

BOYLE LOCAL AREA PLAN 2015 - 2021

VARIATION NO. 1

EFFECTIVE DATE 28th JULY 2017



TABLE OF CONTENTS

PART I: INTRODUCTION AND CONTEXT

1	INTRODUCTION	1
1.1	STATUTORY CONTEXT	1
1.2	ENVIRONMENTAL ASSESSMENTS	1
1.2.1	Strategic Environmental Assessment (SEA)	1
1.2.2	Appropriate Assessment (AA)	1
1.2.3	Strategic Flood Risk Assessment (SFRA)	1
1.3	PUBLIC CONSULTATION	2
2	POLICY CONTEXT	3
2.1	NATIONAL AND REGIONAL CONTEXT	3
2.2	COUNTY CONTEXT	3
2.3	POPULATION CONTEXT	3
2.3.1	Core Strategy, Settlement Hierarchy and Population Calculations	3
2.4	SETTLEMENT POLICY	4

MAPS:

- Map 1: National Spatial Strategy (West Region)
 Map 2: County Roscommon Settlement Hierarchy

3	PROFILE OF BOYLE TOWN	5
3.1	EXISTING CONTEXT	5
3.1.1	General	5
3.1.2	Population and Demographic Profile	5
3.1.3	Infrastructure and Services	6
3.1.3.1	Roads and Transportation	6
3.1.3.2	Water Services	6
3.1.3.3	Flood Risk and Protection	6
3.1.3.4	Wastewater Services	7
3.1.3.5	Waste Management	7
3.1.3.6	Energy	7
3.1.3.7	Telecommunications	7
3.1.4	Social and Community Facilities	7
3.1.4.1	Community Facilities	7
3.1.4.2	Schools and Educational Facilities	8
3.1.4.3	Health	8
3.1.4.4	Burial Grounds	8
3.1.4.5	Fire Service	8
3.1.5	Recreation, Leisure and Tourism	8
3.1.5.1	Open Space, Sporting Provision and Activities	8
3.1.5.2	Tourism Resources, Facilities and Infrastructure	8
3.1.5.3	Arts and Theatre	9

3.1.6	Built and Natural Heritage	9
3.1.6.1	Architectural and Archaeological Heritage	9
3.1.6.2	Natural Heritage	10
3.1.7	Economic Development and Employment	11
3.1.7.1	Economic Profile	11
3.1.8	Urban Development	11
3.1.8.1	Residential Development	11
MAPS:		
Map 3:	Location Map	
Map 4:	Street Map & Local Landmarks	
Map 5:	Roads & Transportation Map	
Map 6:	Water Supply & Wastewater Treatment Network Map	
Map 7:	Flood Risk	
Map 7a :	Flood Risk	
Map 8:	Social and Community Facilities	
Map 8a:	Social and Community Facilities	
Map 9:	Built Heritage (RPS, NIAH, ACA and RMP)	
Map 9a:	Built Heritage (ACA RPS, and NIAH)	
Map 9b:	Built Heritage (RMP)	
Map 9c:	Buildings and Features of Interest	
Map 10:	Natural Heritage	
Map 11:	Habitat Mapping	
Map 12:	Vacant Units, Unfinished Housing Estates & Permitted Development	
4	CHALLENGES AND OPPORTUNITIES	13
4.1	CHALLENGES	13
4.1.1	Infrastructure and Services	13
4.1.2	Community Facilities	14
4.1.3	Tourism Resources, Facilities and Infrastructure	14
4.1.4	Built and Natural Heritage	14
4.1.5	Economic Development and Employment	14
4.1.6	Retail and Commercial Development	14
4.1.7	Residential Development	15
4.2	OPPORTUNITIES	15
4.2.1	Infrastructure and Services	15
4.2.2	Community Facilities	15
4.2.3	Tourism Resources, Facilities and Infrastructure	15
4.2.4	Built and Natural Heritage	16
4.2.5	Economic Development and Employment	16
4.2.6	Retail and Commercial Development	16
4.2.7	Home-based Economic Activity	16
4.2.8	Residential Development	17

PART II: DEVELOPMENT STRATEGY FOR 2014-2020 AND BEYOND

5	VISION AND DEVELOPMENT STRATEGY	19
5.1	DEVELOPMENT STRATEGY OPTIONS	20
5.2	HOUSING STRATEGY AND RESIDENTIAL DEVELOPMENT	34
5.2.1	Development Strategy for Residential Development	34
6	LAND USE ZONING FIGURES AND MATRIX	37
6.1	LAND USE ZONING FIGURES	37
6.1.1	Land use zoning objectives and matrix	37
MAPS:		
Map 13: Land Use Zoning (Boyle LAP 2015-2021)		
Map 13a: Land Use Zoning – Town Centre (Boyle LAP 2015-2021)		
Map 13b : Constrained Land Use Zoning		
Map 13c : Constrained Land Use Zoning		
Map 14a: Regeneration and Residential Lands		
Map 14b: Land Use Zoning, Regeneration and Residential Lands		
Map 14c: Land Use Zoning and Regeneration Lands		
7	POLICIES AND OBJECTIVES	47
7.1	STRATEGIC ROLE OF BOYLE	47
7.2	INFRASTRUCTURE AND SERVICES	47
7.2.1	New Proposals	47
7.2.2	Roads and Transportation Strategy	47
7.3	WATER SERVICES	49
7.3.1	Water Services Strategy	49
7.4	FLOOD RISK AND PROTECTION	50
7.4.1	Flood Risk and Protection Strategy	50
7.4.2	Constrained Land Use Zoning Strategy	51
7.5	WASTEWATER SERVICES	53
7.5.1	Sustainable Urban Drainage Systems (SUDS)	53
7.5.2	Wastewater Services Strategy	53
7.6	WASTE MANAGEMENT	54
7.6.1	Waste Management Strategy	54
7.7	ENERGY	55
7.7.1	New Proposals	55
7.7.2	Energy Strategy	56
7.8	TELECOMMUNICATIONS	57
7.8.1	Telecommunications Strategy	57
7.9	SOCIAL AND COMMUNITY FACILITIES	58
7.9.1	Social and Community Facilities Strategy	58
7.9.2	Provision of Schools	58

7.9.3	Early Childhood Care and Education Provision	59
7.9.4	Health	59
7.10	RECREATION, LEISURE AND TOURISM	60
7.10.1	Recreation, Leisure and Tourism Strategy	60
7.11	BUILT AND NATURAL HERITAGE	63
7.11.1	Built Heritage Strategy	63
7.11.2	Natural Heritage Strategy	65
7.12	ECONOMIC DEVELOPMENT AND EMPLOYMENT	68
7.12.1	Economic Development and Employment Strategy	68
7.13	URBAN DEVELOPMENT AND DESIGN	71
7.13.1	Residential Development	72
7.13.2	Urban Development Strategy	73
8	DEVELOPMENT MANAGEMENT AND THE BUILT FORM	77
8.1	BOYLE ACA – DESIGN GUIDANCE	77
8.2	ARCHITECTURE AND URBAN DESIGN	79
8.2.1	Building Height	79
8.2.2	Urban Design	80
8.2.3	Architecture and Building Design	81
8.2.4	Design Statement	81
8.2.5	Landscaping Plan	81
8.2.6	Urban Design and Residential Density	82
8.2.7	Traffic Management in Urban Areas	82
8.2.8	Design Guidelines for Residential Estates	83
8.2.9	Sustainable Energy and Design	83
8.3	DEVELOPMENT MANAGEMENT GUIDELINES AND STANDARDS	84
8.3.1	Wastewater Treatment	84
8.3.2	Flood Risk and Protection	85
8.3.3	Residential Site Maintenance and Management	85
8.3.4	Dereliction, Vacancy and Regeneration	86
8.3.5	Infill developments	86
8.3.6	Access for All	86
8.3.7	Lighting, Signage and Advertising	86
8.3.8	Car Parking	86
8.3.9	Transport	89
8.3.10	New Residential Development	90
TABLES:		
Table 1:	Age profile – Boyle Town Census 2011	5
Table 2:	Proposed zoning areas for the Boyle LAP	37
Table 3:	Proposed Educational Provision within the Boyle LAP	58
Table 4:	Recommended Residential Zoning within the Boyle Local Area Plan 2015-2021	72
Table 5:	Design Guidance for Boyle ACA	77
Table 6:	Car parking Standards	88

FIGURES:

Figure 1:	Boyle Town ACA Boundary	10
Figure 2:	Development Strategy 1: Continue as per 2012-2018 Area Plan	23
Figure 3:	Development Strategy 2: Consolidate Future Development	27
Figure 4:	Development Strategy 3: Prioritise Town Centre development with Phased Outward Expansion	31
Figure 5:	Existing and Proposed Electricity Networks serving Boyle	55

1 INTRODUCTION

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

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

In the interests of clarity, any reference to a goal, aim, policy and objective in the text of this Local Area Plan, shall be construed as an 'objective' of this Plan for the purposes of the Planning and Development Acts 2000 (as amended) and the Planning and Development Regulations 2001- 2015.

1.1 STATUTORY CONTEXT

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

1.2 ENVIRONMENTAL ASSESSMENTS

1.2.1 Strategic Environmental Assessment (SEA)

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

1.2.2 Appropriate Assessment (AA)

An appropriate assessment is an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of any plan or project on the conservation objectives of any Natura 2000 site i.e. Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). All land use plans proposed under the Planning and Development Acts 2000-2013, including Local Area Plans, must be screened for any potential impact on areas designated as Natura 2000 sites. Appropriate Assessment is carried out under Article 6(3) and 6(4) of the Habitats Directive. A Stage 2 Appropriate Assessment report has been prepared for the Boyle LAP 2015 - 2021 and is published alongside the LAP.

1.2.3 Strategic Flood Risk Assessment (SFRA)

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

1.3 PUBLIC CONSULTATION

In accordance with Section 20(1) of the Planning and Development Acts 2000-2014, prior to preparing a draft local area plan, the local authority must take whatever steps it considers necessary to consult with the public, including public bodies, non-governmental agencies, residents' associations, community groups, and business interests in the area.

The following pre-draft consultation was undertaken:

- A **Public Meeting** at King House on the 10th November 2014.
- A **Youth Meeting** at Abbey Community College on the 19th November 2014.

Pre-draft consultations were advertised in a number of ways including on the Roscommon County Council website, in the local newspapers, the Roscommon Herald and the Roscommon People; and through public posters and flyers placed throughout the town.

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

- **Industrial, Business, Commercial and Retail development:** Boyle needs to attract new business into the town to provide employment opportunities, increase commercial activity and enhance the character of the town by creating a busy and vibrant town centre with a wide range of retail and commercial facilities, including promoting industry in the town, providing better broadband, encouraging more shops into the town centre, and promoting the use of vacant buildings and sites.
- **Water Quality:** The residents of Boyle and the surrounding environs are “fed up” with the ongoing boil water notices and necessity to buy drinking water.
- **Tourism:** The general consensus is that Boyle has the potential to expand its tourist related activities and tourism facilities which would provide a significant economic and social boost to the town. There is a requirement for a hotel in the town to cater for tourists and visitors to the area. Further links with Lough Key Forest Park need to be established.
- **Streetscape:** There is a need for ongoing improvement of vacant and dilapidated buildings within the LAP area, particularly within the town centre. Buildings in a poor state of repair detract from the character of the town centre.
- **Architectural Heritage:** Boyle has a rich heritage value and the historic value of the town is evident in numerous structures which have a significant architectural quality. It is important that these buildings are maintained. Vacant
- **Vacant Buildings:** Where possible the re-use and redevelopment of vacant structures within the Plan area should be preferred over new development on greenfield sites
- **Infrastructure:** Attendees at the community meeting would like to see improvement in the quality of existing approach roads, pedestrian and walkway provision, street lighting, traffic movement and signage in the town.
- **Community Facilities:** It is essential to maintain existing facilities and aim to provide further facilities to serve the community.
- **Residential Development:** Unfinished estates which create a negative impact upon the character of the area need to be completed or managed in a way that improves the area for the benefit of existing residents.

2 POLICY CONTEXT

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

2.1 NATIONAL AND REGIONAL CONTEXT

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

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

2.2 COUNTY CONTEXT

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

2.3 POPULATION CONTEXT

2.3.1 Core Strategy, Settlement Hierarchy and Population Calculations

In accordance with Section 10 of the Planning and Development Acts 2000 (as amended), the RCDP 2014-2020 includes a Core Strategy which provides projected population growth figures for Boyle Town¹ over the plan period. Projected population growth is allocated in accordance with the Settlement Hierarchy² included in the RCDP which identifies Boyle Town as a Tier 2 Settlement.

