windows; the four flagpoles strike one as superfluous and fussy. The adjoining development of apartments and offices was built in 1998. At this point the building line curves round the corner into Church Street with the old pub of Donnelly's making this transition; it is an interesting building with much historic joinery and an old shopfront in a town which has very few such left. On the OS map of 1837-42 the streetline

takes an abrupt right angle here so this curving treatment is a later alteration from c.1890.



Above and below: New developments complete this east side of Abbey Street. If the first floor windows had been more classical in shape this would have helped it blend in better.



Church Street

Church Street as its name suggests is called after a church on the street, which is the Church of Ireland church, actually on Henry Street; it is dated to 1775 but incorporates earlier fabric from the Augustinian Abbey here, and is

reputed to be the site of the first Christian settlement in the town founded by St Coman c. 540. However, there must have been other factors at play here too influencing the extension of the street westwards and its sharp right angle junction with Abbey Street. It is joined on its south side by Henry Street, previously called Church Lane, which runs right by the church and this leads directly to the later Dominican Abbey. The street rises up from the site of the gate into the town at the junction with Main Street and Goff Street and curves northwestward; some people describe this as following the contours of the hill on the south side of the town.



Church Street

Church Street - South side

The south side of Church Street starts in the west with a continuation of Donnelly's pub, a building from c. 1895, with some fine historic joinery in its doors, and its variety of windows, but

marred somewhat by the later cement render and at risk because of its continuing vacancy. A set of original carriage doors leads to the rear site. The next block of four buildings may have been redeveloped around the same time as they too feature the red brick chimney stacks with watertabling at top. The first two are a pair of two-bay buildings with shops and the third is a three-bay building with painted brick façade which formerly had a tripartite shopfront and a carriage arch. The fourth is a four-bay building, a pub, which probably combined two buildings and incorporates older fabric; it has a long side elevation. To the rear of this there was a blacksmith's forge in the late nineteenth century. This block is very brightly-coloured which gives it a particular character, often found in an Irish retail environment.



Above and below: This corner building has a distinctive character and is a protected structure.



It was built c.1895 and contains nearly all its original features from then.



Above: This brightly-coloured character of these buildings lifts this part of the street.



Above: This building appears to contain older fabric.

The next block starts with a pair of rebuilt houses which have replicated the architectural language of the street, and are adjoined by a historic three-bay two-storey building. The latter has a roughcast rendered facade and the ground floor windows are adorned by Scottish cast-iron window guards. The corner building is a detached two-bay vernacular building c.1860, with rendered ruled and lined elevations, timber grooved fascia c.1970 and slate roof. The building to its rear has a long elevation onto Henry Street and was a multi-bay two-storey building as can be seen by the stone window cills remaining, whose opes have been blocked up and covered over with render; its roof has very good natural slates but needs repair. This junction is very historic. Henry Street featured a Methodist Meeting house from 1820, which was erected by Michel Sheera,

last governor of the old jail, and which may still survive in the rear site of the aforementioned building, as well as several schools over the ages; an ancient graveyard lies to the south of the church.



Above: This part of Church Street has a more residential character now.





Above: Some of the attractive features that should be treasured on the south side of Church Street.



Above: The lower building facing onto Henry Street is probably eighteenth-century in date, making it older than the building facing onto Church Street; as a slated building it would have been of higher status than the thatched cottages around it.



Above and below: A former school (previous) and the church (above) on Henry Street.



The next block has always commenced with a splayed opening east of the junction, giving a view onto the church and the first building may be older than it first appears. It has rendered elevations and three windows in its gable. It is followed by a pair of what were once single-storey structures c.1900; they were also, more recently, two-bay buildings, one retaining its parallel quoins and door and window opes with a small vacant shopfront, but the other with altered opes and a deeply-recessed shopfront with overlarge fascia; the roof of one has been renewed in shiny fibre-cement tiles and the pitch of the other is shallower. Adjoining is a fine four-bay structure, c. 1870, formed of two two-bay buildings, behind which the Church of Ireland rectory once stood; the ground floor has ruled and lined render, the first floor has roughcast render; it has a reproduction timber shopfront emulating the historic shopfront to its

east; the house part has a round-headed doorcase with a Eucharistic Congress plaque over it and a decorative cast-iron window guard. The chimney stacks are curious. The stature of this building is undermined by its paint scheme and by the redundant fixtures on its façade. The two similar adjoining buildings also have an unfortunate colour scheme despite the fact that their shopfronts are good, and their facades have a symmetrical arrangement with a round-headed doorcase in between; they are in use as a bar and a hairdresser's. Down the Hatch says it was established in 1828 and has a classical historic timber shopfront, with pilasters and console brackets, with some newer additions.



Above: The terrace on the south side of Church Street looks rather tired although there are some good historic buildings in it.



Above: Some of the not so important buildings on the south side of Church Street.



Above and below: Four significant buildings on the south side of Church Street.



The final building in the two-storey terrace has a deeply-recessed shopfront as is peculiar to this street in response

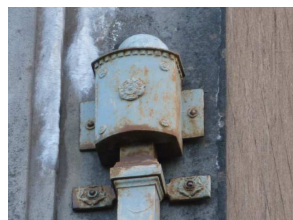
to a narrow carriageway and footpaths but the shopfront has overly chunky pilasters. The exposed stonework on the first floor is out of character with the street. Shockingly out of scale next is the former bank building which rises three-storeys high, with five bays and an elaborate façade composed of an ashlar limestone ground floor with a columnar entrance with original double doors, over which is a rendered elevation with giant pilasters terminating in a dentil cornice; the second floor has a balcony beneath which is a panel of classical swags. It is a town palace of the classical revival period of c. 1926. The downpipes either side have ornateoppers. This is now in use as two shops with offices overhead. The holes in the fascia from previous signage detract from the building as too do the problems with the parapet leading to staining of the cornice and upper levels. The bank is now housed in a modern two-storey building adjacent which marks the junction onto Goff Street.



Above: The east end of the south side of Church Street has buildings on a mixed scale.



Above: Details of the fine former bank, a protected structure.



Left: Ornate hopper on the former bank and the corner sited modern bank.

Church Street - North side

The north side of Church Street opens with a detached Methodist church, now in use by a new congregation; it is an attractive limestone Gothic building from c.1905 by an unidentified architect and it replaced the Methodist Church on Henry Street. Its gabled façade features a rose window and a fine doorcase with great wrought-iron hinges; the side elevations are articulated by buttresses and a vestry projects to the rear. Fronting it is a stone plinth topped by wrought-iron railings. This building is significant in views northwards from Abbey Street and from Abbey Street into Church Street. A path leads to the rear of sites facing onto Main Street. Next is a detached house previously in use as the Methodist manse, possibly from 1860s, with unpainted cement-rendered walls. Its entrance is located on the side elevation and it too is fronted by decorative railings. Another historic lane interrupts the streetline and leads to the rear of sites on Main Street.



Above and left: The new Methodist Church on Church Street continues in religious use and features a very fine entrance.



Above: It is fronted by fine wrought-iron railings.



Above: The former manse also has good railings and gate piers.



Above: A pair of buildings c.1890 on the north side of Church Street.



Above: A mid-twentieth-century shopfront is a reminder of when the town was full of draperies and tailors like this one.



Above: A curious house with attractive features on the north side of Church Street.

Next is a pair of three-bay two-storey buildings c. 1890, with painted rendered ruled and lined elevations and red brick stacks, both having shopfronts, both vacant; the first is a protected structure. Adjoining is a detached 1970s house with lower ridge, overhanging eaves and recessed porch. At this point the streetline changes direction abruptly

and also tightens to its narrowest width. A three-bay house in the characteristic idiom follows and is adjoined by a larger four-bay building which was in use as an outfitters with a carriage arch to the right. The old stucco cornice remains which adds interest to the street and the individual attached letters acknowledge its recent history. Both have rendered ruled and lined facades. Next is a three-bay two-storey house with low roof behind a parapet which is one of only three instances of this form in the town's ACAs – it is roughcast rendered and has original timber sash windows with ogee horns including Wyatt windows on the ground floor. Its projecting porch and plinth wall with wrought-iron railings further enliven the site. It is a protected structure although is not as old as has been dated and is c.1935. This building changes the building line although the streetline doesn't change until the next building.