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

Period: 2015-2021

- Population Allocation = 367 persons
- Houses Required³ = 147 units
- Residential Land Required⁴ = 11 Hectares

¹ Based on figures identified in the RPGs for the West Region 2010-2022

² As per the NSS and RPGs

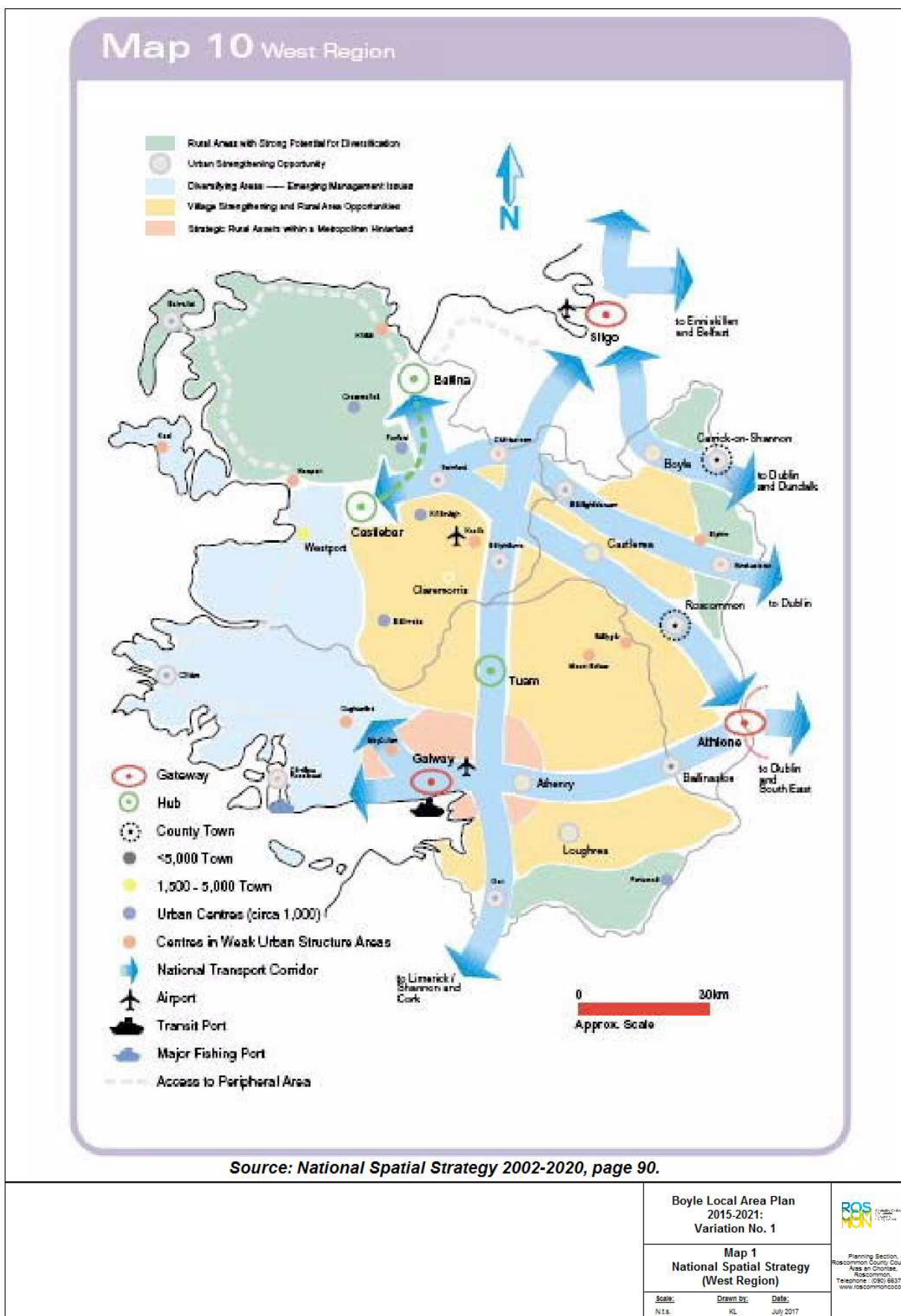
³ Given an average of 2.4 persons per household in Roscommon Town as per the RPGs

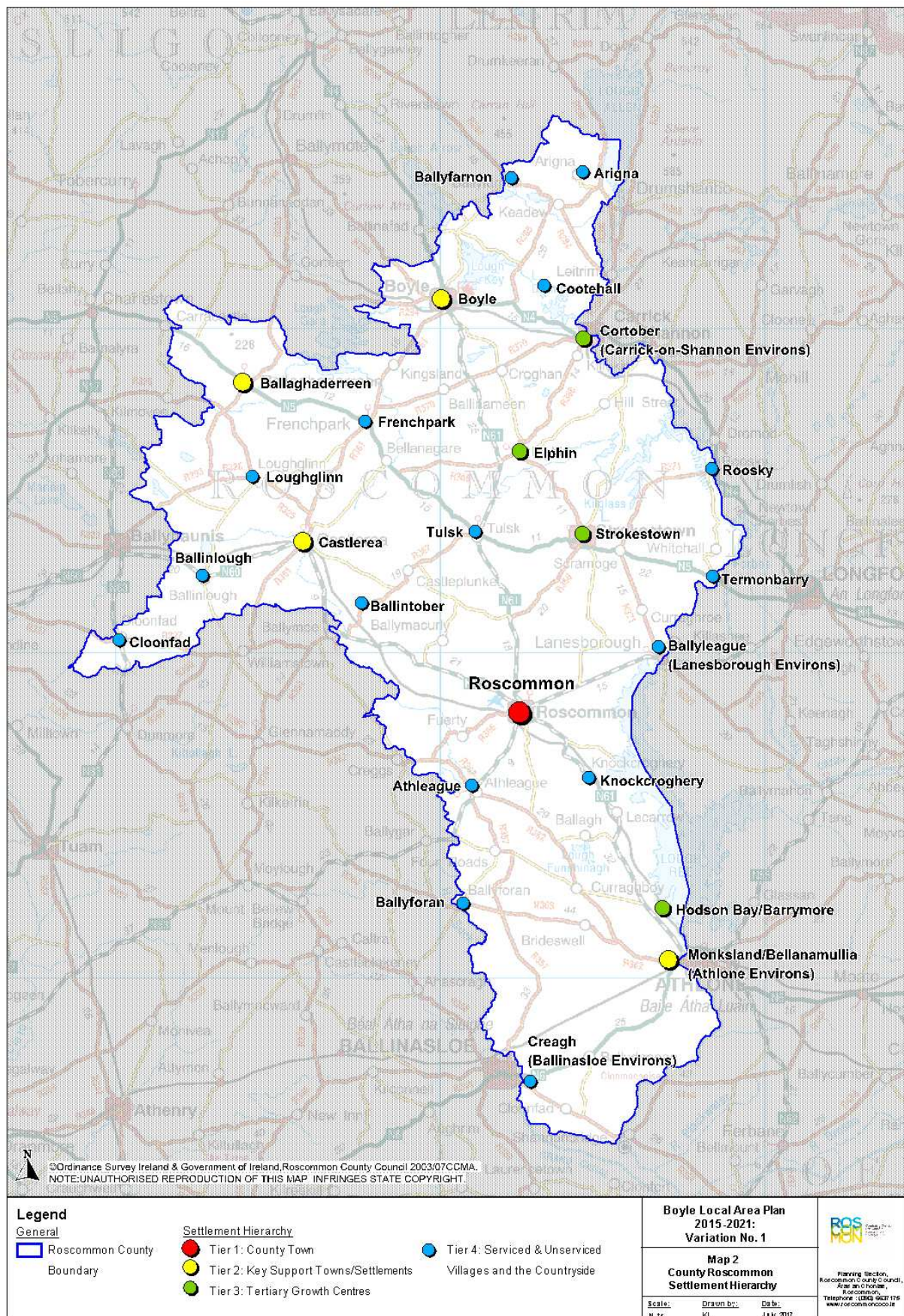
⁴ Given a density of 20 units per hectare

2.4 SETTLEMENT POLICY

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

- The RPGs provide population figures for the County up to 2022.
- The Council must consider these figures and distribute them amongst the County's towns in a manner consistent with the aims of the RPGs as well as the proper planning and sustainable development of the County.
- Population figures for each settlement are outlined in the Roscommon County Development Plan's Core Strategy which promotes the development of settlements in accordance with their location in a hierarchy as outlined in the NSS and RPGs.
- In accordance with the Core Strategy figures estimated as part of the RCDP 2014-2020, the Boyle Local Area Plan 2015 identifies a population growth of 367 persons over the period of the plan 2015-2021.





3 PROFILE OF BOYLE TOWN

Boyle (*Mainistir na Búille*) is located in North County Roscommon, c.44km from Roscommon town, c.16km from Carrick-on-Shannon and 40km from Sligo (See Map 1). The LAP area is in a strategic location and accessibility is a key advantage. Boyle has a modern primary road and rail network that connects it – east and west, north and south – to all the major cities and towns in Ireland. It is served by the N4 National Primary Route between Sligo and Dublin, and the N61 National Secondary Route to Athlone via Roscommon Town. Boyle Harbour forms part of the Shannon-Erne Waterway and is only a ten minute walk from Boyle Town.

3.1 EXISTING CONTEXT

3.1.1 General

Boyle is in close proximity to some of the county's main tourist attractions such as Lough Key Forest Park and Arigna Mining Experience. The town has a number of historic buildings such as King House and historical structures like Boyle Abbey.

The established historical character of Boyle lends itself to many examples of traditional shop fronts throughout the town centre.

The Boyle River running through the town is an attractive focal point, however there is potential to improve the walkways along the river which would further enhance the amenity value of this major feature of the town.

Boyle has attracted very little new retail/commercial activity in recent years and this has contributed towards a general dilapidation and vacancy of the number of town centre premises. A key challenge facing Boyle is attracting new business into the town centre.

3.1.2 Population and Demographic Profile

Census 2006 identified a population of 2,522 persons for Boyle Town. The census boundary and the Boyle LAP boundary are generally comparable in scale, however the census boundary does extend further west into the rural hinterland of Boyle, encompassing some additional one off houses. Nonetheless the census data is regarded as a relatively accurate reflection of the population within the Boyle LAP boundary.

According to the 2011 census the population only marginally increased to 2,588. This represents a 2.6% growth which is well below the county average (9%) and state average (8.2%) for the same period.

The table below provides a breakdown of the age profile of the population of Boyle according to the 2011 census.

Table 1: Age profile – Boyle Town Census 2011

Age Group	Population by age	% of population
0 – 14 years	472	18.5%
15 – 24 years	274	10.5%
25 – 44 years	692	26.7%
45 – 64 years	644	24.8%
65 years and over	506	19.5%
TOTAL	2,588	100%

3.1.3 Infrastructure and Services

3.1.3.1 Roads and Transportation

Boyle is situated approximately 44 kilometres from Roscommon town, 16 kilometres from Carrick-on-Shannon and 40km from Sligo. The Plan Area is served by the Bus Eireann Expressway and Bus Eireann Local services, with routes serving, amongst others, Carrick-on-Shannon, Roscommon Town, and Dublin. Boyle railway station operates a number of daily services on the Dublin/Sligo line.

Boyle town has easy access onto the N4 National Primary Route (Dublin to Sligo), with the N61 providing the north east link to the N4. The N61 National Secondary route runs through Boyle town centre and links Athlone, Roscommon and Boyle. The R294 Regional Road is the other main arterial road through the centre of the town, linking the N4 from the East, to the West of the town and onto Ballina.

The town is also served by the following regional roads: the R295 to Ballymote in the north-west and by the R361 Boyle/Frenchpark Road to the south west. The L5058 links the town to the Lough Key Forest & Amenity Park amenity area via an over bridge on the N4.

The Indicative Preferred Corridor for the N61 Boyle Town Bypass is illustrated on Map 5a. This proposed corridor should be reserved free of development for the N61 By-Pass for Boyle to connect with the R361 (Frenchpark Road). This project involves the construction of a new bypass route for the N61; approximately 5kms in length and the construction and realignment of existing regional and local roads, approximately 3kms in length. Progression of this scheme is currently suspended due to budgetary constraints.

3.1.3.2 Water Services

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

The Boyle/Ardcarne Regional Water Supply Scheme serves Boyle town. The source for this scheme is at Rockingham Springs, which is located to the east of Boyle town. The water currently receives chlorination and fluoridation at the source before being pumped to Carrickmore reservoir, which feeds Boyle Town and hinterland via gravity.

The current water supply is considered adequate and the water quality is adequate, as recent drinking water issues associated with the water treatment plant have now been addressed. The boil water notice which was placed on the drinking water treatment plant servicing Boyle has now been lifted.

3.1.3.3 Flood Risk and Protection

The OPW have recorded ten flood events in the Boyle LAP area, with five of these being classified as a recurring flood event. These five recurring flood events occur at Boyle Abbey, Deerpark, Breandrum, Ballyluggan and Ballinphuill – see Map No. 7 for details.

A Strategic Flood Risk Assessment (SFRA) of the town has been carried out as part of the LAP process. The SFRA identifies areas liable to flooding, assesses the extent of the flood risk in these areas and identifies mitigation measures to ensure that new development in the area will not exacerbate the existing problems and to prevent the recurrence of flooding. The land use zoning map has been developed taking into account the analysis and recommendations provided in the SFRA and the requirement to comply with *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009).

3.1.3.4 Wastewater Services

The current wastewater treatment plant has a capacity of approximately 6,000 population equivalent (PE) and the site also has the design capability for a capacity of approximately 9,000 PE. The current and potential capacity of the wastewater treatment plant is considered more than sufficient to meet the needs of existing development in town as well as potential development over the period of this Plan.

In relation to surface water quality, the most recent data from the EPA identifies Q-values¹ of good status (Q4) for monitoring points closest to the town.

3.1.3.5 Waste Management

A number of domestic waste collection companies operate in the town. Collectors provide a segregated collection service, where recyclables and municipal waste are collected on alternate weeks. Boyle also has a local civic amenity site, adjacent to the train station, which facilitates the recycling of a range of materials as well as a bring bank facility in Termon which is administered by the Council.

3.1.3.6 Energy

The town has an adequate electricity supply (see Map 9). There is currently no piped gas available in the town.

3.1.3.7 Telecommunications

The types of broadband available in Boyle include DSL, cable and mobile broadband. Direct satellite broadband is available in most parts of Roscommon. Mobile phone coverage, provided by a range of operators, is generally very good in and around the town.

3.1.4 Social and Community Facilities

3.1.4.1 Community Facilities

Facilities in Boyle and in close proximity to the town include inter alia: tennis courts, library, local angling, GAA Facilities, golf course, all-weather soccer pitch, community centre, family life centre, Garda Station and nursing homes.

A grant was secured to provide an outdoor adult exercise facility beside the existing children's adventure playground in the Pleasure Grounds, in Boyle Town. This new facility was completed in January 2012.



Children's playground & all weather pitch in the Pleasure Grounds

¹ The Q Value system describes the relationship between water and the macro-invertebrate community. Q5 have good water quality, while Q1 have bad water quality. In addition, in accordance with the Water Framework Directive, surface waters in Ireland are classified as high, good, moderate, poor and bad quality.

3.1.4.2 Schools and Educational Facilities

There are currently three primary schools in Boyle: the Convent of Mercy Primary School, St. Joseph's Primary School and the Parochial National School.

Abbey Community College is the only Secondary Level School in Boyle, and it opened in September 2002 following the amalgamation of Scoil Chríost an Rí, St Mary's College and Boyle Vocational School.

Post Leaving Certificate courses are also run in the Abbey Community College, for school leavers or adults wishing to return to education.

The closest third level facility to Boyle is the Sligo Institute of Technology at c. 40kms from the town.

3.1.4.3 Health

Healthcare in the town is provided by the HSE and other private agencies, and includes facilities such as a nursing home, a health centre, GP Surgeries and pharmacies.