The next two buildings are important in views northwards from Henry Street. Otherwise the first building is of no heritage value in itself. Its older neighbour is one of the few three-storey structures on this street and it dominates the narrow street with its height and dominant chimney stacks. This side of the street is very heterogeneous and reflects its

continuing change over the years. The rendered fascia of a previous shopfront has been retained and adapted for new owners. Next is a very substantial five-bay two-storey building from c. 1905, with rendered ruled and lined façade, but its overlarge shopfront detracts from the streetscape. The streetline drops next to one of the smallest two-storey shop-houses in the ACA and here we see the older form of a shopfront which still survives in other towns in the county such as Castlerea – it is formed by a continuous head over the front door and the adjacent window; the shop was on the left and the home was on the right although historic accounts tell us that sometimes there were two shops located in such dwellings. The texture of the roughcast render here greatly enhances the character of the otherwise plain building; it may date to c. 1800 or before.



Above and below: The tall building has an old shopfront fascia which has been well-adapted for its current use.



A two-storey terrace of five two- and three-bay buildings adds a consistency to the rest of this block before it turns into three-storey at the junction with Main Street. All five buildings have shopfronts, four of which are similarly recessed in order to facilitate the public on what is a narrow street. Three have natural slate roofs and all the small stacks survive and maintain the appearance despite many changes over the years. A carriage arch leads through to a rear site which has had the same configuration for centuries. The last building in the ACA is a three-bay three-storey building, possibly c.1800, with painted rendered façade, whose appearance is being negatively affected by the roof drainage problems of next door.



Above: This building features an overly dominant shopfront



Above: The building with the yellow door is one of the oldest shopfronts in the town - a barber’s pole is erected when the barber is in.



Above: An interesting historic building on the north side of Church Street.



Above and below: This humble terrace on the north side of Church Street has the ability to create a good streetscape because of the consistency of its roof and shopfronts; the old natural slates on Dineen’s are beautiful.



MAIN STREET/MARKET SQUARE ACA
STREET-BY-STREET ANALYSIS

Main Street

Main Street as the name suggests is the main street and shopping hub of the town leading up to Market Square. It is relatively short and its line is largely straight but two slight steps in on the

west side means it narrows slightly at its southern end and then flares slightly at its northern end where it joins the Square. It is punctuated by lanes on both sides but only those on the east side are open to the public and these lead to an extension of the shopping area in the backlands on this side; a number of carriage arches also lead off the east side.



Main Street

Historically the junction with Goff Street and Church Street and Church Lane was known as “the site of a gate into the town” on this side. A tower guarded this entrance. Thus, Main Street has its origins in the Norman establishment of a rudimentary town linked with the Castle built in 1268. An Elizabethan map of 1580 shows the line of the street with a town planned on a grid to its east – it is not known whether this was ever erected.



Above and left: the corner house on Main Street and Church Street.

Main Street - West Side

The west side opens with the very distinctive eight-bay three-storey building, a former hotel from c.1900, which changed the form of the corner by having a chamfered corner elevation with two two-storey oriel bays hanging over the street. The ground floor is distinguished by segmental-headed opes to windows and doors with decorative scrolled banners overhead; the upper floors retain many timber two-over-two sash windows with ogee horns, which

are some of the very few historic sash windows remaining in this ACA. The oriel bays are covered with lead and topped with a copper ball finial. Unfortunately the water drainage issues here have caused the deterioration of the building.



Above: Buildings on Main Street – West Side.

A three-storey terrace of three buildings follows with characteristic solid structures and consistent roof and cill lines. They have different façade treatments reflecting changes over the years but some of the important features include the alternate stucco quoins on one, the stone cills and rendered chimney stacks. The last

building in this terrace is a single-bay building that is roughly contemporary and features similar alternate quoins. The quality of the shopfronts here detracts from the streetscape but with some judicious painting and some streamlining of fascias its appearance could be very much improved.

A private lane now occurs and the street line steps back slightly here. The next block is composed of four buildings, starting with two three-bay three-storey buildings. The first is a redevelopment with a new blocked stone doorcase and a limestone-clad shopfront. The next has two shopfronts, and a pebble-dashed elevation which features a decorative mosaic panel referring to a previous apothecary's occupation. Lack of maintenance and obtrusive wiring detract from this fine building. The next was a thatched two-storey building c. 1900 but has been given a parapet. Even though it has been renovated, some basic matters such as rainwater goods and their maintenance have been neglected. The stucco window architraves are a positive feature but it was also a wasted opportunity to get the new windows right, with a painted finish and a correct design. The next four-bay two-storey building has also been redeveloped with much of the facade rebuilt, retaining the tooled stone

doorcase, but with a badly-designed fanlight and overly-projecting shopfront fascia.



Above: A terraced block on the west side of Main Street.



Left: A decorative mosaic tiled panel adorns this building.



Above: This building is one of only three parapetted façades in the ACAs and has decorative detailing to the first floor windows.



Above: An original cast-iron square hopper has been bypassed in the renovation of this building.



Above: This building has also been renovated recently.

The last block on this side steps back once again and opens with a substantial four-bay three-storey building with a stone cornice and reproduction sash windows, followed by a three-bay three-storey building with some historic timber-framing to the opes of the new polished stone shopfront. It terminates in a distinctive four-storey building from c.1885, which is a former Bank of Ireland and has an ashlar limestone two-storey shopfront enlivened by decorative keystones; overhead is a red brick elevation with segmental-headed opes and white pointing, which was a

particular effect fashionable for a certain period of time at the end of the nineteenth century, and a chevron cornice. It has a four-bay four-storey side elevation which forms the corner of the market place and it has steps up to a fine doorcase to the living accommodation over and original single-pane sash windows; a two-storey rear extension continues in red brick with a private lane accessing it.



Above and below: The last block on the west side of Main Street.



Above and below: The side elevation of this former bank retains many original and good-quality features.



west side. It opens with a lane called Chapel Lane called thus because it once lead to the first known Catholic church in the town, from 1756, converted into a national school in 1842. At the bottom of the lane a number of historic plaques testify to this history – these were found when the car park to the rear was constructed in 1998. However its origins are even older as it forms part of the ancient route from St Coman's well, outside Dunnes Stores to the north, to the early Christian monastery on the site of St Coman's Church on Henry Street today. It is lined by a couple of interesting gable-fronted buildings on its north side, one of which has been renovated recently. These would have been once rendered and may even have been Dutch Billy structures; unfortunately the un-renovated building has seriously decayed window heads.



Main Street - East Side - Chapel Lane

The east side of Main Street would appear to have older origins than the



Above and below: This is a historic lane, part of an ancient monastic path which has a number of important gable-fronted buildings on it. The more intact one has a number of repair issues.



Above: Plaques on a wall at the bottom of Chapel Lane.



Above and below: This former medical hall has a fine block-and-start doorcase onto Chapel Lane.



The first building on Main Street's east side is a three-storey structure with hipped roof and oversailing eaves; its rendered elevation with painted quoins and refined fascia is particularly attractive; the facade recently lost its cast-iron letters which came from Scotland and were thought to be the only such signage in the county. Its side elevation onto Chapel Lane boasts a block-and-start doorcase of tooled limestone, a historic six-panelled timber

door with flat panels, historic timber fanlight and timber single-pane sash windows with small horns. The fanlight is a good model for others to copy.

The rest of the block is two-storey. The six-bay structure occupied by Donnellans has lost all its historic character in the recent renovation – the shiny roof covering draws attention to its skyline where the absence of chimney stacks is even more noticeable. Two smaller rendered ruled and lined buildings follow which contribute to the urban form here through the retention of the vertical division of the buildings and by providing variety in the size of retail unit contribute to the variety and vitality of the high street. The three-bay building is one of the very few which retains historic natural slates to its roof and has an appropriately-sized roof light. The next building is a combination of an old five-bay two-storey with attic structure and a new three-bay structure. The older building has a rendered ruled and lined façade with decorative window mouldings which have been well replicated on the adjoining new structure; the round-headed doorcase leading to offices on the first floor has a decorative archivolt in a channelled render elevation - the channelled render was a historic nineteenth-century finish common on commercial streets. Historic

cast-iron columns support the shopfront lintel. A narrow passage to the rear occurs next but is temporarily closed over as the flanking building is also boarded up. The latter is a curiously-individual building with a different roof pitch and may be very interesting, however its character cannot be assessed at this point in time.



Above and below: Different sizes of historic buildings on the west side of Main Street.



Above: Different sizes of historic buildings on the west side of Main Street.



Above: Decorative features to opes here distinguish this historic elevation on the east side of Main Street.

The next three buildings continue the two-storey form and the first incorporates a pedestrian lane to the rear; it has two recessed shopfronts in a rendered ruled and lined facade. Another large building of five bays wide has been renovated with a rebuilt facade; its character is enhanced by the natural slate roof but is missing another stack and the windows are incorrect reproductions. The form turns into three-storey next which provides continuity into Market Square. There are two three-bay three-storey buildings, formerly houses. They had channelled render to the ground floor which survives on Ladbrokes, which is one of the most intact buildings on Main Street. It has a decorative stucco doorcase with very rare design to its fanlight, and stucco architraves to its upper floor windows. If the modern shopfront had retained a channelled render effect over it it would have tied the whole composition together better. The retention of historic features even when

a building is modernised means that there is continuity with the past, that fabric of importance is retained to enrich the appearance of the street and serves to make town centres a more attractive environment ensuring its survival. The neighbouring building is somewhat marred by the advertising panels and its round-headed doorcase while creating the correct shape of the ope is a poor reproduction.



Above and below: The east side of Main Street.



Above and below: This pair begins the three-storey march into Market Square. The building on the left (below) is one of the most significant buildings on Main Street.



Above: This building has many authentic features such as channelled render, stucco architraves, timber fanlight etc.

A newly-paved pedestrian lane occurs next and leads to a new building in use as a church; formerly there was a presbytery and rows of buildings off this lane. The next terrace of four three-storey buildings is probably the best block in the ACA. There are sufficient surviving historic features here to depict life on the street in the past. The third building however is later than the others as there was a brewery on the site in the early nineteenth century. However the terrace is united by a moulded stone cornice. The first and third house have block-and-start doorcases and the second and third houses retain historic fanlights - a teardrop design and a Gothic design. The Byron shopfront is a good mid-twentieth-century design and the former sign of a boot and leather store is still legible on the first floor of the second building. The modern Time Pieces fascia is in gold-leaf and is a well-

designed shopfront being flat, modest and with good classical proportions. The final four-bay building is distinguished by the bay over the carriage arch which is dealt with in a revival of a Palladian design, still very popular at the time in County Roscommon – it has a Diocletian window on the second floor and a Palladian window on the first floor with a date of '1801' on its keystone. Unfortunately there are no original windows in this block and the new timber sash windows are not accurate reproductions, with in one case the mouldings being on the outside instead of on the inside.



Above: A historic access lane on the east side of Main Street.



Above: The best terrace in this ACA is on the east side of Main Street.



Above: This façade retains the shadow of old signage.



Two block-and-start doorcases in this terrace on the east side of Main Street.



Two decorative window architraves in this terrace on the east side of Main Street.



Two decorative fanlights in this terrace on the east side of Main Street.



Above: The final building on the east side of Main Street has an interesting Palladian bay.



Left: A datestone and side elevation window with moulded stone surround of the final building on the east side of Main Street.

Market Square

Market Square, or the Square, as it is also called, is the symbolic heart of Roscommon town. It is located on the top of the hill, on a direct axis with Roscommon Castle, which reflects its Norman origins. On a seventeenth-century map for the Earl of Essex it is depicted with a townhouse in the centre. It is composed of a wide enclosed space in front of two significant eighteenth-century public buildings, the former gaol and a bank, the latter of which is located on an island site in the middle of it. The one-way traffic system and designated parking spaces are organised around this island structure. The form of the square is of an elongated place which is joined on its northern corners by two streets, Castle Street and Church Road adjacent to the Post Office and indirectly by a third, Lanesborough Street; at its southern end it continues into Main Street which leads to other important routes. It has a significant sense of enclosure from the tall substantial buildings that form the sides.

Market Square – East Side

The southwest angle of Market Square is formed by the side elevation of a former bank described in Main Street and by a

pair of Georgian houses c.1780, separated by a private access lane. The finish of the first house is the characteristic painted ruled and lined render but it has unusual alternate quoins and what's more, moulded edges to the window opes with decorative keystones. A limestone block-and-start doorcase survives and while the fanlight and door are recent reproductions the keystone is decorated with a plaque denoting attendance at the Eucharistic Congress, a charming memento of that huge cultural occasion. The second house has a later cement render finish and reproduction fanlight and door. A private lane interrupts and then we have a hipped roof development of three buildings from c. 1880. Remains of a historic timber shopfront with slim pilasters survive as well as a good mid-twentieth-century door – it would have been better if the new shopfront had reused the older shopfront rather than inserting a shopfront that projects excessively. Adjoining is a very charming mid-twentieth-century mosaic tiled shopfront but with a later fascia which also projects unnecessarily. The last building features a very simple timber fascia with shallow planar elements that is much more sympathetic to the ACA; new signage on this building should follow this model.



Above: The west side of Market Square has two of the oldest Georgian buildings in the town.



Above and left: A later nineteenth century development on the west side of Market Square with the remains of a historic timber shopfront behind a new shopfront.



Above and below: Other historic shopfronts on the west side of Market Square.



In the early nineteenth century the next block was occupied by a garden but this was built on by the Presbyterian Church which established here in the 1860s at the expense of Michael Sherra whose family owned the old jail, as the metal plaque on one of its gate piers tells us. It was adjoined by a manse or residence for the Presbyterian minister and both buildings were set behind identical stone piers with iron railings. The detached manse has a stone-paved forecourt and is in use as a restaurant

and guesthouse and the former church as a museum with a tourist office in the Summer. The church has a pedimented gable-fronted façade with two round-headed windows and a star of David oculus. The three-storey detached building to the north was a hotel in the late nineteenth century and is in use as a pub now with a large rear extension.



Above and below: These two former Presbyterian buildings on the west side of Market Square are protected structures.



The red brick post office juts out into The Square but follows the building line of its predecessor on this site. It is a fine exercise in Classical Revival from 1911 and is very much in the corporate style

the postal service employed at the time. Fortunately many of its original features survive including its sash windows and panelled doors, as well as the stone dressings that articulate its main elevation. Its red brick side elevation forms a pleasant side to the busy historic lane to its south.



Above and below: The pub and post office at the top of the west side of Market Square.



Above: Original features to the post office make this building a delight.



Above and below: The Old Jail forms the top of Market Square and dominates the town. Unfortunately its superstructure is cluttered with modern fixtures.



Above and below: Simple moulded stone hood mouldings and string courses adorn the front of the Old Jail.



The top of The Square is occupied by the historic and nationally-significant former jail. It was built as a jail any time from 1736-45 although an older jail may be located within its fabric. Architecturally this building is very impressive and as it is located at the top of the hill it is visible in views from throughout the town. It was redeveloped in the 1990s into a commercial and residential development called Stone Court. Although sash windows have been used

in its renovation these have an incorrect finish as they should be painted and they use lead strips as fake glazing bars; also the fabulous roof structure is cluttered with antennae and other paraphernalia. As one of only a handful of jails and of public buildings from this period more sensitivity to the interior could have made it a greater asset to the town as a combined visitor and commercial site.

The centre of The Square is occupied by the Bank of Ireland around which car parking is arranged. This building replaced an older courthouse and market-house which collapsed in 1719. It was rebuilt by George Ensor in 1762, then sold to the Catholic church in 1836 who added a front bay with tower and cupola in 1844 and a pedimented rear sacristy in c.1880; it then became too small and in 1903 became a social hall called the Harrison Centre until the 1970s. Its location on an island site in the middle of the Market Square is an unusual feature that is now rarely found in Irish towns and it gives this square its own unique character. Its ashlar elevations lift it above the rendered terraces that surround it and gives it a suitably formal and public status.



Above and below: The island building in the middle of Market Square has had a long and varied history.



Market Square – East side

The east side of The Square starting in the north begins with a substantial four-bay two-storey with attic structure that has also gone through many changes over the years. Now in use as shop and office it was formerly a cinema, called the Blue Moon, and was given a facelift in yellow and black vitrolite and mosaic tile to reflect this c. 1950. The large solid areas of walling between the opes give it a sense of antiquity enhanced by the roof with chimney stacks; it has a continuous first floor stone cill course and exposed stone to the former

carriage arch now filled in as a shop unit. It continues the line of Castle Street and serves to join this northern road seamlessly with The Square. Adjacent is a three-bay two-storey with attic building, also an older building, with pebble-dash rendered façade and parallel quoins. Its two shopfronts are not of good quality and do not enhance the streetscape; the first floor cills were changed to concrete for some reason. The streetline steps back here and changes direction slightly with a three-storey building with roughcast rendered facade. Its neighbour, although the same height, is in fact two-storey; it is a wedge-shaped building with covered-over carriage arch. It also changes direction as it forms the line the east side of The Square will now take. The next pair are both three-bay three-storey, one a pub, one a bank. The pub has an exposed stonework elevation with new brick surrounds to the windows and should be lime-rendered and painted to be in keeping with the historic context and to aid its weatherability. The bank has been completely renovated and is flanked to the south by a historic lane leading to the backlands.