In May 2014 planning permission was granted for a Primary Care Centre beside the Plunkett Community Nursing Home in the town centre. When developed, this facility will provide a wide ranging medical treatment and care facility for the town and wider area.

3.1.4.4 Burial Grounds

The main cemetery serving Boyle is Assylín, which is located outside the LAP development boundary, towards the west of the town.

3.1.4.5 Fire Service

Boyle Fire Station was built in 1994 and is situated on Marian Road in the centre of the town.

3.1.5 Recreation, Leisure and Tourism

3.1.5.1 Open Space, Sporting Provision and Activities

Open space and recreational areas in the town are primarily provided at 'The Lawns'/Boyle Town Park, the Pleasure Grounds at King House and along the Boyle Canal.

Sporting facilities in the town include the GAA and soccer pitches and tennis courts. A wide variety of sporting organisations exist in the town.

3.1.5.2 Tourism Resources, Facilities and Infrastructure

Tourist facilities associated with Boyle include Boyle Canal and Harbour, King House and Boyle Abbey. Lough Key Forest Park lies just east of the town and this is the key tourist facility in the north of the County.

Fishing in the wider Boyle area is also very popular with visiting tourists. Annual fishing competitions also take place on Lough Key as well as many other surrounding lakes and rivers. Coarse angling is available on the Boyle River and Lough Arrow is particularly popular for Brown Trout fishing. Further tourism and recreation opportunities in the area include camping, orienteering, nature walks, climbing, hiking, boating, sailing, rowing, golf, and swimming, to name but a few.

Boyle and its surrounding area contain a wealth of, not only historical aspects, but also a wide variety of environmental and ecologically important areas, for example along the Boyle River, Plunkett Avenue Green

Area and the Famine Graveyard. Whilst Boyle has a considerable wealth of historic features, including King House and Boyle Abbey, amongst others, the potential to attract visitors to the town has yet to be fully realised.

3.1.5.3 Arts and Theatre

Boyle Arts Festival (BAF) has established a reputation for excellence, earning it a place as one of the best festivals in Ireland each summer. The festival has been the winner of several national awards and welcomes new and innovative contributions. Events include a major art exhibition of works by contemporary Irish Artists, Classical and Traditional Music, Poetry, Drama, Lectures, Dance, and Children's events.

The Boyle Civic Collection is now widely considered as a collection of paintings and sculptures by the very best of contemporary Irish artists. The acquisition of works commenced in 1990, and the ever-expanding collection now is in excess of 150 paintings and sculptures. The objectives of the Trustees are to build a collection of contemporary Irish art of the highest quality, to encourage the local community to visit and take pride in their collection, and to encourage artists, businesses and organisations to donate work.

3.1.6 Built and Natural Heritage

3.1.6.1 Architectural and Archaeological Heritage

There are over 60 protected structures in the town which greatly contribute to the significant heritage status of Boyle.

The two oldest structures in Boyle are located beside one another i.e. Boyle Abbey and Abbeytown Bridge. The abbey was founded as a Cistercian Monastery in the 12th century under the patronage of the local ruling family, the MacDermott Clan. During the 17th and 18th centuries it was used to accommodate a military garrison. Boyle Abbey is one of the best preserved structures of its type in Ireland and is a popular visitor attraction. Its restored 16th/17th gatehouse is often utilised to house an exhibition. The Abbey is now a national monument in state care.



Boyle Abbey & King House are two distinctive heritage features within the town

Another of the more significant sites in Boyle, and also a site of National importance, is King House. This Palladian mansion dating from c.1730 was later used as a barracks when the King family vacated it and moved to Rockingham in 1788. It was restored by RCC from 1989. Today it is an important tourist attraction, accommodating exhibitions focusing on the Ancient Kingdom of Connaught, the construction and restoration of King House itself, and a history of the Connaught Rangers Regiment who occupied it. Of particular note is the main entrance long gallery with flagged floor and original fireplace, the extensive vaulted ceilings on all floors, the Palladian windows and the main salon, which is in use once again as a venue for recitals and banquets. Its curtilage contains interesting buildings including a seventeenth-century structure.

There are a number of other very significant structures in the town, including Frybrook House, which was built c. 1753. It is a detached three-storey Georgian house, with a classic Palladian façade. The drawing room is considered to contain some of the finest examples of decorative plasterwork in existence. Many of the rooms enjoy views of the Boyle River, which borders part of the original six acre property.

Other notable buildings which add to the character of the town include:

- Abbeyview House, from c.1790, occupied by the Kings' agent, and the estate's rent office, c. 1800, both on Military Road;
- The Gothic gate lodge to the Rockingham estate;
- Stewart's Mills;
- The historic Church of Ireland Church on Green Street; and
- St Joseph's Church on Sligo Road.

In relation to Architectural Conservation Areas (ACAs) three former distinct ACAs within the town have been combined to form one ACA (see Figure below) which encompasses much of the town core and parts of Elphin Street, The Crescent, Bridge Street, Patrick Street and Main Street.

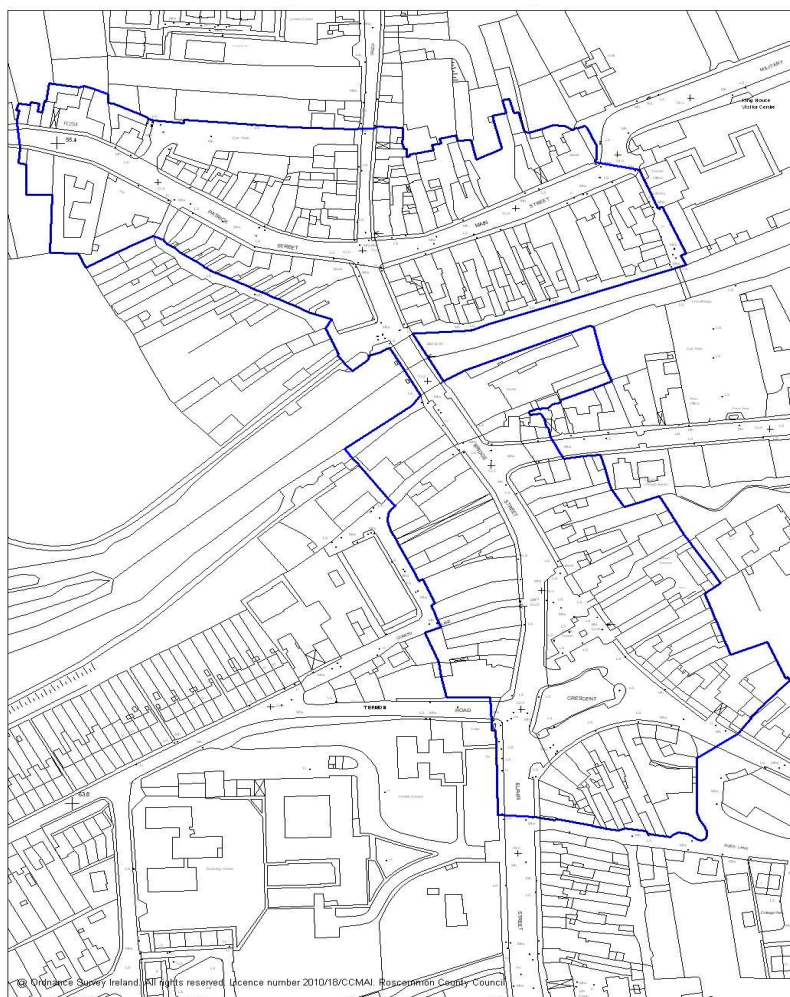


Figure 1 Boyle Town ACA Boundary

3.1.6.2 Natural Heritage

There are no Natura 2000 (SPA/SAC) sites within or adjoining the Boyle LAP boundary. Map No. 10 identifies all of the Natura 2000 Sites within a 15km radius of the Boyle LAP Boundary along with all of the Natural Heritage Areas (NHAs) and Proposed Natural Heritage Areas (pNHAs) within a 15km radius of the Plan boundary.

The town of Boyle and the Plan area fall within Landscape Character Area 17: Boyle and Curlew Mountains² which is of very high landscape value reflecting the high quality of built heritage features within the town environs.

3.1.7 Economic Development and Employment

3.1.7.1 Economic Profile

Boyle Town is identified as a Tier 2 settlement in the RCDP Settlement Hierarchy in recognition of its importance within the Regional Planning Guidelines, existing population base, economic development potential, availability of services and critical infrastructure (particularly public transportation), and urban structure.

There are no major industries in the Boyle area at present and a significant proportion of people living in the area commute to towns such as Sligo, Carrick-on-Shannon, Longford, and Roscommon to work. Employment within the town is mainly generated through retail and service activity, for example local businesses, shops, supermarkets, solicitor's offices, insurance brokers, licensed facilities, amongst others. Whilst Boyle acts as a local service centre for the surrounding rural hinterland, there is insufficient indigenous employment for residents of the town at present.

Boyle lacks the presence of large scale industries which would generate employment and economic activity. In addition to the commercial/retail and industrial lands included on the land use zoning map, flexible policies and objectives are also included in this LAP, which demonstrate RCC's commitment to promoting and supporting the creation of additional employment for Boyle (See appended Maps 13, 13a, 13b and 13c).

A key issue of concern within Boyle is the lack of new commercial activity that has taken place in the town over recent years. The town is reasonably well serviced in terms of long established convenience and comparison stores, however it would benefit greatly from new retail and commercial investment.

Vacancy of existing commercial developments throughout the town was identified as an issue in the previous LAP and this situation remains, with units remaining vacant for a substantial period of time.

Having regard to the size, scale, and nature of the town, the strategy for economic development in Boyle must focus on the delivery of local services and employment generation. Appropriate land use zoning within the Plan boundary will enable new and existing commercial investors to develop and expand their business in Boyle.

3.1.8 Urban Development

3.1.8.1 Residential Development

Like so many towns Boyle witnessed a significant level of residential development over the past decade or so. The majority of recent residential development which has taken place is located outside of the town core towards the southern environs of the LAP boundary in the townland of Great Meadow and also towards the eastern LAP environs in the townland of Warren or Drum.

At the beginning of 2015 there were approximately 189 vacant residential units within the LAP boundary. The 2014 National Housing Development Survey (NHDS) identified 5 unfinished residential estates in the town (refer to Table 11, Appendix 7 for details).

² See the Roscommon Landscape Character Assessment which forms part of the RCDP 2014-2020.

4 CHALLENGES AND OPPORTUNITIES

4.1 CHALLENGES

COMMUNITY VIEW

Parking charges at the train station have led to a significant increase in cars parking on the public roads around the station.

Footpath improvements and extensions of the footpaths in place are necessary for increased pedestrian safety.

4.1.1 Infrastructure and Services

Road, Pedestrian and Cycle Networks

- Ensuring continued maintenance, improvement and upgrading of existing infrastructure and the timely development of new infrastructure in line with the development of the town.
- Over reliance on the private car, deficient public footpath network and limited cycle ways in town.
- Traffic congestion due to conflict between through and circulating traffic.

COMMUNITY VIEW

Significant concerns regarding the ongoing boil water notices and the quality of water were expressed by community members.

Water and Wastewater Services

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

Flood Risk and Protection

- Control development and ensure appropriate flood mitigating measures are in place.

It is essential that development is steered away from floodplains.

COMMUNITY VIEW

The tidy towns committee are very active and it is important that they are supported to ensure the streets are kept tidy to enhance the visual appearance of the town.

There were no issues regarding energy supply in the Boyle LAP area highlighted.

Waste Management

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

Energy

- A secure and reliable electricity transmission infrastructure is needed to support economic development and attract investment to the area.
- Current lack of a gas network in the County.

Telecommunications

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

COMMUNITY VIEW

The town has yet to realise its full tourism potential.

Boyle needs more tourist accommodation and most notably needs a hotel.

King House is a wonderful asset in the town and should be used more.

The re-opening of the old Courthouse as a tourist/visitor facility is welcomed.

There is a need for greater links with Lough Key Forest Park.

4.1.2 Community Facilities

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

4.1.3 Tourism Resources, Facilities and Infrastructure

- Capitalising on the tourism potential of the town and the wider area is essential to the local economy.
- Maintaining the heritage value of the town centre buildings and encourage the appropriate reuse/redevelopment of vacant buildings.
- Encouraging links and coordination with Lough Key Forest Park to provide tourist facilities and bring recreational opportunities to the attention of the local community and visitors alike.
- Promoting the strengths of the town including its built heritage and its proximity to the main tourism facility in the County i.e. Lough Key Forest Park.

4.1.4 Built and Natural HeritageBuildings within the Town

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

Architectural Conservation Areas (ACAs)

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

4.1.5 Economic Development and Employment

- Encouraging new business into the town to expand the range of commercial facilities available and increase employment opportunities in the town.
- Industrial and large scale businesses in the town are lacking and it is a key aim to encourage companies to establish a base within the Boyle LAP area.

COMMUNITY VIEW

Developments such as a new hotel will be a catalyst for further new commercial developments in Boyle.

There are far too many town centre vacant premises in Boyle which need to be re-used and or redeveloped.

4.1.6 Retail and Commercial Development

- Ensuring residents of the town and surrounding environs mainly utilise the retail provision in Boyle for their shopping needs rather than going to Sligo and Cortober/Carrick-on-Shannon.
- Securing occupancy for the significant levels of vacant retail and commercial floor space that exists in the town.
- Strengthening the town core by expanding the existing retail and commercial facilities in place.

4.1.7 Residential Development

- Addressing residential vacancy in the town (189 units – Jan 2015).
- Addressing public health and safety, as well as security on unfinished residential estates, and the satisfactory completion of essential services such as roads, public lighting, footpaths, piped services and amenity areas.

COMMUNITY VIEW

Completing the unfinished estates in the town is essential.

4.2 OPPORTUNITIES

4.2.1 Infrastructure and Services

Road, Pedestrian and Cycle Networks

- Relieve traffic congestion and facilitate increased freedom of movement in and around the town through the development of the link road between the N4 and N61.
- Improve the quality of approach roads into the town.
- Encourage a move away from high rates of dependency on the private car through increased provision of footpaths and cycle lanes.

COMMUNITY VIEW

Greater links to Lough Key Forest Park can be achieved through greater pedestrian provision and a cycle lane.