Above: The top of the east side of Market Square.



Above: The building heights steadily increase along the east side of Market Square.

The three-storey form continues with the last four buildings on this side that make up the Square. The side elevation of Easons shows us that there were rooms in the attic as there are small windows in its gable. It has a painted rendered ruled and lined façade with painted alternate quoins. Its neighbour has reproduction sash windows and a cluttered façade and was part of a hotel at the end of the nineteenth-century with the building to its south. The last two buildings were renovated as the Harrison Centre in 2004 and combine two buildings with a pedestrian street in the backlands. The round-headed doorcases have very poor reproduction fanlights, the design made of tape, and ahistoric doors but the Jacksons shopfront is authentic and features slim but three-dimensional pilasters. This is copied not precisely but in acceptable fashion in JJ Harlows which also has a nice painted sign to its fascia and a celebrated interior. The roof pitches and chimney stacks all survive in this terrace and contribute to its character.





Above: Substantial terrace on east side of Market Square.



Above and below: A historic shopfront below and a good copy above.



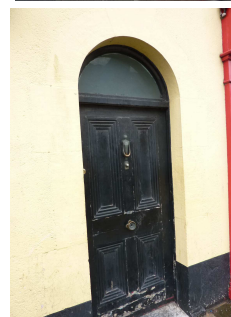
Above and below: The rear elevation of this terrace with a new development in its rear site forming a pleasant shopping pedestrian lane.



Castle Street

The ACA includes only a short stretch at the southern end of Castle Street where it runs into Market Square. This street is called after the castle to which it gives access along its length. There are many buildings of interest on this street, mostly vernacular buildings and the single-storey cottages that were once found all over the routeways into the town. There may be remnants of medieval buildings within the fabric,

especially of the terraced buildings towards the southern end. Traditionally it is known as a street that was full of brothels, serving the military living in the town and the military pensioners. On the OS map of c.1890 there were a couple of forges delineated on this street and a hotel called the Royal Hotel. Now the southern end is more commercial with pubs and shops and the northern end more residential with some new apartment/townhouse developments in the mix; a large demolished block towards the southern end was the aforementioned Royal Hotel but the significant mid-twentieth-century frontispiece of a nightclub survives close by.



Above and left: The western end of Castle Street adjacent to the Old Jail with a historic Victorian door and fanlight.

The western side perpetuates an arrangement in existence since at least 1837 whereby there is a gap left in the building line between the side of the old jail and the line of Castle Street. The first building is a four-bay two-storey structure with a later nineteenth-century rock-faced stone ground floor side elevation and a painted rendered façade with a ruled and lined finish on the ground floor, a roughcast finish on the first floor and parallel quoins; it has a round-headed door opening with a painted stone block-and-start doorcase and one of the very few historic timber doors of this era in the town – a four-panelled door with chunky edge mouldings c.1880. The next building is of three-bays and also has the ubiquitous painted rendered finish with parallel quoins. The roofs are pitched with rendered chimney stacks. Both these buildings have stone cills in contrast to the two which follow which have been rebuilt and use slimmer concrete cills; the latter also omit the traditional chimney stacks leaving the roofline unfinished looking here. None of the shopfronts in this terrace are of heritage value. The lane that ends this side of the ACA is also an ancient element.

The eastern side of Castle Street commences in mid-terrace with a pair of contemporary buildings (above) from c.

1880, one two-bay, one three-bay. Both have identical moulded windows architraves and rendered ruled and lined facades, although one is unpainted. The door architrave is also of stucco and is very well-designed with chunky pilasters and moulded archivolt.



Above: A pair of contemporary buildings on the eastern side of Castle Street.



Above: Castle Street begins mid-terrace on its east side with some good architectural detailing.



Above: Decorative stucco architraves to door and windows on the east side of Castle Street.

Lanesborough Street now joins Castle Street and the next block begins with a distinctive six-bay rounded building that is mostly on Lanesborough Street. Joining it is a three-storey three-bay building largely redeveloped. The roofline then drops down to two-storey and the next two three-bay buildings have been largely rebuilt retaining some historic fabric but offering very poorly-designed shopfronts and reproduction elements to the street; Kelly's reuses some historic stones on its rear extension which is very visible from Lanesborough Street. The next four buildings by contrast are much more authentic. A step forward is accomplished by a three-bay building with older timber-framed shop windows. Next is the delightful group of Mirabelle's and Walsh's where the colour scheme and historic fabric both unify the terrace and enhance the

streetscape. A number of these buildings have natural slate roofs and all retain their chimney stacks. The building with the Mirabelle shopfront has semi-exposed window boxes which could indicate an eighteenth-century date and it also retains timber two-over-two sash windows in very good condition despite being probably over 100 years old. The Walsh's building is four-bay and is also quite a modest building yet its elevational treatment is adorned by a variety of decorative detail that lifts it above the norm and renders it quite charming: the details include stucco window architraves, a door architrave, a simple classically-balanced timber shopfront with nice fascia lettering, as well as historic fabric such as stone cills, historic single-pane sash windows with small convex horns and a later timber casement ground floor window.



Above and below: The east side of Castle Street drops down to two-storey after the taller junction



Above and below: This row of buildings is protected due to the amount of historic fabric remaining.



Above: Historic sash windows, the left having exposed boxes, the right having stucco architraves.



Above and below: A historic timber casement window and an attractive classic shopfront.



Lanesborough Street

The ACA also includes a short stretch of Lanesborough Street at its western end where it meets Castle Street. This street is another historic artery in the town; it leads from the nearest crossing over the River Shannon at Lanesborough virtually into Market Square. A number of factories were located here in the twentieth-century including the famous mosaic industry which produced artistic mosaic panels for many of the early twentieth-century churches in Ireland and as far afield as Nigeria and Australia; in a photo of c.1920, 30 employees are shown including at least 10 women; in 1957 a new mosaic factory was opened on the Racecourse Road and was described as the town's only industry in newspaper accounts at the time.

The northern side of the ACA is composed of a short block of just two buildings, a car park space and some stone outbuildings. On the Essex map of 1736 a round tower is shown at this junction, however the corner-sited six-bay three-storey structure there now and in use as a pharmacy, dates to c.1900. It is a protected structure and its curved form is well-designed with classical-shaped opes vertically aligned over segmental-headed shop windows and crowned by the unusual pierced

parapet. The contrasting unpainted roughcast render to the upper floors and painted smooth render to the ground floor is typical of its date. The adjacent building appears to have been rebuilt and has no apparent heritage value. The stone buildings across the car park are depicted on the OS map of 1837-42 and are an important memento of the activity found in backlands and rear sites, even this close to the centre of town.



Above: Significant building on this corner, displaying some water staining at the parapet.



Above: This building should be retained and renovated.

The southern side of Lanesborough Street opens with the side elevation of the corner building (Doorley's) already described with Castle Street. The streetline then steps forward with a five-bay two-storey building with an unpainted rendered finish that is depicted on the OS map of 1837-42 and whose form points to an even older date although most of its features are c. 1900. It is adorned with stucco window architraves, a door architrave, cast-iron window guards and retains a historic timber two-over-two sash window with small horns on the ground floor on the right with a good reproduction of same on the left. A passageway leads to the rear and then we have a three-bay and a two-bay building. The two-bay building retains an old rendered fascia which could be used again. The roofline dips down to a single-storey workshop building which apparently was part of the mosaics factory here pre-1957. It is rendered and has a corrugated iron roof; sometimes these roofs can be important, depending on their date, any stamps they might bear and the configuration of the timber structure beneath. What was a carriage arch is now an access lane and gives onto the rear of this building and the adjacent two-storey house from c.1970. The workshop/outbuilding is of historic and

social value but the house is of no heritage value at this point in time.



Above and left: The south side of Lanesborough Street forms an attractive approach into the town centre



Above: This outbuilding was part of old mosaics factory, an industry for which Roscommon town was well-known.



Above: This modest two-storey terrace lines the south side of Lanesborough Street.

The next row of four buildings continues the two-storey idiom, and the next two are both three-bay, one is historic and the other largely altered; the more authentic building retains stone cills and two-over-two timber sash windows with convex horns.

The penultimate building is two-bay and its modern shopfront is quite good as it uses traditional form with artistic details but unfortunately the enlarged first floor windows disturb the classical proportions. The final structure is a three-bay building with a large footprint and is in use as a butcher's. It has a

painted rendered façade with alternate quoins and a good block-and-start doorcase but a chimney stack is missing and the door and frame are of PVC.



Above: Although the shopfront here is well-proportioned the first floor windows are too large.



Above: The final building in the ACA on Lanesborough Street is a butcher's with a historic block-and-start doorcase.



Above: Historic sash windows on the south side of Lanesborough Street just need a little maintenance.

Goff Street / Athlone Road ACA STREET-BY-STREET ANALYSIS

Athlone Road

Athlone Road is a short straight road between the Circular Road in the east and Goff Street in the west. The latter was named on the OS map of c.1895 and a blacksmith's was located on the street.



Above: The Athlone Road

The ACA includes a terrace of eight buildings on the south side. This is an early twentieth-century terrace distinguished by pebble-dashed facades, with pieces of coloured glass in the render; two of the facades are painted although the authentic finish is the unpainted one. Each house is three-bay two-storey and has a pitched roof with large rendered chimney stack. However, the first building to the east is a façade only as it has been incorporated into the large redevelopment adjacent. Its hood mouldings have been retained as well as an unusual parapet balustrade. The next

house is also decorated with stucco window and door hood mouldings. The fourth house along is the most intact with timber single-pane sash windows on the ground floor. The terrace has two modern shopfronts, one of which has an attractive mosaic tiled panel. The terrace ends in a corner building with 3 bays onto Athlone Road and 3 bays onto Goff Street with a chamfered entrance bay; this building recently got new single-pane timber sash windows which are good reproductions. However, its originally rendered stonework would be the best for its long-term health. It has two shop units which are quite good examples of low-impact modernisation of a protected structure.



Above: Decorative detailing and original render on a house on the south side of Athlone Road.



Above and below: This is the most intact building in the terrace and has two original sash windows on the ground floor.



Left: Decorative mosaic tiled panel on a building on Athlone Road.



Above: This corner building has an imposing presence but is not overly dominant.



Above and below: A low-key approach to a new shopfront in this corner-sited building on Athlone Road.



Goff Street

Goff Street has gone through multiple name changes. Its oldest name was My Lady's Lane, possibly because of associations with prostitution. It was located just outside the southern gate of the Norman and Elizabethan town. On the OS map of 1837-42 it was called Pudding Street, apparently after the manufacture of puddings and sausages that took place on the street. Later on it was called St Vincent's Road, which gave its name to St Vincent's Terrace, a terrace of houses dating to 1898 on its western side. It is not clear why it is called Goff Street but the Goffs owned Carrowroe House, the large mansion on this side of town. There was a forge here throughout the nineteenth and early twentieth century and lime was sold here c.1900. The fabric is largely early twentieth century with a proliferation of bay windows. The ACA runs from the Circular Road to the junction with Main

Street and includes some of the Athlone Road.



Above: A view up along the east side of Goff Street.

The eastern side opens with several modern developments, a curved corner and a house which replicates the historic pebble-dash finish found in the town. Next is a terrace of six buildings, five of which are two-bay two-storey, all with bay windows. There are four together then the roofline steps up to another pair. The finish is painted render with the original ruled and lined finish found on several houses. Three of the four buildings in the first group have had extra doors added to utilise the ground floor as a shop unit but inserting a fascia on all three sides of the bay window is ungainly. An original door survives on the only three-bay building in the terrace which also incorporates a carriage arch. The adjacent house has had a hipped roof added to its bay window which originally were all flat-roofed – this has changed its

appearance and should not be replicated on the other buildings. The corner building has been described with Athlone Road.



Above: Two of the buildings on the east side of Goff Street with bay windows; the one on the right has an original door, door frame and overlight and sash windows.



here, on the east side of Goff Street.

Above and left: New ruled and lined render should have clean edges not like the ragged edges

After the junction with Athlone Road the next block is occupied by an attractive pair of buildings, now joined and in use as a hardware shop and yard; they feature some historic details such as stucco widow architraves and a historic Wyatt window. Brogan's Lane occurs next and is a historic lane. To its north is a pair of two-bay two-storey buildings c. 1890 with red brick chimney stack. Next is a smaller two-bay two-storey building with modern shopfront and adjacent a three-bay building on the same scale with a square-headed carriage arch; both of these are older buildings.



Above and left: Ward's makes a huge contribution to the streetscape here.

The streetline now steps back for a curious block that seems to date to c.1900 as the OS map of c. 1895 shows an empty site here, however there

seems to be older tooling on the exposed stonework on one of the shopfronts; in addition an old postcard of Church Street shows this building with a very high roof in seventeenth-century style. They were all connected at one stage and in use as a pub and grocery with the proprietor living in the two-storey over basement residence set back behind railings, home of the Roscommon Champion newspaper until recently; they were all the same height with a continuous parapet but a new third storey was added to the latter. The facades are rendered and have parallel quoins and the front door to the first has an original stucco archivolt with a historic cast-iron bootscraper outside. The two shopfronts are Edwardian in style and have some original details to the cornice and console brackets.



Above and below: This block on the east side of Goff Street is composed of building of different eras and different styles.



Above: This was a two-storey terrace but a later top floor on one building has unbalanced it.



Above and left: These wrought and cast-iron railings are unusual in this ACA. The entrance has an old bootscraper but the PVC door below is out of character.



Above and below: There is a fine Edwardian shopfront here which has been repaired but is not shown off to its best in the current arrangement.



The western side of Goff Street commences with a pair of 1970s houses, in use now as offices, and of no heritage value, and then a row of five three-bay two-storey buildings which all have modest differences between them. The first has a round-headed door ope with a later aluminium screen and a historic door screen inside; its windows are quite large and the ground floor ones have decorative cast-iron window guards. The second has historic roughcast render, which is possibly

original, smaller window opes, as well as a historic front door in an unusual design. The third has a slightly higher roof. The fourth house has been much altered as the opes are much larger. The last building here is in use as an office, with a pebble-dash render, alternate quoins and pedimented opes to the door and ground floor window; timber sashes survive in the Wyatt window.



Above and left: Two-storey terrace on the west side of Goff Street with decorative window guards to the first house.

Left: Historic timber and glazed door on the west side of Goff Street.



Above: Two more houses of different treatment on the west side of Goff Street.



Left: Decorative pebble-dash render, quoins and window head on the west side of Goff Street.

St Vincent's Terrace (1898) follows and comprises seven two-bay two-storey houses with ground floor bay windows, hipped roofs, main roofs with distinctive red brick chimney stacks with black pointing. The facades have unusual details which do not appear elsewhere in the town including terracotta cornices and first floor cill courses. These must have been very fashionable houses in their day but now the terracotta has mostly been painted over. One historic door frame, overlight and four-panelled door survives.



Above and left: St Vincent's Terrace from 1898 as the limestone plaque testifies.



Above and below: St Vincent's Terrace has terracotta details as decoration; these should not be painted.





Left: A historic door, possibly original, on St Vincent's Terrace.

Following to the north is a pair of two-storey houses with round-headed door opes. Adjoining is a significant three-bay building in use as a pub with a natural slate roof, a rendered façade with alternate quoins. A lane interrupts and then a four-bay house follows. Next are three three-bay single-storey cottages, a reminder of when there were 400 cottages in the town; the last one has been converted into a retail unit. A nib of a demolished building remains and an entrance into a car park occurs next associated with a modern bank building, the final building on this side of the ACA.



Above: A pair of buildings with shopfronts.



Above: a historic pub on the west side of Goff Street.



Above and below: A newer house c. 1940 next to older single-storey cottages on the west side of Goff Street



It should be noted that there is no individual Street-by-Street Analysis for St. Ciaran's ACA as the ACA incorporates the St. Ciaran's Park area only. The Analysis of this area is incorporated into the Character Statement contained in Appendix 4 above.