4.2.2 Community Facilities

- Increase the provision of community facilities in the town for all age groups and ensure existing facilities are maintained.
- The dual-use of schools and other community and educational facilities for training courses, classes etc.

The Pleasure Grounds is a great community facility and all ages use the park.

The Men's Shed beside the Courthouse is working well in the town.

Open Space

- Ensure that existing public open spaces are properly maintained and managed so that all members of the community can avail of and enjoy these essential community facilities.

4.2.3 Tourism Resources, Facilities and Infrastructure

- Strengthened the links between Boyle and Lough Key Forest Park so both areas can benefit from visiting tourists.
- Create a cycle lane from the town to the Lough Key Forest Park.
- Develop other initiatives, such as specialist historic tours from King House/Boyle Abbey to Lough Key Forest Park. Historical information of the area could be provided on the tour.
- Facilitate a hotel development in Boyle town, which would be an anchor for new associated commercial developments.
- Increase tourism signage to identify key attractions in the town in order to entice visitors to Boyle to stay and explore the area.
- Develop and promote safe walkways in the vicinity of places of interest, such as the canal and thereby encourage people to visit underutilised areas.
- Capitalise on the heritage of the town through the development of heritage walks around the town to buildings of interest, such as King House or the Crescent.

COMMUNITY VIEW

The provision of bicycle hire in both Boyle and Lough Key Forest Park with a cycle lane should be explored.

Additional tourism and heritage information should be used throughout the town. Greater advertising of the canal is necessary.

Tree-planting and landscaping is needed around the canal. This area is under utilised by locals and visitors

4.2.4 Built and Natural Heritage

Architectural Conservation Areas

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

Archaeological Heritage

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

4.2.5 Economic Development and Employment

- It is important that Boyle strengthens links with Carrick-on-Shannon and Sligo to foster opportunities for new associated commercial activities for example within the leisure tourism industry.
- Promote development contribution reductions in order to encourage new businesses into the town centre and incentivise occupation of existing vacant buildings.
- Developing linkages between businesses e.g. a new hotel could have a knock on effect for the creation of ancillary commercial developments such as restaurants and shops.
- Recognise and fully realise the potential of tourism to be a key economic driver for Boyle and the wider region.
- Increase the choice and range of retail facilities in the town, including retail facilities which capitalise on the heritage and tourism potential of the town.
- Encourage appropriately scaled industrial development where there is adequate infrastructure provision.

4.2.6 Retail and Commercial Development

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

COMMUNITY VIEW

Amendments to the development contribution scheme will create an incentive for prospective commercial investors

Retail and Commercial Vacancy

- Encourage the use of vacant and extant retail floorspace to accommodate new retail development over the period of the Plan.
- Steer retail activity towards the town centre to reinvigorate the area.
- Where appropriate encourage the use of existing large scale buildings or warehouses to accommodate retail warehousing over the plan period.

4.2.7 Home-based Economic Activity

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

4.2.8 Residential Development

- Encourage the use / reuse of existing vacant residential units in the town as an alternative to new build.
- Encourage the completion of unfinished housing estates. In cases where this cannot be achieved seek to improve unfinished residential areas for the benefit of existing residents.

5 VISION AND DEVELOPMENT STRATEGY

Roscommon County Council has an ambitious but achievable **Vision** for Boyle for the period 2015 – 2021 and beyond.

VISION: Re-vitalise Boyle through the encouragement of new business and commercial development to an expanded town core, and through the development of a greater awareness of the rich heritage value and unique attributes of the town and surrounding area. Boyle will be an attractive and vibrant town which capitalises on its distinct character and the unique advantage of its proximity to Lough Key Forest Park and maximises the potential of the town to become sustainable, dynamic and resourceful tourism destination. The town will develop and enhance existing local facilities, services and amenities to their fullest in order to create a vibrant, sustainable and inclusive community for all.

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

1. Build on the role of Boyle as a key town in the Settlement Strategy for the county.
2. Create a vibrant and sustainable community by ensuring appropriate levels of services to support existing and future populations. These services should be provided in tandem with development and associated population increase.
3. Promote an enhanced quality of life for all, based on high quality sustainable residential, working and recreational environments, infrastructural and transportation networks, with the use of alternative energy in a sustainable and harmonious way.
4. Increase commercial activity in the town which will generate a greater level of employment and vibrancy in the town core. Appropriate scaled retail development needs to be steered toward the town centre to consolidate the town core.
5. Improve pedestrian access and lighting along the Boyle River and encourage restoration works to properties fronting onto the main thoroughfares would enhance the town setting.
6. Encourage initiatives to improve the urban environment and the overall character and appearance of its streetscapes, by promoting the development of all areas of the town to their fullest potential. This includes ensuring the redevelopment and reuse of vacant and derelict residential, commercial and retail buildings in the town and promoting the renewal and environmental improvement of neglected areas.
7. Promote, encourage and facilitate the further growth of tourism related developments which will strengthen the promotion of the town as a key tourism base in the region. It is essential that links with Lough Key Forest Park are strengthened as part of this strategic aim.
8. Recognise that archaeological, natural and built heritage in the area are important elements of the town and ensure their conservation, enhancement, public access and enjoyment, particularly along the streetscapes and facades within the Architectural Conservation Areas.
9. Provide opportunities to strengthen the local economy through facilitating new industrial and local enterprise development.
10. Develop a safer, more efficient and integrated transport system that will improve the road network, traffic management, parking facilities, public transport, and provide safe pedestrian and cycle routes.
11. Protect and safeguard groundwater supplies and ensure that they are not compromised by commercial, agricultural, domestic or other activities, particularly in non-serviced areas outside the town boundary.
12. Ensure that the appropriate level of services and infrastructure is available to support the existing and future population in terms of wastewater disposal, water supply and surface water disposal.
13. Avoid urban sprawl on the edges of the town and maintain a clear distinction between the urban envelope and the rural hinterland.
14. Promote Boyle Harbour and Boyle Canal as key recreational and tourism related water based facilities.

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

5.1 DEVELOPMENT STRATEGY OPTIONS

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

The key focus for the development of Boyle is to promote new commercial development within the town. Emphasis on promoting the heritage and tourism value of Boyle is essential to establishing a growth in the local economy through tourism initiatives. The wide range of recreational and cultural attractions on offer within the Boyle area and its environs is one of the town's greatest strengths. The importance of the Boyle River, Boyle Harbour and the close proximity of the Lough Key Forest Park at Rockingham to the town, cannot be overstated.

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

Development Strategy Options

Three Development Strategy Options were considered for Boyle Town:

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

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

Main Features of Development Strategy 1 (Figure 2 below)

- Peripheral areas of lands zoned for residential/commercial development in peripheral areas with no direct link to the town centre.
- Improvement of existing pedestrian provision within the town, particularly in the vicinity of the Boyle River.
- New link/distributor road for Boyle town to the south east of the development boundary linking the N61 to the N4.
- Extensive area of land zoned 'Industrial' associated with the envisaged N61 link to the N4 route.
- Substantial peripheral portions of lands to the south and east of the Plan boundary zoned Business Enterprise Park/Light Industry.
- Core Town centre primarily confined to lands immediately south and north of the Boyle River.

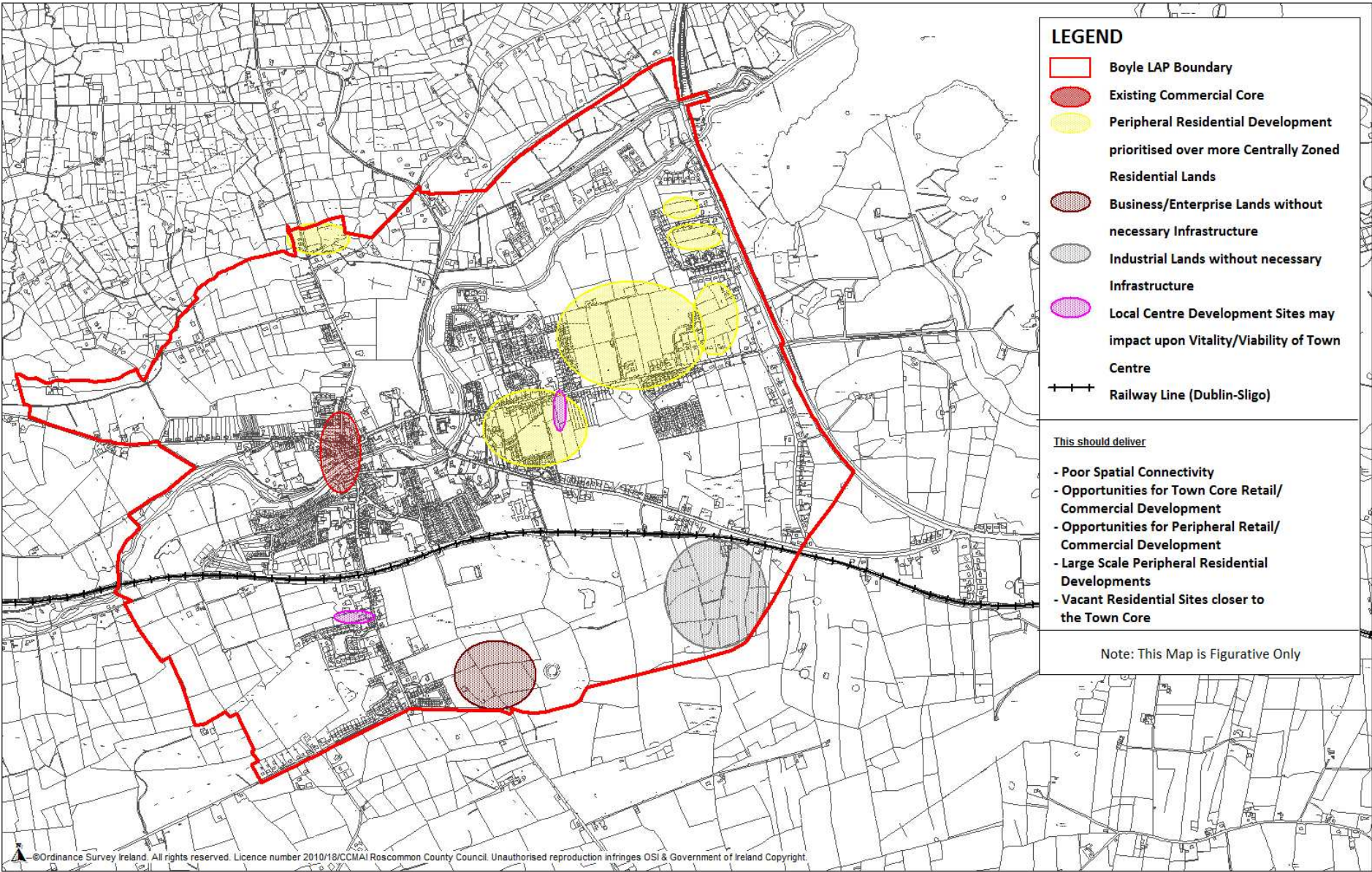
Positive Implications of Development Strategy 1

- Improvement of the pedestrian paths and links within the town and around the river would improve local access and the overall streetscape within the town centre.
- Opportunities for strengthening the core are provided for with the town centre zoning policies.
- Traffic congestion in the town would be reduced in the event of the development of the Boyle town link/distributor road taking N61 traffic out of town.
- Provision is made for large scale Business Enterprise Park / Light Industrial, as well as industrial development. However it should be noted that this is primarily reliant on the N61/N4 distributor/link road being developed.

Negative Implications of Development Strategy 1

- Unsustainable expansion of peripheral lands zoned for residential development within the plan boundary when opportunities for residential development exist closer to the town centre i.e. Phase 2 and Phase 3 lands are located closer to the town centre than Phase 1 lands.
- The vitality and viability of the town centre would be reduced by isolated out-of-town commercial/retail developments. The development of local centres towards the periphery of the town will have a negative impact on town centre commercial/retail activity.
- Development of all new residential lands would lead to an approximate increase by 50% from that of the current population of the town, which would place significant pressure on the existing infrastructure provision.
- Zoning in and around the town core is in many instances dictated by the existing land use e.g. town centre residential properties are zoned residential rather than zoned town core. This impacts upon the zoning matrix and what is permissible on town centre lands. There is scope to expand the town core zoning.
- The lands towards the south and south east of the LAP boundary, i.e. SO1 (Business Enterprise Park/Light Industry) and 'Industrial Uses' cannot feasibly be developed until the N61/N4 distributor/link road is developed. As per Chapter 4, page 83 of the Roscommon County Development Plan 2014 – 2020 this project "has been suspended until further notice and may not be completed within the period of this plan."

Figure 2
Development Strategy 1
The 2012-2018 Development Plan Strategy



Main Features of Development Strategy 2 (Figure 3 below)

- Consolidate the commercial core by directing new commercial/retail development to existing vacant and infill development only.
- New residential development restricted to existing vacant properties within the town, individual infill sites and unfinished residential housing estates i.e. where dwellings are partially completed.
- Areas of residential and commercial development likely to occur in the peripheral areas of the LAP boundary.
- Substantial peripheral portions of lands to the south and east of the Plan boundary zoned Business Enterprise Park/Light Industry.
- New link/distributor road for Boyle town to the south east of the development boundary linking the N61 to the N4.
- Extensive area of land zoned 'Industrial' associated with envisaged N61 link to the N4 route.