APPENDIX 7

RECORDED MONUMENTS AND PLACES (RMP)

RMP Reference	Type of Structure	Address	Description
RO06752	Building	Ballypheasan	A structure that has or had a roof where there is insufficient evidence to determine function. These may date to any period from prehistory onwards.
RO06479	Walled Garden	Cloonabrackna	A garden surrounded by a high wall, usually of stone, sometimes with an internal brick lining. These date from the medieval period (5th-16th centuries AD) up to the 20th century.
RO06806	Walled Garden possible	Cloonabrackna	A garden surrounded by a high wall, usually of stone, sometimes with an internal brick lining. These date from the medieval period (5th-16th centuries AD) up to the 20th century.
RO06659	Tomb - Effigial	Ballypheasan	A tomb or memorial with a covering slab which bears an incised or sculptural representation of a person or persons. These date from the late medieval period (12th to the 16th century AD).
RO04219	Graveyard	Ballypheasan	The burial area around a church. These date from the medieval period (5th-16th centuries) onwards.
RO04222	Crucifixion Plaque (original location)	Ballypheasan	A worked stone bearing a carved representation of the crucifixion. These date from the late medieval period to the 17th century (c. 1400-1700 AD) and are found adorning public buildings of this period such as almshouses.
RO04224	Designed Landscape - Avenue	Cloonabrackna, Cloonybeirne (Ballintober South By.)	A designed approach to a large country residence delineated by parallel lines of banks or ditches or simply by trees. These date from the 17th to the 19th century AD.
RO04226	Ritual Site - Holy Well	Ballypheasan	A well or spring, which usually bears a saint's name and is often reputed to possess miraculous healing properties. These may have their origins in prehistory but are associated with devotions from the medieval period (5th-16th centuries AD) onwards.
RO04240	Graveyard	Ballypheasan	The burial area around a church. These date from the medieval period (5th-16th centuries) onwards.
RO04241	Ringfort - Rath	Ardsallagh Beg	A roughly circular or oval area surrounded by an earthen bank with an external fosse.
RO04207	Ringfort - Rath possible	Ballyboughan	A roughly circular or oval area surrounded by an earthen bank with an external fosse.
RO04209	Well	Loughnaneane	A structure enclosing or providing access to a water source. These date from the medieval period (5th-16th centuries AD) onwards.
RO04210	Well	Loughnaneane	A structure enclosing or providing access to a water source. These date from the medieval period (5th-16th centuries AD) onwards.
RO04212	Town	Ardnagh, Ballypheasan, Cloonabrackna	A settlement of post-1700 AD date that occupied a central position in a communications network, functioned as a market centre and had a significant density of houses and associated land plots.
RO04213	Castle - Anglo-Norman Masonry Castle	Cloonabrackna	A masonry castle constructed in Ireland by the Anglo-Normans between the late 12th and the early 14th century AD.

RMP Reference	Type of Structure	Address	Description
RO04214	Religious House - Augustinian Canons	Ballypheasan	Religious house as listed by A. Gwynn and R.N. Hadcock in 'Medieval Religious Houses Ireland' (1970) (Reprinted 1988). Irish Academic Press, Dublin. These date to the later medieval period (12th-16th centuries AD).
RO04215	Fortification possible	Ardnanagh, Ballypheasan	Military works where the evidence does not permit more precise classification. These may date to any period from prehistory onwards.
RO04217	Architectural Fragment	Ardnanagh	A piece of worked wood or carved stone that has been removed from a building. These may be of any date from the early medieval period (5th-12th centuries AD) onwards.
RO06805	Fulacht Fia	Cloonybeirne (Roscommon By.)	A horseshoe-shaped or kidney-shaped mound consisting of fire-cracked stone and charcoal-enriched soil built up around a sunken trough located near or adjacent to a water supply, such as a stream or spring, or in wet marshy areas.
RO04211	Crannog	Loughnaneane	An island, partly or wholly artificial, built up by dumping timber, earth and stones onto a lake or river bed, often revetted with timber piles or a palisade.
RO04220	Architectural Fragment(s)	Ballypheasan	A piece of worked wood or carved stone that has been removed from a building. These may be of any date from the early medieval period (5th-12th centuries AD) onwards.
RO04223	Graveslab (original location)	Ballypheasan	A stone designed to be recumbent and marking a grave, AD 1200-1700 in date.
RO04218	House - Fortified House	Cloonbrackna	A stone house laid out on an elongated plan as opposed to the vertical arrangement of a tower house. Internal fixtures, such as stairs, floors and partitions are usually wooden.
RO04239	Religious House - Dominican Friars	Ballypheasan	Religious house as listed by A. Gwynn and R.N. Hadcock in 'Medieval Religious Houses Ireland' (1970) (Reprinted 1988). Irish Academic Press, Dublin. These date to the later medieval period (12th-16th centuries AD).
RO04216	Gatehouse	Ardnanagh, Ballypheasan	A gateway comprising one or more chambers over the entrance arch and often with flanking towers housing stairs and additional rooms. These date from the later medieval period (12th-16th centuries AD).

APPENDIX 8

EXISTING RESIDENTIAL DEVELOPMENT IN THE

TOWN

INCLUDING VACANCY, PERMITTED RESIDENTIAL

DEVELOPMENT AND UNFINISHED ESTATES

Table 26: New Residential Estates - Vacancy Rates⁸

NAME OF HOUSING ESTATE	LOCATION	TOTAL NUMBER OF UNITS COMPLETED	UNITS COMPLETE AND VACANT	% OF ESTATE REMAINING VACANT
CASTLE MANOR	RACECOURSE ROAD	45	16	36%
GREENFIELDS	LANESBOROUGH ROAD	35	6	17%
SUNNYSIDE CLOSE	CASTLE STREET	12	3	25%
KNIGHTS COURT	CASTLE STREET	10	1	10%
ABBEYVILLE	GALWAY ROAD	111	22	20%
ROSSHILL	GALWAY ROAD	4	4	100%
OLDWOOD	ARDSALLAGH	68	1	1.5%
TOTAL		285	53	18.6%

Table 27: Permitted Residential Development in Roscommon town⁹

Planning Ref. No	Permission Expiry Date	No. of units Permitted	Number of units to be developed	Extension of Permission
06/1233	11/07/17	182	182	Yes
99/711	27/10/14	60	15	Yes
06/1939	Part VIII	53	53	n/a
06/1648	13/04/18	52	52	Yes
06/396	06/06/16	58	58	Yes
08/316	06/09/18	79	79	Yes
05/1018	23/11/15	135	135	Yes
06/233	02/10/16	117	117	Yes
11/259	03/05/17	60	60	No
08/1218	24/06/14	3	3	No
09/166 (outline)	29/06/14	9	7	n/a
Total		808	761	

⁸ Figures obtained from on-site survey 25th Nov 2013⁹ Figures obtained from on-site survey 25th Nov 2013

Table 28 Unfinished Residential Estates in Roscommon town (November 25th 2013)

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
Abbeyville	Galway Road	29/04/12	201	89	22	23	67	Planning permission has expired.
Castle Manor	Racecourse Road	27/10/14	60	29	16	3	12	Planning permission has expired.
Corraun Village	Racecourse Road	14/11/04	28	27	1	-	-	Planning permission has expired.
Greenfields	Lanesborough Road	24/01/11	46	24	6	16	-	Planning permission has expired.
Oldwood	Ardsallagh Beg	04/01/13	122	66	2	0	54	The original planning (PD04/124) permission has expired and these lands are subject to a new planning permission for 60 houses (PD11/259)
Knights Court	Castle Street	06/09/16	16	8	2	0	6	6 units remain substantially undeveloped. Extension of Duration until 06/09/2016.
Rosshill	Galway Road	27/02/13	363	0	0	4	359	Planning permission has expired.
Woodberry Court	Ardsallagh Beg	10/08/08	18	12	0	0	6	Original planning permission was for 19 houses has expired. Further planning permission for the 6 remaining units has expired.

EXISTING RESIDENTIAL DEVELOPMENT IN THE TOWN INCLUDING VACANCY RATES

The following provides a summary of new residential housing estates (as well as some of the larger older ones) which have developed. The vacancy rates have been provided using An Post Geodirectory information, dated November 2013, which has been subject to ground truthing by the Planning Authority.

The Athlone Road / N61 to Athlone and access road between it and Golf Links Road

- (1) Árd Áoibheann, 29 detached dwellings.
- (2) Cluain Ard, 12 detached dwellings.
- (3) Ardsallagh More, 12 detached dwellings – 1 of which is vacant (these are older dwellings).
- (4) Hawthorn Drive, 76 detached dwellings.
- (5) Woodview Court, 44 detached dwellings.
- (6) Oldwood, 26 detached dwellings, 42 semi-detached dwellings – 1 of these are vacant (original permission for 110 dwellings, 42 not built). *Planning permission - PD/11/259 for remaining 42 houses valid until 03/05/2017.*
- (7) Ardsallagh Woods, 34 detached dwellings – 1 of these is vacant.
- (8) Oakwood, 27 detached, semi-detached and apartments.

Remaining developments are predominantly single dwellings accessing off the main road.

The Racecourse Road / N60 road to Castlerea

- (9) The Paddocks, 24 semi-detached dwellings constructed for social and affordable housing – 1 vacant.
- (10) Oakland Drive, 16 Semi-detached dwellings constructed.
- (11) Corraun Village, 28 detached and semi-detached dwellings constructed – 1 vacant.
- (12) Castle Manor, 45 detached dwellings constructed and 3 under construction – 16 of these are vacant (permission for 60 dwellings). *Extension of planning permission - PD/99/711 for 60 houses for a period of 4 years, 27/10/2014, (15 houses still to be completed).*

Remaining developments are predominantly single dwellings accessing off the main road.

Castle Street

- (13) Knights Court, 8 Terraced and 2 apartments – 1 vacant. *Extension of planning permission - PD/05/900 for 13 terraced houses and 3 apartments for a period of 4 years, 27/10/2014, (5 terraced houses and 1 apartment still to be completed).*
- (14) Sunnyside Close, 6 semi-detached houses and 6 apartments – 3 semi-detached houses vacant.

Remaining developments on this road are comprised of larger detached dwellings on well-established sites, smaller residential estates on sides roads, and commercial premises.

The Lanesborough Road / N60 road to Longford and The Walk

- (15) Cluain Fraoigh, 38 semi-detached dwellings and 2 detached dwellings.
- (16) Greenfields, 20 semi-detached, 1 detached and 25 terraced – 6 vacant and 11 not finished.
- (17) Sliabh Ban View, 20 detached dwellings.
- (18) Garran Ard, 10 semi-detached and 1 detached.

The remaining development is predominantly single dwellings accessing off the main road.

County Home Road/Golf Links Road/L1812 to Rahara

- (19) Hyde Court, 30 detached dwellings with four vacant sites which could still be developed (these are older dwellings).
- (20) Woodberry Court, 12 detached dwellings with planning permission for 6 more detached dwellings on the site.
- (21) The Fairways, 26 detached dwellings – 1 of these is vacant.
- (22) Two smaller roads access onto the Golf Links Road opposite Woodberry Court and beside The Fairways; both of which have houses along them which predominantly formed part of serviced sites. There are a total of 25 dwellings with 4 vacant (some of these are older dwellings).

Remaining developments are predominantly single dwellings accessing off the main road.

The Galway Road / N63 to Galway, Antogher Road and the Ballinagard Road

- (23) Aran Court, 10 semi-detached and 1 detached dwelling.
- (24) Ard Ri, 4 semi-detached and 7 terraced dwellings.
- (25) Glenview, 50 semi-detached houses and 1 detached dwelling.
- (26) A road access onto the Galway Road from the east, in front of Glenview, has a cluster of 7 houses to the rear of the single dwellings fronting on to the main road (these are older dwellings).
- (27) Abbeyville, 32 detached dwellings, 76 semi-detached dwellings, 24 terraced dwellings – 22 of these are vacant and 21 unfinished.
- (28) Wilson Close, 11 detached dwellings with three vacant sites which could still be developed (these are older dwellings).
- (29) A road access onto the Galway Road on its east side, opposite Abbeyville, has 9 developed sites (these are older dwellings).
- (30) A road access onto the Galway Road on its west side, Cruby Hill/Ascaill Eoghain, has 16 serviced sites which have been developed. Gael Scoil de Híde is situated at the end of this road.
- (31) Rosshill, 4 houses near completion – all vacant. *Planning permission on the site - PD/04/1828 for 363 houses has run out.*

Remaining developments are predominantly single dwellings accessing off the main road.

Lisnamult and Convent Road

- (32) Ashbrook, 24 semi-detached dwellings and 3 detached dwellings in Lisnamult.
- (33) Lisnamult, approximately 113 dwellings in Lisnamult (these are older dwellings) – 1 vacant.
- (34) Beech Grove, 30 semi-detached dwelling and 6 detached dwellings for social and affordable housing.
- (35) Convent Court, 29 detached, 2 semi-detached and 6 terraced dwellings.
- (36) Quarry View, 18 detached dwellings (these are older dwellings).

APPENDIX 9

ROSCOMMON ACAS: RECOMMENDED IMPROVEMENTS

Roscommon town ACAs – General Improvements to the Public Domain

In general the condition of the buildings and of the public domain of the ACAs is good, where problems occur it is mostly at skyline level. While it is difficult to access the chimney stacks and gutters on these terraces, because of their height and the needs of scaffolding over the narrow pavements, it is essential that small-scale maintenance and repairs are done carried out. For example, a faulty gutter, a missing slate or a saturated chimney can cause rapid deterioration to the exterior and interior of a building. It may be appropriate that a group scheme is initiated to tackle these works. The facades of the ACAs have been kept quite well-painted but there are certain sections which could be improved by new painting. Before re-painting, it is essential that rainwater goods, roofs and flashings to chimney stacks are working properly to shed water away from the buildings, and that wet facades caused by problems in these elements are allowed to dry out. Good quality paint, preferably breathable, should be used in thin layers as otherwise it can serve to obscure the historic features of a building over time and trap water. Otherwise the main problems with elevations are minor, for example redundant fixtures, projecting lights which are sagging or out of line and obtrusive wiring. These nevertheless detract from the overall appearance of the streets. The buildings below illustrate these points but they are not the only ones with such issues.

		Above left: Moss and fern growth on the stacks indicate that water is penetrating this building on Main Street. The gutter and downpipe outlet needs clearing too as it is causing staining to the façade. The downpipe may also be leaking. There is also obtrusive wiring on this front.	
Above left: A fine stack on the west side of Main Street needs urgent attention. The terracotta pots should be retained and reused.	Above right: this red brick stack on the west side of Goff Street is cracked and needs to be mended with localised black pointing to match, to prevent further moisture ingress.		
		Above: Replacing roofing and gutters does not mean that regular maintenance does not still need to be done. This is a very bad example from Main Street.	Above: Using a cherry picker to get up to clear gutters is a good example of timely maintenance.
Above: 'Hairy' gutters cause rapid deterioration in the fabric of a building and environment.			
		Above: Obtrusive wiring across a façade on the west side of Abbey Street.	
Above right: Blocked gutters are starting to cause staining at the edges of these historic buildings on Abbey Street. This is a matter of simple maintenance.			
		Above: The junctions of buildings often have an excess of fixtures and wiring which mar what are otherwise attractive buildings on the west side of Market Square.	

	
Above: The shop signage on these two buildings could be improved.	Above: This outbuilding is not in good condition but could be repaired and enhanced.
	
Above: These buildings and others have had their historic protective render removed which is not good for the building and is out of character with this type of building. This should be reinstated using lime render, either plain or ruled and lined.	

Roscommon town ACAs – Recommended Improvements to Key Buildings

Main Street – West side corner-sited building



The current poor condition of this handsome building is having a hugely detrimental effect on the streetscape here. At either side water drainage issues from the roof and leaking downpipes are causing deterioration of surface finishes, fern growth, loss of render, peeling paint and staining. This damage is extending to neighbouring buildings. The timber structure beneath one of the oriel windows has been damaged and needs repair. These are all readily solvable problems. The barricades and blocked-up windows are only temporary measures yet they further detract from the ACA.

Main Street – Lane on east side

This lane is unpleasant to use as the side elevation of the building to the side has a blocked gutter and its walls are stained. The carriage arch itself is propped to secure it.

Main Street – Chapel Lane

This gable-fronted building has decayed window heads which are possibly dangerous but are easily repaired by inserting new window heads.



Above: Chapel Lane off Main Street

Abbey Street

Abbey Street is overall in very good condition but a few elements have been selected below which detract from the overall appearance. These consist mainly of the ironwork on the street and a key terrace.

Abbey Street – Junction with Circular Road

This junction needs a new solution to improve the quality of the pedestrian environment. Traffic cones and a crude balustrade provide safety at the corners but are unsightly and uncomfortable. A better designed balustrade here, such as a modern blacksmithed design, would befit the historic context better.

Abbey Street – East Side

Set of vernacular gates to access lane – these are very important gates as they carry a date alongside their maker's mark and are actually in very good condition, just needing a little repair and painting.



Above: Vernacular gates on the east side of Abbey Street.

Abbey Street – Side elevation of Courthouse

A fine set of gates here also just need a little timely repair and painting before they deteriorate further; there is no need to replace missing elements if the budget is tight but they need to be made hang properly again to reduce structural strain on them.

Abbey Street – West side, St Anne's

These railings need removal of rust and painting.

**Abbey Street – West side, Presbytery**

These railings have started to deteriorate seriously and need repair.

Abbey Street – Sacred Heart Church

These railings need some attention as there are points of rust which are of concern, but over-painting should be avoided. Recent reproduction elements are not as good as they could be.