Positive Implications of Development Strategy 2

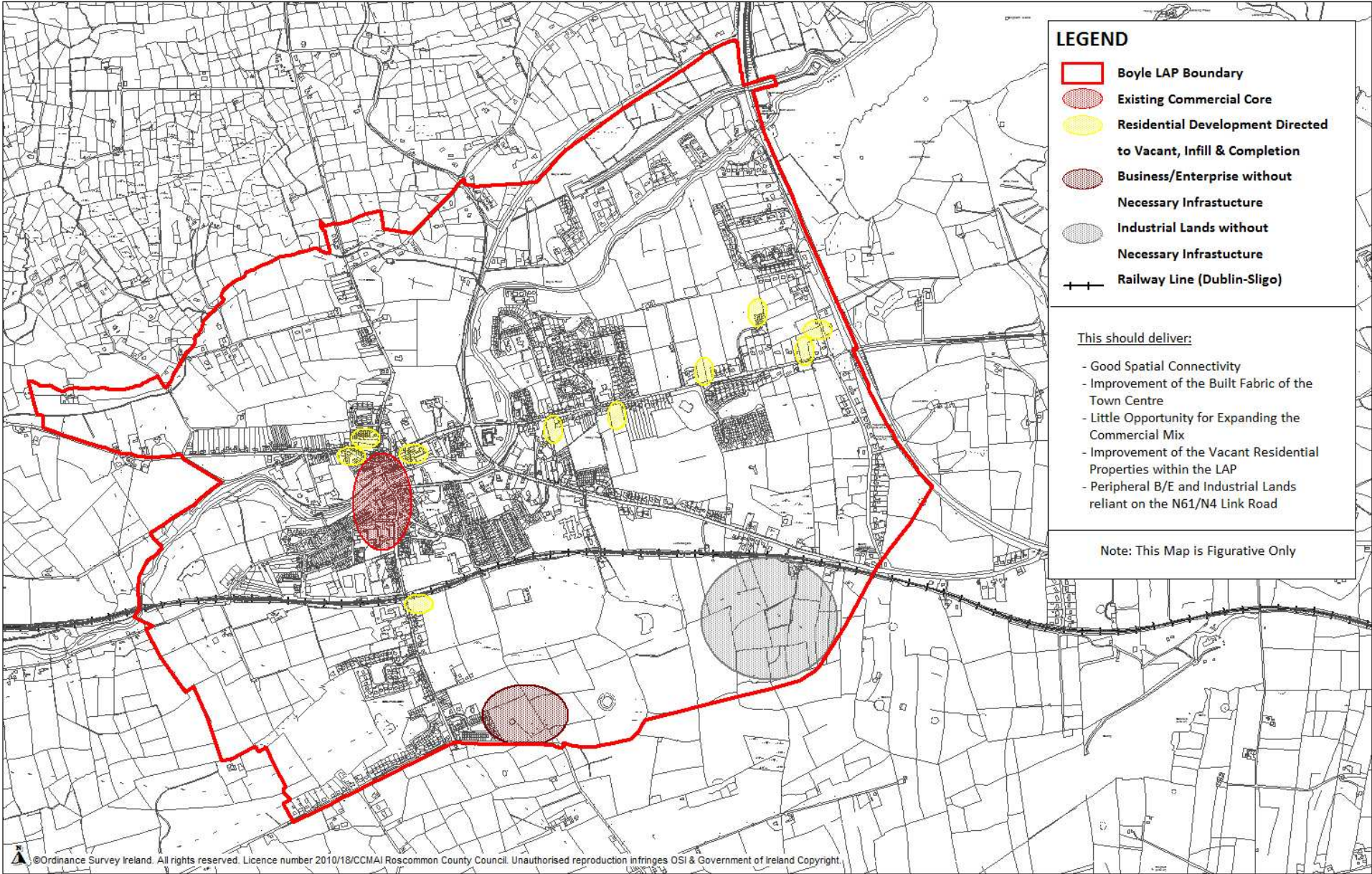
- The vitality and viability of the town centre could be increased by directing new commercial and retail businesses to vacant units and infill sites in the town centre.
- The residential fabric of the town centre would improve as development is steered towards either renovating or replacing dwellings on brownfield sites only. Completion of partially constructed dwellings would improve the appearance of the overall development.
- Traffic congestion in the town would be reduced due to the development of the Boyle town link/distributor road taking N61 traffic out of town.
- The opportunity to develop 'Industrial' zoned lands in the south eastern plan area may arise as a result of the link/distributor road development.

Negative Implications of Development Strategy 2

- No opportunity to strengthen the town centre through new build development, as opportunities for such new build commercial developments would be limited.
- Restricting new residential development solely to brownfield and infill sites and to existing unfinished units could act as a deterrent for new people wishing to move to the town. Furthermore this approach may not provide a sufficient housing supply to meet a market and increased population demand.
- A restrictive housing policy within the LAP zone may lead to pressure for residential development outside the Plan boundary.
- Particular development proposals may not be suited to operate from re-modelled or renovated structures and may require a specific design build, which can only be achieved by a new build development.
- Development on the industrial zoned lands towards the south eastern LAP boundary cannot take place until the road infrastructure is developed. In the absence of a definitive commitment to develop the link/distributor road, the lands zoned 'Industrial' cannot realistically be considered as viable opportunity lands to facilitate industrial related developments.

Figure 3

Development Strategy 2
Consolidate Future Development



Main Features of Development Strategy 3 (Figure 4 below)

- Expansion of the Core Town Centre zoning provision.
- Encourage new retail/commercial development, in a sequential manner, to existing vacant and brownfield sites. However where sequential tests have exhausted these development opportunities, facilitate retail/commercial development on other appropriate sites within the town centre.
- Residential development is phased outward from the town centre with opportunities for new residential development provided closer to the town centre.
- No new areas of residential or commercial on the periphery of the development envelope.
- Improvement of existing pedestrian provision within the town, particularly in the vicinity of the Boyle River and overall improvement of existing pedestrian links would enhance the character and accessibility of the town's retail core by encouraging greater pedestrian permeability.
- New link/distributor road for Boyle Town to the south east of the development boundary linking the N61 to the N4.

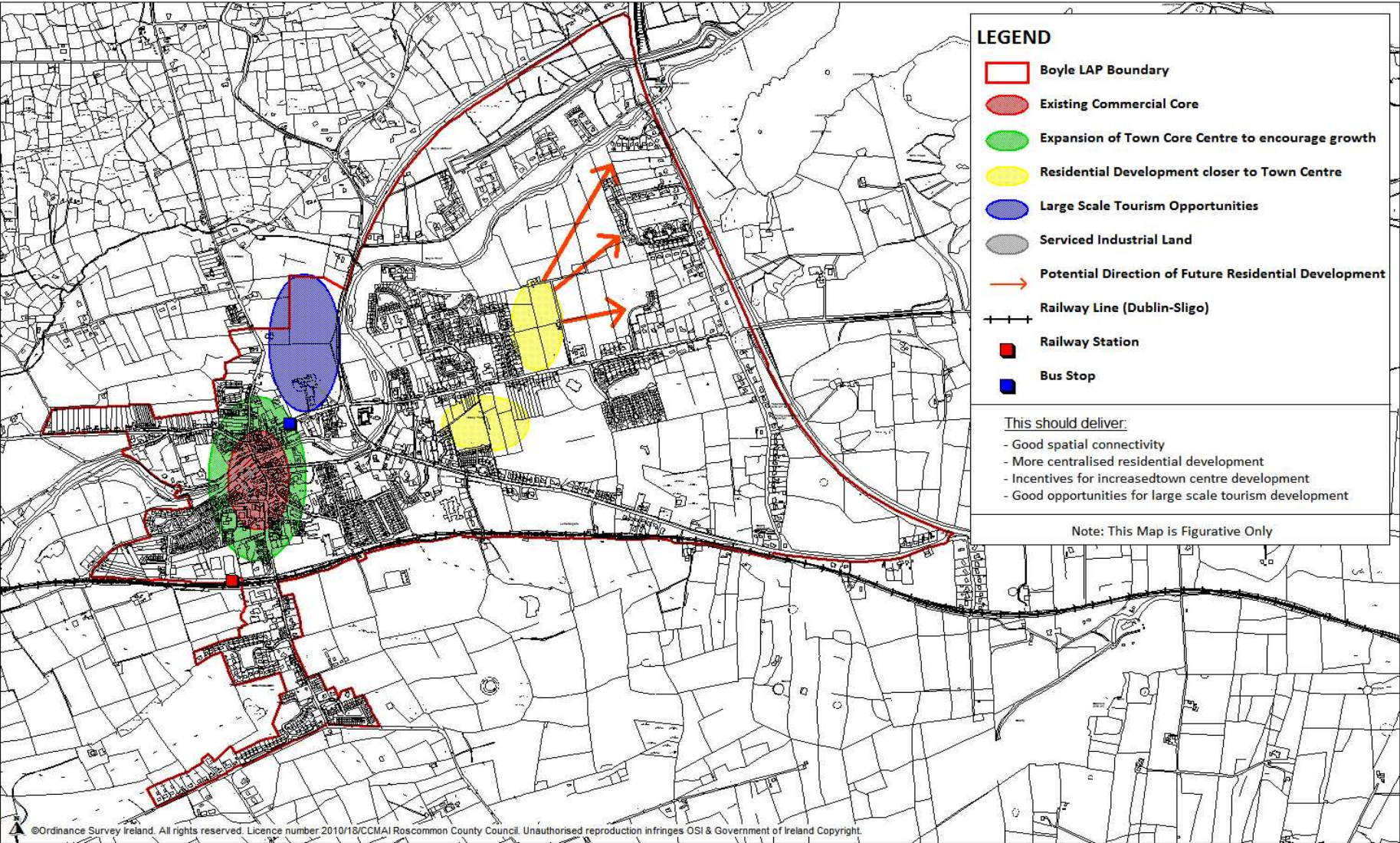
Positive Implications of Development Strategy 3

- Expansion of the Core Town Centre zoning provision will facilitate the opportunity for new commercial development in the town centre thereby increasing the vitality and viability of the town centre.
- Viable opportunities for industrial development are available under this Strategy and exist through the newly zoned industrial lands, which may entice investors/developers to the town.
- Improvements in pedestrian provision and pedestrian links from the main streets to backland areas would improve local access may facilitate the regeneration and redevelopment of backland areas within the town centre.
- Traffic congestion in the town would be reduced due to the development of the Boyle Town link/distributor road taking N61 traffic out of town
- Identification of new residential development opportunities closer to the town centre and structured phasing of new residential development, outward from the town centre, would ensure that development occurs in a consolidated and sustainable manner.

Negative Implications of Development Strategy 3

- From an infrastructure provision perspective, the ongoing suspension of the development of the N61/N4 distributor/link road could undermine this strategy and thereby be considered as a negative element to this development strategy.

Figure 4
Development Strategy 3
Prioritise Town Centre Development With Phased Outward Expansion
(Preferred Strategic Option)



The Preferred Development Strategy for Boyle

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

Creating a Workable Strategy

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

An increase in commercial activity in the town generated through an expansion of the Core Town Centre zoning. This will facilitate a wider range of acceptable retail and commercial developments within the town centre will generate employment and strengthen the town core.

Improvement of the urban environment and the overall character and appearance of the town centre by promoting the redevelopment and reuse of vacant and derelict residential, commercial and retail buildings in the town. Where appropriate the application of sequential tests to address the issue of brownfield over greenfield development. Prospective developers of new retail/commercial developments will be required to demonstrate that existing units are unavailable or easily adaptable within the town.

The identification of new residential development opportunities within the environs of the town centre and a move away from peripheral residential development. A focus on developing more central and high quality residential developments will provide more consolidated and attractive housing provision for prospective homeowners.

The development of the Boyle link/distributor between the N61 and the N4 to reduce through-traffic (particularly HGV movement) in the town centre. This indicative link/distributor road identified between the N61 and N4 will provide an efficient link for Dublin/Sligo bound traffic from the south of Boyle and will increase accessibility to the town centre for locals and visitors to the area.

Emphasis should be placed on promoting the rich heritage and tourism value of Boyle. There are realistic opportunities to increase the level of tourism revenue generated in Boyle through the increased provision of tourist related facilities.

The following are the Development Objectives for Boyle:

Objective 1	Generate increased retail and commercial activity within the town
Objective 2	Improve the vibrancy of the town core by encouraging the philosophy of re-use and redevelopment of existing vacant buildings. Those properties on the Vacant Sites Register are of particular relevance.
Objective 3	New residential development to be more centralised within the Plan area
Objective 4	Increase tourism related facilities and activities within the Plan area
Objective 5	Proposed N61 – N4 Boyle town link/distributor road

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

5.2 HOUSING STRATEGY AND RESIDENTIAL DEVELOPMENT

National guidance promotes the use of a ‘sequential approach’ in relation to the zoning and development of lands in urban areas in order to maximise the use of existing and future infrastructure, and to promote sustainability.¹ The sequential approach specifies that zoning shall extend outwards from the centre of an urban area, with undeveloped lands closest to the core and on public transport routes being given preference (i.e. leapfrogging to more remote areas should be avoided). A strong emphasis should be placed on encouraging infill opportunities and the better use of under-utilised lands. Areas to be zoned shall be contiguous to existing zoned development lands. The provision of water and sewerage investment by local authorities must also be related to the sequencing of residential lands and must also be integrated with the provision of public transport, schools, and community and leisure facilities.

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

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

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

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

Consequently the expected population increase in Boyle town between **2015 and 2021**, based on the minimum population growth targets identified in the RPGs, is **367 persons**. Taking a projected average household size of **2.5 persons**² the total number of residential units required over this period is **147**. In order to calculate the total amount of residential zoned land required over this period, a density of **20 residential units per hectare** is used, resulting in a land requirement of approximately **7.3 hectares**.

However, there is also a need to ensure that enough land is available to meet residential needs for nine years (6 years of the Plan period and 3 years beyond).³ Therefore, taking this into account, an additional 3.7 hectares is zoned as ‘**Strategic Residential Reserve**’ giving a total of **11 hectares** of residential zoned land provided over the period of this Plan 2015-2021.

5.2.1 Development Strategy for Residential Development

The Boyle Local Area Plan 2012-2018 identified almost 27.5 hectares of land for residential development in the town - more than 2.5 times the amount of land needed to accommodate the population growth predicted up to 2021. Development of this extent of land could potentially accommodate up to 550 new

¹ See Development Plans: Guidelines for Local Authorities, DEHLG (June 2007) and Local Area Plans: Guidelines for Planning Authorities, DECLG (June 2013).

² The RPGs for the West Region 2010-2022 (RPGs) indicate an average of 2.5 persons per all households outside Roscommon Town.

³ Development Plans Guidelines for Planning Authorities, June 2007, DEHLG (now DECLG), page 43.

residences and approximately 1,375 people i.e. an approximate increase close to 50% of the current population of the town.⁴ This would be unsustainable and would give rise to deficiencies in servicing such a large population increase, as well as being inconsistent with the town's low growth rate and the current economic climate.

Therefore the DECLG's 'sequential approach', as outlined earlier in this section, has been used to identify suitable lands for new residential development in this Local Area Plan.