Abbey Street – Motor Tax Office

The front boundary railings here also need repair and maintenance. In addition, water drainage issues off the balustrades need to be tackled as they are causing staining of the fine stonework facade.



Above: Stonework and railings at the Motor Tax Office.

Abbey Street - East side terrace c. 1900

This is a good terrace where some of the houses are well-maintained, and others are empty and neglected. A few small improvements here would dramatically enhance its appearance and the overall appearance of

the streetscape. The colour of one of the houses, with a former office, is out of place while the loss of four chimney stacks has had a huge impact on the terrace. On top of this the addition of shiny roofing materials disrupts the consistency of the skyline, drawing attention to the gaps and to the roof. The two southern houses in the terrace have opes blocked up. Repairs to the glazing should be carried out here in order that the boards can be removed.



Left: the east side terrace on Abbey Street.



Abbey Street - West side building

Fortunately there are few PVC doors in this ACA. A good four-panelled timber door with a painted finish would reverse the negative impact of this current door on the house and on the street.



Left: PVC door on Abbey Street

Church Street

Church Street is also in good condition but the remarks below draw attention to the instances where the fabric could be improved.

Church Street – south side - Donnelly's

This is a significant and interesting building with a lot of authentic fabric. Its vacancy for over ten years now is putting it at risk and lack of maintenance is starting to cause problems. The chimney stack is covered with moss at the top levels which serves to trap water and allow it into the building; the gutter is also blocked. The owners should repoint the stack, flash around the pots and carry out routine maintenance until a new use can be found for the building.



Above: Donnelly's of Church Street.

Church Street – south side - terrace

This terrace is looking a little tired and dated. A coherent painting scheme here, from the corner shown below to 'The Cut Above', would be worth pursuing as it would enliven the whole street and make it more attractive, always a positive quality for a retail street. Also the rear elevations of the end buildings are highly visible and should also be re-painted. However, repainting should only occur after the rainwater goods have been cleared and maintained, wiring tidied up and redundant fixtures removed.



Above: The terrace on the south side of Church Street.

Goff Street – west side – St Vincent's Terrace

One of the houses in this terrace needs re-painting and its stack repaired. However the stack on another house in this terrace has been over-cleaned and repointed incorrectly.



Above: House in need of improvement at St. Vincent's Terrace.

APPENDIX 10

ROADS INFRASTRUCTURE PROPOSALS

ROADS INFRASTRUCTURE PROPOSALS

Planned National and Non-national roads proposals are outlined in Tables 29 and 30 below.

Table 29: Planned National Secondary Roads Projects 2014-2020

Route	Proposal/ Scheme	Approximate Location	Timeframe - 2014-2020
N60	Roscommon-Castlebar	20km within Co. Roscommon	Seek reclassification of the status of this routes.
	Upgrade route within the county	Roscommon town to Ballinlough (County Boundary).	Develop strategy for the upgrade of this route and seek NRA funding for its implementation.
N61	Athlone - Boyle	60kms within County Roscommon	Seek reclassification of this route to National Primary status.
	Coolteige Phase 1 (N61 north of Roscommon town)	Cloonybeirne to Mullymucks	Seek NRA approval to publish CPO and funding to complete design and proceed to construction.
	Road realignment scheme at Treanagry	Knockroe/EDRush– Treanagry & Cloonshaghan for 1.2kms	CPO confirmed 2012. Seek NRA approval to serve Notice to Treat, funding to complete design and proceed to construction.
	N61-N6 Junction	New N61-N6 Junction to tie-in with existing N61 south of Roscommon town.	Carry out feasibility study on new N61-N6 Junction including upgrade of the N61 south of Roscommon. Seek NRA funding to develop the recommendations.
	Upgrade all of N61 between Athlone and Boyle to National Primary Standard	Athlone to Boyle	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 30: Planned Non-national Roads Improvements 2014-2020

<i>Non-national Roads Improvements 2014-2020</i>	
1.	Extend the 5 th arm of the N63/N61 Lanesborough Road Roundabout to the N61 at Ardsallagh (Roscommon town link/distributor road).
2.	Implement initiatives under Roscommon Town Cycle Strategy.
3.	Upgrade the following roads in Roscommon. <ul style="list-style-type: none"> ▪ The County Home Road (L1812) from its junction with the Ballinagard Road (L1814) to its junction with the Golf Links Road (L7055) – extend this over longer length. ▪ Ballinagard Road L1814 ▪ Golf Links Road L7055 ▪ Gallowstown Road L1808 ▪ Antogher Road L7052

Recommendations from the *Traffic and Transportation Study for Roscommon Town*, 2007, which the Council aim to achieve, subject to funding, are outlined in Table 31 below.

Table 31: Roads Infrastructure Proposals for Roscommon town

<i>Proposed link/distributor road</i>
<ul style="list-style-type: none"> ▪ The Roscommon town Link/Distributor Road from the Athlone Road (N61) to the Lanesborough Road (N63) Roundabout.
<i>Proposed Link Roads</i>
<ul style="list-style-type: none"> ▪ The Golf Links Road (L1812) to the Galway Road (N63). ▪ The Galway Road (N63) to the Fuerty Road (R366). ▪ The Fuerty Road (R366)/Ballybride Road (L7110) to the Racecourse Road (N60).
<i>Proposed Traffic Management Measures</i>
<ul style="list-style-type: none"> ▪ A one-way system around St. Ciaran's Park and the cluster of houses on the Lanesborough Road. ▪ A one-way system incorporating Goff Street, Church Street, Abbey Street, Circular Road and the closure of the Athlone Road. ▪ The introduction of a right turning lane from the Circular Road into the Walk. ▪ The provision of a right turning lane on the Racecourse Road (N60) onto the Gallowstown Road (L1808).
<i>Vulnerable road users</i>
<ul style="list-style-type: none"> ▪ Inclusion of pedestrian/cycle planning in development proposals. ▪ Upgraded facilities within the town centre, and new crossings for Abbey Street. ▪ Pedestrianising the town centre, from Main Street (above Goff Street) to above the Bank of Ireland.
<i>Public transport</i>
<ul style="list-style-type: none"> ▪ Promotion of commuter rail and bus services where awareness appears to be low. ▪ Provision of new taxi ranks.
<i>Signage</i>
<ul style="list-style-type: none"> ▪ Improvements to signage for through traffic, local traffic, car parking, tourist destinations and pedestrians/cyclists.

Proposals for the provision of **public footpaths, pedestrian crossings and the cycle network** are outlined in Table 32 below, subject to funding being available.

Table 32: Pedestrian/Cycle Network Proposals

<i>Proposed New Footpaths</i>
<ul style="list-style-type: none"> ▪ Antogher Road (L7052), ▪ Ballinagard Road (L1814), ▪ Ardsallagh Beg Road (L7055) - A Slí na Sláinte walking route is signposted along it but no consistent footpath provision. ▪ The Athlone Road (N61) into town from the Ardsallagh Beg Road (L7055), ▪ Gallowstown Road (L1808), ▪ The Blackstick Road (L7058).
<i>Proposed New Footpaths cont....</i>
<ul style="list-style-type: none"> ▪ The Walk extension to the Roxborough Road (L1807), ▪ The Golf Links Road extending out of the town (L1812), ▪ The Racecourse Road (N60) outside the LAP boundary to the junction with the Gallowstown Road (L1808), ▪ Footpath extension, drainage and public lighting on the Racecourse Road (N60).
<i>Proposed New Pedestrian/Cycle Path and Crossing</i>
<ul style="list-style-type: none"> ▪ St Teresa's Road to Circular Road - if a railway crossing could be introduced.
<i>Accessibility Audit Report</i>
<ul style="list-style-type: none"> ▪ Implement Priority 1 High-Short Timescale Implementation measures and implement a programme for those remaining, as resources and funding permits.
<i>Cycle Network</i>
<ul style="list-style-type: none"> ▪ Consider the introduction of cycling routes in the town which could link up with extended routes such as in Mote Park. ▪ Consider the upgrading and/or introduction of fingerpost signage in the town to indicate where public transport facilities e.g. railway station, parking areas, social and community facilities, and tourism facilities etc. exist.

Further proposals include the provision of a new surface car parking area for the town and the County Council on lands acquired by the Council to the west of Main Street (See Map 17).

APPENDIX 11

GLOSSARY OF TERMS

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 structures 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 or local area 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.

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 aimed 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.

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- 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 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 which 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 so defined’.
- 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 is 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.
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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 and 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 road 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 is likely to survive. Development in a zone of archaeological potential is likely to require archaeological evaluation and possible mitigation work before development commences.