In addition, the Development Strategy for residential development in Boyle has given due regard to development patterns in recent years, which has included a trend towards the conversion of many former residential units in the town to commercial uses, which would appear to be driven in part by their proximity to the town core as a suitable place of business.

It is recognised that the TC1, TC2 and TC3 (town centre zonings) zoning matrix demonstrates that residential development is open to consideration. Residential use as part of a mixed use zoning is a beneficial contributor in stimulating activity and vibrancy in the town. However an assessment of planning and development activity in Boyle town centre over recent years, combined with on the ground research, shows that there is limited demand for new residential development or for the renovation and re-occupation of existing vacant properties as residential units. This is considered to be due in part to physical constraints presented by a historic and compact town centre and the resultant lack of Greenfield development opportunities, and also due to the fabric of many older town centre structures which present significant construction and financial challenges where conversion / re-development to residential accommodation may be considered. Consequently residential development in the town centre has tended to be dominated by domestic extensions / alterations. Such development patterns are likely to continue in the coming years, with new residential development in the core town centre zones therefore likely to account for a very limited proportion of new residential development.

The Council will maintain a Vacant Site Register and implement the Vacant Site Levy as required by the Urban Regeneration and Housing Act, 2015, as a mechanism to stimulate site activation in urban areas, which is intended to "bring underutilised vacant sites and buildings into beneficial use, ensuring more sustainable urban development and an efficient return on state investment in enabling infrastructure."⁵

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

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

The Development Strategy has taken into consideration:

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

⁴ Current population of Boyle town as per 2011 Census is 2588.

⁵ Circular letter PL6/2015, 31 August 2015.

- The need to concentrate residential development closer to the town centre to avoid unnecessary sprawl and pressure on infrastructure.
- The necessity to provide the opportunity for a varied density, scale and type of residential development.

The following specific residential zonings are identified in Development Strategy 3 (see Fig. 4 of Chapter 5 and Maps 13, 13a, 13b and 13c - Land Use Zoning):

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

(1) New Residential

The lands zoned 'New Residential' (NR) will accommodate new residential development required over the period of the Plan, 2015 to 2021. This will comprise:

- Greenfield sites closer to the town core;
- Infill development; and
- Unfinished housing units on housing estates (where planning permission remains extant).

New Residential lands represent an area of approximately **7.3Ha** in total, with the lands identified in accordance with the sequential approach.

(2) Strategic Residential Reserve

In addition, a Strategic Residential Reserve (SRR) is identified in the Plan. These lands will be developed over the period of the next Boyle Local Area Plan 2021-2027. However, they will also act as a reserve of new residential land, in the event that population growth and demand for housing over the period of this Plan, 2015-2021, is greater than estimated and lands zoned for New Residential are fully taken up before the end of this Plan in 2021. These lands comprise a Greenfield site which is just over one kilometre from the town centre.

SRR lands represent an area of approximately **3.7Ha** in total.

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

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

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

6 LAND USE ZONING FIGURES AND MATRIX

6.1 LAND USE ZONING FIGURES

In addition to land zoned for residential, retail, commercial and industrial purposes the plan also zones land for other uses. Table 2 below indicates how it is proposed to zone the remaining land within the Boyle LAP Boundary (See Map 13 for details).

Table 2: Proposed zoning areas for the Boyle LAP

Zoning	Amount of land zoned	
	Hectares	Acres
Industrial Uses	5.25	12.97
Business Enterprise Park/Light Industry and Warehousing	6.32	15.62
Core Town Centre	13.37	33.04
Peripheral Town Centre	4.30	10.63
Outer Town Centre	2.39	5.91
Community and Educational Uses	18.63	46.04
Public Utilities	1.51	3.73
Greenbelt	57.63	142.41
Transitional Agriculture	91.82	226.90
New Residential	7.30	18.06
Strategic Residential Reserve	3.70	9.14
Existing Residential	105.60	260.94
Recreation and Amenity	14.50	35.83
Car parking	0.45	1.11
Leisure Tourism	11.88	28.12
TOTAL	344.65	850.45

6.1.1 Land Use Zoning Objectives and Matrix

The Land Use Zoning Objectives and Matrix within this section outlines the zoning objectives for each zone identified in the land use zoning map (Map 17). It indicates the uses and type of development which is appropriate for each zone. The indication that a proposal is 'permitted in principle' in the Matrix does not imply a grant of permission or that a planning application will be successful as each planning application will be determined on an individual basis by the Planning Authority. All proposals would be required to be consistent with the development standards and the requirements on public health, traffic safety, residential amenity, heritage, design and visual amenity.

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

Land Use Zoning Objectives

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

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

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

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

<p>ER</p> <p>Existing Residential</p>	<ul style="list-style-type: none"> • Protect and enhance the residential amenities of existing and new residential communities and provide a high level of services within walking distances of residential developments. • Provide for infill residential development at a density and design appropriate to the area and needs of the community. • Provide for new and improved ancillary social and community services. • Improve accessibility from these areas to town centres. • Provide for appropriately scaled retail facilities, in addition to local community and social facilities, for the immediate community. • Require the inclusion of appropriate open spaces in development in this zone.
<p>NR / SRR</p> <p>New Residential / Strategic Residential Reserve</p>	<ul style="list-style-type: none"> • Provide for new residential development, including a mix of residential options, as well as appropriate local services and community facilities such as corner shops, recreation and amenity, education and childcare, community and recycling facilities, public transport and renewable energy options. • Preserve the residential amenity of the neighbourhood. • Have regard to the overall heritage of the area. • Require the inclusion of appropriate open spaces in development in this zone.
<p>LC/NC</p> <p>Local / Neighbourhood Centre</p>	<ul style="list-style-type: none"> • Protect, provide for and/or improve local centre facilities serving a localised population. • Provide for local services which may typically comprise a newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population. • Provide for local services such as petrol station, waste segregation facility (bring bank), convenience shop and café, ATM, small offices under 100m² • Provide sustainable transport linkages such as public transport, adequate cycle and walkways from local/neighbourhood centres to the town centre and peripheral areas.
<p>BE</p> <p>Business, Enterprise Park/Light Industry & Warehousing</p>	<ul style="list-style-type: none"> • Provide for commercial, light industry, warehousing and enterprise units and ancillary uses such as training, education, childcare, financial, cafés, petrol station, fitness centre, parking and recycling facilities. • Prohibit heavy industry and incinerators/thermal treatment plants. • Encourage appropriate scale, density, type and location of development to reduce traffic generated and the demand for travel and sustainable modes of transport such as connections to public transport, walking and cycling networks. • Provide transitional areas with appropriate landscaping where this zone adjoins other land uses. • Provide for appropriate advertising and advertising structures. • Provide for construction and demolition waste to be used as fill, with the associated licensing, prior to development of these sites. • Allow for the development of a limited element of retail warehousing at appropriate locations i.e. restricted to the sale of bulky comparison goods, including DIY goods, furniture, carpets, motor accessories, garden products, toys and electrical goods, provided there is no conflict with other policies and objectives of this LAP. This is intended to extend the range and choice of shopping available to residents of Boyle and the broader region without diverting trade from existing shops or adversely affecting the vitality and viability of the existing town centre to an unacceptable degree.
<p>I</p> <p>Industrial Uses</p>	<ul style="list-style-type: none"> • Reserve lands for the provision of heavy industry. • Provide for manufacturing and service industry, and storage facilities as well as ancillary facilities such as training, education, childcare, financial, parking and recycling facilities and waste disposal options. • Provide for appropriate advertising and advertising structures. • Provide for construction and demolition waste to be used as fill, with the associated licensing, prior to development of these sites.

CP Car parking / Transport node	<ul style="list-style-type: none"> • Provide for car parking as well as other transport facilities such as public transport, tour bus parking etc. at appropriate locations and taking account of through traffic. • Ensure that traffic safety and the car parking requirements are fulfilled.
PU Public Utilities, Services & Facilities	<ul style="list-style-type: none"> • Provide for and improve public utilities such as electricity, telecommunications, water, wastewater, gas etc to ensure the long-term sustainability of these services and to meet wider regional and national objectives.
CE Community and Educational Facilities	<ul style="list-style-type: none"> • Provide for health, welfare, community, education and institutional uses including schools, childcare, community meeting areas, churches, hospitals etc. in close proximity to existing and planned residential communities as well as the other ancillary services such as public services and recycling facilities. • Provide for dual use of community facilities, where possible and appropriate. • Provide for childcare facilities which would also be easily accessible to employees working within the area and can be considered a safe environment for children.
RA Recreation, Amenity & Open Space	<ul style="list-style-type: none"> • Preserve and improve active and passive recreational public and private open space and provide for new leisure & amenity facilities in the town. • Provide for local amenities and recreational facilities including playing fields and dedicated amenity areas. • Protect the natural amenity, including waterways. • Prevent the loss of existing open space, recreation and sporting grounds.
LA Leisure & Amenity	<ul style="list-style-type: none"> • Provide for new leisure and amenity facilities such as bowling, swimming pool and hotel/gym/leisure facilities as well as cinema, theatre and associated retail facilities.
LT Leisure Tourism	<ul style="list-style-type: none"> • Consider developments for leisure and recreational based activities including water based activities as well as appropriately scaled coffee shops, hotel, restaurant(s) and public house(s), etc. Rivers and lakes may be included in this use, subject to environmental considerations. • Provide a visual and environmental buffer, where appropriate, to preserve the natural amenity of the area such as alongside waterways, rivers and floodplains.
GB Green Belt	<ul style="list-style-type: none"> • Protect the setting, character and environmental quality of areas of high natural beauty and safeguard their environmental, archaeological and ecological amenities. • Provide a visual and environmental buffer, where appropriate, to preserve the natural amenity of the area such as alongside waterways, rivers and floodplains. • Other than identified green belt lands within existing housing developments, ensure this area is not used to satisfy the open space provision of adjoining housing developments. • Prohibit development, which would detract from the visual amenity of the area or result in a loss of recreational open space.
TA Transitional Agricultural Uses	<ul style="list-style-type: none"> • Preserve the character of rural or 'edge areas' and provide for agricultural development as well as other uses not directly associated with agriculture, such as housing for family members, or those with a housing need, tourist related projects such as caravan parks or campsites, and amenity such as playing fields and parks, in order to avoid a sharp transition between the urban edge and primarily agricultural areas. • Prohibit development that would create premature demand for infrastructural services. • Restrict new residential development to essential housing need. • Agricultural diversification will be considered in these areas. • Guard against urban sprawl and ribbon development particularly along the national road network.

ZONING MATRIX

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

Permitted in Principle = ✓

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

Open for Consideration = O

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

Not Normally Permitted = X

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

Other Uses

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

Established Use

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

Transitional Areas

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

Non-conforming Uses

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

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

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

Constrained Land Use

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

Land Use Zoning Matrix

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

USE	TC1	TC2	TC3	ER	NR/SRR	LC/NC	BE	I	CP	PU	CE	RA	GB	LT	TA
Abattoir ¹	X	X	X	X	X	X	O	O	X	X	X	X	X	X	O
Advertisements and Advertising Structures (e.g. permanent large billboards)	√	√	O	X	X	√	√	√	O	O	O	O ²	X	O	X
Agricultural Buildings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O
Allotments ³	X	X	O	O	O	X	X	X	X	X	O	O	O	O	O
Amusement arcade	√	√	O	X	X	√	√	X	X	X	X	X	X	O	X
Apartments	√	√	√	√	√	O	X	X	X	X	X	X	X	O	X
Bank / Building Society / ATM	√	√	√	X	X	O	O	X	X	X	O	X	X	O	X
Betting Office	√	√	O	O	O	√	X	X	X	X	X	X	X	X	X
Boarding Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O
Bring Banks	O	O	O	O	O	√	√	√	O	X	O	O	X	X	O
Café	√	√	O	X	O	√	O*	O*	X	X	O	√	X	√*	O
Caravan Park-Holiday	X	X	X	X	X	X	X	X	X	X	O ⁴	X	X	√	O
Caravan Park-Residential	X	X	O	X	O	X	X	X	X	X	X	O	X	O	O
Car Dismantler / Scrap yard	X	X	X	X	X	X	O	√	X	X	X	X	X	X	X
Car Park	√	√	√	O	O	√	√	√	√	O	O	O	O*	O	O
Car Park Multi Storey	√	O	O	X	X	X	O	O	√	O	O	X	X	O	X
Cash and Carry / Wholesale Outlet	X	O	O	X	X	X	√	X	X	X	X	X	X	X	X
Cemetery	X	X	X	O	O	X	X	X	X	O	√	O	X	X	O
Childcare Facilities (Crèche/ Nursery)	√	√	√	√	√	√	O*	X	X	X	√	X	X	O*	O
Cultural / Community Use ⁵ e.g. Garda Station, Fire Station, Ambulance Service	√	√	O	O	O	O	O	X	X	X	√	O	X	O	O
Civic Amenity Site	X	X	X	X	X	X	√	√	X	√	O	X	X	X	O

¹ Must be small in town centres where serving a butchers shop

² For sporting clubs

³ Open for consideration on a temporary basis on all undeveloped lands

⁴ Temporary overnight use

⁵ Includes Class 10 & 11 uses, page 199, Planning and Development Regulations 2001

USE	TC1	TC2	TC3	ER	NR/SRR	LC/NC	BE	I	CP	PU	CE	RA	GB	LT	TA
Conference Centre	√	√	O	X	X	O	O	X	X	X	O	X	X	O	X
Construction and Demolition (C&D) Landfill ⁶	O	O	O	O	O	O	√	√	√	O	O	X	X	O	O
Disco /Nightclub	O	O	X	X	X	X	O	X	X	X	X	X	X	O	X
Doctor / Dentist / Medical and Related Consultants / Veterinary Surgery	√	√	O	O	O	√	√	X	X	X	O	X	X	O	X
Drive-through Restaurant	X	O	O	X	X	O	O	X	O	X	X	X	X	O	X
Educational Facilities	√	√	O	O	O	O	O	X	X	X	√	X	X	O*	O
Electricity generation / power plant	X	X	X	X	X	X	O	√	X	O	X	X	X	X	O
Funeral Home	O	√	O	X	O	O	O	X	X	X	O	X	X	X	X
Garden Centre / Garden Shop	X	X	O	X	X	√	√	X	X	X	X	O	X	X	√
Guesthouse / Hostel	√	√	√	O	O	O	X	X	X	X	O	X	X	√	O
Halting Site / Group Housing	X	X	X	O	O	X	X	X	X	X	X	X	X	X	X
Hazardous Waste Depot	X	X	X	X	X	X	O	√	X	X	X	X	X	X	X
Hazardous Waste Processing	X	X	X	X	X	X	X	O	X	X	X	X	X	X	X
Heavy Vehicle Park	X	X	X	X	X	X	O	√	O	O	X	X	X	X	X
Holiday Home – Short term lettings	X	X	O	X	O	X	X	X	X	X	X	X	X	√	X
Hospital	X	O	O	X	X	X	X	X	X	X	√	X	X	X	X
Hotel / Motel	√	√	O	O	O	O	X	X	X	X	X	X	X	√	X
ICT Masts	X	X	X	X	X	X	O	√	X	O	X	O	X	O	O
Industry-Extractive	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Industry-Heavy ⁷	X	X	X	X	X	X	X	√	X	O	X	X	X	X	X
Industry-Light ⁸	X	X	X	X	X	X	√	√	X	X	O	X	X	X	X
Leisure Centre / Health Spa	O	√	√	O	O	O	O	X	X	X	O	O	X	√	X
Mart / Co-op	X	X	X	X	X	X	O	O	X	X	X	X	X	X	O

⁶ Subject to government guidelines on Flood Risk Management

⁷ As defined in Part 1 and those above the threshold in Part II of Schedule 5 of the Planning and Development Regulations 2001.

⁸ As defined in Article 5 of the Planning and Development Regulations 2001.

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

USE	TC1	TC2	TC3	ER	NR/SRR	LC/NC	BE	I	CP	PU	CE	RA	GB	LT	TA
Warehouse clubs	X	X	O	X	X	X	√	X	X	X	X	X	X	X	X
Factory Shop	X	O	O	X	X	√	O	O	X	X	X	X	X	X	X
Factory outlet centre	X	X	X	X	X	X	O	X	X	X	X	X	X	X	X
Shop – Convenience Outlet)	√	√	√	O	O	√	O*	X	X	X	O*	X	X	O	X
Shop - Discount Food Store	X	O	O	X	X	O	O	X	X	X	X	X	X	X	X
Shop - Supermarket	√	√	√	X	O	O ⁹	O ⁹	X	X	X	X	X	X	X	X
Shop - Superstore	X	X	O	X	X	X	O	X	X	X	X	X	X	X	X
Small Scale Manufacturing (e.g. framing)	O	O	O	O	O	O	√	X	X	X	X	X	X	O	O
Sports Fields	X	X	O	O	√	O	O	X	X	X	√	√	X	O	O
Take-away (not drive thru)	√	√	O	X	X	O	√	X	X	X	X	X	X	O*	X
Transport Depot	X	X	X	X	X	X	O	√	√	X	X	X	X	X	X
Veterinary Surgery	O	O	O	X	X	O	√	X	X	X	O	X	X	X	X
Water-based recreational / cultural activities	O	O	O	X	O	O	X	X	X	X	√	√	X	√	O

Note:

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

⁹ Only permitted if a suitable site is not available on lands zoned for town centre uses

7 POLICIES AND OBJECTIVES

Chapters 1 to 4 of this Plan identify the current profile of Boyle Town, and the challenges and opportunities facing it. Chapter 5 provides a Vision and Development Strategy outlining the way forward. This Chapter, and the zoning objectives and matrix outlined in the previous Chapter, give effect to the Vision and Development Strategy outlined in Chapter 5.

7.1 STRATEGIC ROLE OF BOYLE

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

7.2 INFRASTRUCTURE AND SERVICES

7.2.1 New Proposals

Roads Infrastructure

The importance of a good road network to facilitate movement within and around the town, and link the town with other key settlements for business and commercial needs is recognised. The main infrastructure proposal for Boyle remains the N61 Boyle town bypass as illustrated on Map 5a. This proposed corridor would connect the N61 with the R361 (Frenchpark Road) and would involve the construction of a new route approximately 5kms in length and the construction and realignment of existing regional and local roads, approximately 3kms in length. However progression of this scheme remains suspended for the foreseeable future due to budgetary constraints.

Pedestrian and Cycle Network

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

7.2.2 Roads and Transportation Strategy

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

- Provide a safe, efficient and integrated movement network which will improve/upgrade and sustainably expand the road network to accommodate current and potential future growth within the LAP area.
- Provide safe and adequate access to and from the town without compromising the existing network.
- Provide adequate traffic management and parking facilities.
- Provide safe pedestrian and cycle routes to serve the town and create increased linkages between Boyle and Lough Key Forest Park.

Policies for Public Transport and Pedestrian Movement

Policy 1

Support the provision of the full network of public transport services and facilities within the Boyle LAP area.

Policy 2

Have regard to the recommendations contained within the document *Smarter Travel - A sustainable transport future: A New Transport Policy for Ireland 2009-2020*, and implement within the Plan area as appropriate.

Policy 3

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

Objectives for Public Transport and Pedestrian Movement**Objective 1**

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

Objective 2

Develop designated footpath and cycle lanes linking Boyle town centre with Lough Key Forest Park via Abbeytown and make provision for bicycle bays and racks within the town centre.

Objective 3

Subject to funding provide the extension of the public footpaths on the L1020 (Maple Drive & Drum or Wooden Bridge Road) L5058 (Abbeytown Road), and R294 (Old Dublin Road and Patrick Street/Ballina Road) to facilitate further pedestrian linkages to Boyle town.

Policies for Roads and Transportation**Policy 4**

Ensure that all development proposals in the area fulfil traffic safety and car parking requirements.

Policy 5

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

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

Policy 6

Assess all development proposals that access onto National routes in accordance with the policies set down in the *Roscommon County Development Plan 2014-2020* and the provisions of the DECLG Spatial Planning and National Roads Guidelines (2012).

Policy 7

Ensure adequate circulation and parking facilities to serve developments in accordance with the minimum car parking standards set out under the development management guidelines and standards in Chapter 8 of the LAP and Chapter 9 of the RCDP 2014-2020.

Policy 8

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

Objectives for Roads and Transportation
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Objective 4

Facilitate the development of the Boyle link/distributor road serving the N61 and R361, in the event of funding being made available.

Objective 5

Facilitate the programmed improvement to the National Road Network as outlined in Table 4.2 of the RCDP 2014-2020, subject to funding.

7.3 WATER SERVICES**7.3.1 Water Services Strategy**

The **Water Services Strategy** aims to:

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

Policies in relation to Water Services

Policy 9

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

Policy 10

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

Policy 11

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

Policy 12

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

Policy 13

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

Objectives in relation to Water Services**Objective 6**

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

Objective 7

Implement the relevant recommendations contained within the River Basin Management Plans for the Shannon International River Basin District and the Western River Basin District, and associated Programmes of Measures, in order to facilitate the implementation of the Water Framework Directive, in co-operation with Irish Water. Proposals for development would not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands. Cognisance should also be had, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 which provides guidance on exemptions to the environmental objectives of the Water Framework Directive.

Objective 8

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

Objective 9

The Council, in conjunction with Irish Water, shall have regard to the EPA (2015) publication *The Provision and Quality of Drinking Water in Ireland - A Report for the Year 2014* (and any subsequent update) in the establishment and maintenance of water sources in the County.

Objective 10

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

Objective 11

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

7.4 FLOOD RISK AND PROTECTION

7.4.1 Flood Risk and Protection Strategy

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

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

7.4.2 Constrained Land Use Zoning Strategy

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

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

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

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

Policies in relation to Flood Risk & Protection

Policy 14

Support, in co-operation with the OPW, the implementation of the EU Flood Risk Directive (2007/60/EC), the Flood Risk Regulations (SI No. 122 of 2010) and the DEHLG/OPW publication The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and Departmental Circular PL2/2014 (or any updated/superseding legislation or policy guidance).

Policy 15

Protect Flood Zone A and Flood Zone B (see map No. 7) from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with the Flood Risk Management Guidelines. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and Site-Specific Flood Risk Assessment in accordance with the criteria set out under the Flood Risk Management Guidelines for Planning Authorities (2009).

Policy 16

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

Policy 17

Require a site-specific Flood Risk Assessment (FRA) for all planning applications in areas at risk of flooding, including developments that may be appropriate to the particular Flood Zone.

Policy 18

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

Policy 19

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

Policy 20

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

Policy 21

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

Objectives in relation to Flood Risk & Protection
Objective 12

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

Objective 13

Ensure the implementation of the Flood Risk Management Guidelines, including Circular PL 2/2014 (or any updated/superseding document) in relation to flood risk management within the Plan Area.¹

Objective 14

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

Objective 15

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

Objective 16

Within the Boyle LAP area, RCC shall:

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

¹ Implementation of the Flood Risk Management Guidelines, including Circular PL2/2014 includes the following approach:

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

7.5 WASTEWATER SERVICES

7.5.1 Sustainable Urban Drainage Systems (SUDS)

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

7.5.2 Wastewater Services Strategy

The **Wastewater Services Strategy** aims to:

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

Policies in relation to Wastewater Collection and Treatment

Policy 22

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

Policy 23

In conjunction with Irish Water, implement relevant recommendations set out in the EPA (2014) publication Focus on Urban Waste Water Discharges in Ireland 2013 (and any subsequent update).

Policy 24

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

Policy 25

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

Policy 26

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

Objectives in relation to Wastewater Collection and Treatment

Objective 17

RCC shall adopt the following approach when considering development applications:

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

Objective 18

Explore the feasibility and appropriateness of entering into Public-Private Partnerships for the provision of necessary infrastructure, in co-operation with Irish Water.²

Objective 19

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

7.6 WASTE MANAGEMENT

As well as having regard to the new Regional Waste Management Plan once it is adopted, the Boyle LAP will also have regard to all legislative, national and regional documents and objectives in the implementation of waste management.

7.6.1 Waste Management Strategy

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

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

Policies in relation to Waste Management
Policy 27

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

Policy 28

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

Policy 29

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

Policy 30

Require all new housing development (with 30 houses or more) to provide recycling facilities at designated areas designed to a high standard in accordance with the Connacht Waste Management Replacement Plan 2006 and any future update.

Policy 31

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

² Public-Private Partnership (PPP) is a different method of procuring public services and infrastructure by combining the best of the public and private sectors with an emphasis on value for money and delivering quality public services. More information on PPP is available on the Irish Government Public Private Partnership Website <http://www.ppp.gov.ie>

Objectives in relation to Waste Management

Objective 20

Implement the objectives of the *Connaught Waste Management Plan 2006-2011* and its successor, and promote, where appropriate, the DEHLG (now the DECLG) *Best Practice Guidelines on the preparation of Waste Management Plans for Construction & Demolition Projects*, July 2006.

Objective 21

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

Objective 22

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

Objective 23

Developments shall ensure that adequate soil protection measures are undertaken where appropriate. Require the undertaking of appropriate investigations to determine the nature and extent of any soil and/or groundwater contamination and the risks associated with site development work, where Brownfield development is to occur within the Plan area.

7.7 ENERGY

7.7.1 New Proposals

The Electricity Network

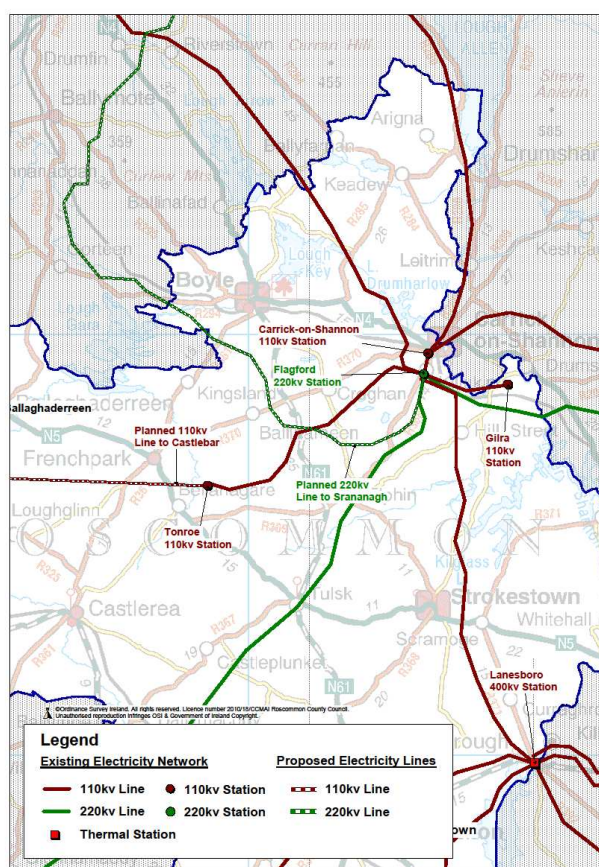


Figure 5 Existing and Proposed Electricity Networks serving Boyle

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

The Gas Network

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

Renewable Energy

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

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

7.7.2 Energy Strategy

The **Energy Strategy** aims to:

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

Policies in relation to Energy Supply

Policy 32

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

Policy 33

Support the development of appropriate energy conservation initiatives.

Objectives in relation to Energy Supply

Objective 24

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

Objective 25

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

7.8 TELECOMMUNICATIONS

7.8.1 Telecommunications Strategy

The **Telecommunications Strategy** aims to:

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

Policies in relation to Telecommunications Infrastructure

Policy 34

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

Policy 35

Have regard to Government guidelines on telecommunications infrastructure, including *Telecommunications Antennae and Support Structures—Guidelines for Planning Authorities* (DEHLG³, 1996) and any subsequent revisions, as well as the *Landscape Character Assessment* contained within the RCDP 2014-2020.

Policy 36

Promote an integrated approach within the LAP area with service providers and appropriate bodies in the creation of a modern telecommunications infrastructure.

Policy 37

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

Objectives in relation to Telecommunications Infrastructure

Objective 26

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

³ Now the DECLG

Objective 27

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

7.9 SOCIAL AND COMMUNITY FACILITIES**7.9.1 Social and Community Facilities Strategy**

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

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

7.9.2 Provision of Schools

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

Table 3: Proposed Educational Provision within the Boyle LAP⁴

Educational Provision	Boyle LAP boundary	
	New Residential	Strategic Reserve
Area of land (hectares) *	7.3	3.7
=Additional Dwellings (@20 dwellings per hectare)	147	74
Additional population (@2.5 persons per dwelling ⁵)	367	185
Additional children of school going age (12% of population)	44	22
Additional Classrooms required (@28 pupils per teacher/class)	1.5	1
Suggested site size (@0.77 hectares / 1.9 acres for 4-8 classrooms)	Possible small scale extensions to existing school buildings	Possible small scale extensions to existing school buildings
Additional children of post primary age (8.5% of population)	31	16
Additional Classrooms required (@28 pupils per teacher/class)	1	1
Suggested site size (@4.8 hectares/12 acres for schools of 600-800 pupils)	Possible small scale extensions to existing school buildings	Possible small scale extensions to existing school buildings

⁴ Refer to Table 4 : Recommended Residential Zoning.

⁵ Figure taken from the RPGs for the West Region 2010 – 2022

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

7.9.3 Early Childhood Care and Education Provision

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

7.9.4 Health

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

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

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

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

Policies for Social and Community Services and Facilities

Policy 38

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

Policy 39

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

Policy 40

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

Policy 41

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

Policy 42

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

Objectives for Social and Community Services and Facilities

Objective 28

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

Objective 29

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

Objective 30

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

Objective 31

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

Objective 32

Support the Roscommon County Childcare Committee and the Health Service Executive in formulating policy to ensure the provision of affordable childcare throughout the County and specifically within the LAP area.

Objective 33

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

7.10 RECREATION, LEISURE AND TOURISM

7.10.1 Recreation, Leisure and Tourism Strategy

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

- Promote the development of tourism in Boyle and Lough Key in a sustainable manner and encourage the provision of a range of tourism facilities, subject to location, siting and design criteria, the protection of environmentally sensitive areas, and other planning considerations.
- Protect and support the expansion of existing local recreation, leisure and tourism services and amenities in the area. This would include sports facilities, walking, cycling and driving routes, festivals and events, food producers, local establishments, markets, accommodation and tourist attractions.
- Promote the development of complementary new services and amenities, where appropriate, and in particular the use and redevelopment of existing vacant and derelict buildings and land for tourism-related purposes.
- Promote Boyle as a key tourism base and improve its market visibility and increase its tourism value.

Policies for Recreation, Leisure and Tourism

Policy 43

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

Policy 44

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

Policy 45

Facilitate the development and expansion of existing and new walkways and cycleways in and around Boyle, particularly between the town and Lough Key Forest Park.

Policy 46

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

Policy 47

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

Policy 48

Preserve and enhance the existing public rights of way to recreational areas including heritage sites, in accordance with the sustainable management practices and the overall amenity of the area.

Policy 49

Establish new public rights of way, where necessary, in co-operation with landowners and the local community.

Policy 50

Support the development of Boyle and Lough Key Forest Park as a key tourism location in the west of Ireland and co-operate with all stakeholders and appropriate agencies in promoting tourism and securing the development of tourist based enterprises and facilities in the Boyle and Lough Key area.

Policy 51

Promote sustainable tourism development in Boyle, including appropriate infrastructure and ancillary services, and direct tourism-based development, where appropriate, into the town centre where there is adequate infrastructure, subject to normal planning considerations.

Policy 52

Facilitate the development and expansion of existing and new walkway and cycle way links between Boyle Town and Lough Key Forest Park for the mutual tourism and economic gain of both areas.

Policy 53

Ensure that the facilitation of tourism and development related to tourism does not impact negatively on the landscape, environmental quality, built and natural heritage or otherwise result in the deterioration of the quality of the tourism product.

Policy 54

Promote the historic and heritage value of Boyle as a tourism initiative to increase visitors to key historic features including King House and Boyle Abbey and seek to expand the tourism potential associated with, inter alia; Boyle River including the canal and harbour, Boyle Arts Festival etc.

Objectives for Recreation, Leisure and Tourism**Objective 34**

Actively support the implementation of the *Roscommon Tourism Strategy 2010-2014* and the recommendations contained within the *Lough Ree and Mid Shannon Tourism Study, 2010*.

Objective 35

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

Objective 36

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

Objective 37

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

Objective 38

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

Objective 39

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

Objective 40

Work with Fáilte Ireland, the National Roads Authority (NRA) and other bodies in developing standardised and branded signage for tourism facilities and tourist attractions in the County and in Boyle.

Objective 41

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

Objective 42

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

Objective 43

Identify and support a series of festivals and events that will attract visitors to Boyle, generate tourism revenue and enhance the overall visitor experience.

Objective 44

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

Objective 45

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

Policies for Open Space and Sporting Provision**Policy 55**

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

Policy 56

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

Policy 57

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

Policy 58

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

Policy 59

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

Objectives for Open Space and Sporting Provision
Objective 46

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

Objective 47

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

7.11 BUILT AND NATURAL HERITAGE

7.11.1 Built Heritage Strategy

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

Built Heritage Policies
Policy 60

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

Policy 61

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

Policy 62

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

Policy 63

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

Policy 64

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

Policy 65

Require that any alterations or interventions to protected structures are executed to the highest conservation standards in order to protect their significance or value. Applications for development affecting a protected structure shall be accompanied by an assessment carried out in accordance with the Council's requirements, by an accredited conservation consultant and shall also address material specification and application.

Policy 66

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

Policy 67

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

Policy 68

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

Built Heritage Objectives**Objective 48**

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

Objective 49

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

Objective 50

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

Objective 51

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

Objective 52

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

Objective 53

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

Objective 54

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

Objective 55

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

Objective 56

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

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

Objective 57

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

Objective 58

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

7.11.2 Natural Heritage Strategy

The Natural Heritage Strategy aims to protect and conserve existing environmental designations as well as protecting, conserving and enhancing the biodiversity of the LAP area. It also aims to identify, protect and conserve sites of natural heritage importance, in co-operation with the relevant statutory authorities. It provides for the passive and active recreational needs of users as well as providing for high quality landscaping and open space areas on developed lands.

Policies for Designated Sites**Policy 69**

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

Policy 70

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

Policy 71

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

Policy 72

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

Policy 73

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

Policy 74

Prohibit projects which would give rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

Objective for Designated Sites
Objective 59

Ensure Appropriate Assessment Screening, and, where required, Appropriate Assessment, is carried out for any plan or project which, individually, or in combination with other plans or projects is likely to have a significant direct or indirect impact on any Natura 2000 site or sites; in accordance with best practice guidance as issued by the National Parks and Wildlife Service of the Department of Arts, Heritage and the Gaeltacht and/or the Department of Environment, Community and Local Government.⁶

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

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

Policies for Nature Conservation and Biodiversity

Policy 75

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

Policy 76

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

Policy 77

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

Objectives for Nature Conservation and Biodiversity

Objective 60

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

Objective 61

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

Objective 62

Avoid development in habitats classified as 'Highly Sensitive' and 'Very Sensitive', and minimise development in habitats classified as 'Moderately Sensitive' in the *Habitat Mapping of Habitats in County Roscommon*, RPS; May 2011.

Objective 63

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

Objective 64

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

Objective 65

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

Policy for Landscape Character

Policy 78

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

Objectives for Landscape Character

Objective 66

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

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

Objective 67

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

7.12 ECONOMIC DEVELOPMENT AND EMPLOYMENT

7.12.1 Economic Development and Employment Strategy

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

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

Policies in relation to Future Employment, Enterprise and Economic Strategy

Policy 79

Provide opportunities for economic development and employment within the town through the promotion of a range of tourism initiatives associated with the heritage value of Boyle town, its relationship with Lough Key Forest Park and its proximity to other key settlements such as Carrick-on-Shannon and Sligo.

Policy 80

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

Policy 81

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

Objectives in relation to Future Employment, Enterprise and Economic Strategy

Objective 68

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

Objective 69

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

Objective 70

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

Objective 71

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

- **Priority 2: ICT, Infrastructure** aimed at an increase the provision of fibre optic links to all un-served towns and villages in the BMW Region.
- **Priority 3: SME Support, Promotion and Capability Development** aimed at expanding the range of entrepreneurs in the BMW region with the skills and resources to accelerate the start-up and expansion of their enterprises in order to increase employment in supported micro-enterprises and increase the number of established SMEs within the BMW region.
- **Priority 5: Sustainable Urban Development** aimed at increasing the number of integrated urban regeneration initiatives to improve the urban environment and revitalise urban areas.

Policies for Industry

Policy 82

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

Policy 83

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

Objectives for Industry

Objective 72

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

Objective 73

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

Policies for Retail and Commercial Development

Policy 84

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

Policy 85

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

Policy 86

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

Policy 87

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

Policy 88

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

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

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

Policy 89

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

Policy 90

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

Policy 91

Implement the findings and recommendations of the Retail Strategy for County Roscommon 2014-2020.

Policy 92

Assess all retail proposals against the criteria and recommendations set down in the *Retail Planning Guidelines*, April 2012, and the *Retail Strategy for County Roscommon 2014-2020*.

Policy 93

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

Policy 94

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

Objectives for Retail and Commercial Development

Objective 74

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

Objective 75

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

Objective 76

Promote initiatives or programmes to enhance the character, urban design quality and environment of the town, such as a town centre management initiative, to ensure that the town remains attractive for investment, commerce and retailing.

Objective 77

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

Objective 78

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

7.13 URBAN DEVELOPMENT AND DESIGN



Streetscapes and urban development in Boyle

7.13.1 Residential Development

The **Residential Development Strategy** aims to:

- Ensure the provision of an adequate supply of housing within the LAP area in order to ensure that there is a sustainable provision of quality housing serving the area;
- Ensure the delivery of social and affordable housing in the town; and
- Ensure that new residential development are designed and developed to modern building standards, with emphasis given to energy consumption in design solutions. The provision of a range of housing forms, types and sizes will be encouraged in order to cater for all sectors of society.

Table 4: Recommended Residential Zoning within the Boyle Local Area Plan 2015-2021

	Term	Years	Area	Comments
New Residential	Short-Term	1 - 6	7.3 Ha⁷	<p>‘New Residential’ comprises lands located towards the east of Boyle Town Core Centre along Abbeytown Road and Warren or Drum Townland. The land zoned for New Residential equates to 7.3 Ha of land with a potential for 147 new residential units⁸ (see Maps 13, 13a, 13b, & 13c).</p> <p>Lands identified as ‘New Residential’ are adequately serviced (see Maps 5a, 5b, 6 and 9) in terms of:</p> <ul style="list-style-type: none"> ▪ Road network - Adequate roads infrastructure, although footpaths, street lighting and other accommodation works will need to be provided in some areas further east of the town core. ▪ Water Supply - Of adequate capacity. ▪ Foul sewage - The Boyle wastewater treatment plant has sufficient capacity for the lifetime of this Plan. <p>Supporting Infrastructure and Facilities:</p> <ul style="list-style-type: none"> ▪ Community facilities – Approximately 19.5 Ha of land has been zoned in the plan for Community and Educational Facilities. Approximately 11 Ha of this is currently undeveloped. This is more than adequate to accommodate short-term needs. ▪ Education - One additional primary classroom and one additional secondary classroom may be required.⁹ Sufficient lands located adjacent to existing schools and currently undeveloped have been zoned for Community and Educational Facilities and have the potential to facilitate additional accommodation requirements if necessary. ▪ Childcare - Additional childcare facilities will be provided as part of permitted residential development. In addition, local recreational facilities will be provided as part of any housing development greater than 20 units. ▪ Healthcare – There are adequate healthcare facilities in the town and the forthcoming Primary Care Centre in the town centre will provide a wide range of medical services for residents.

⁷ Calculations based on population projections from the RCDP 2014-2020 Core Strategy. These are assumed consistent but would need to be reviewed with the preparation of each new LAP.

⁸ @ 20 units per Hectare.

⁹ See Table 3: Proposed Educational Provision within the Boyle LAP above for further details.

	Term	Years	Area	Comments
Strategic Residential Reserve	Medium-Term	6 - 12	3.7 Ha	<p>‘Strategic Residential Reserve’ includes additional lands situated c. 1km east of the town core. These lands are situated along Abbeytown Road and Warren or Drum Townland.</p> <p>The land zoned for Strategic Residential Reserve equates to 3.7 Ha of land with a potential 74 new residential units¹⁰ (see Maps 13, 13a, 13b, & 13c).</p> <p>Development of these lands will be considered appropriate when :</p> <ul style="list-style-type: none"> (i) All lands zoned ‘New Residential’ have been developed; or (ii) All lands zoned ‘New Residential’ have been subject to the grant of planning permission (extant planning permission) and there is a demonstrable demand, supported by factual evidence, for further new residential development within the Plan area. <p>The services and facilities detailed in relation to ‘New Residential’ (above) are relevant to the lands identified as ‘Strategic Residential Reserve.’ It is envisaged that as the Plan area develops that the level of community and education facilities, as well as localised retail provision, will grow accordingly.</p>

(Table 4 continued)

7.13.2 Urban Development Strategy

The **Urban Development Strategy** aims to:

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

Policies for Residential Development

Policy 95

Require that new residential accommodation meets the following:

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

¹⁰ @ 20 units per Hectare.

Policy 96

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

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

Policy 97

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

Policy 98

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

Policy 99

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

Policy 100

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

Policy 101

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

Policy 102

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

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

Objective for Residential Development
Objective 79

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

Policies for Urban Design**Character of the Area****Policy 103**

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

Continuity and Enclosure**Policy 104**

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

Quality of Public Realm**Policy 105**

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

Ease of Movement**Policy 106**

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

Policies for Architecture and Building Design**Policy 107**

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

Policy 108

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

Policy 109

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

Policy 110

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

Policy 111

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

Policies for Urban Design and Residential Density**Policy 112**

Ensure that a high standard of design is incorporated into residential developments through careful consideration of the layout to facilitate pedestrian safety and restrict vehicular traffic speeds.

Policy 113

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

Policies for the Design of Residential Estates

Policy 114

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

Policy 115

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

Policy 116

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

8 DEVELOPMENT MANAGEMENT AND THE BUILT FORM

8.1 BOYLE ACA - DESIGN GUIDANCE

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

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

Table 5: Design Guidance for Boyle ACA

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

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

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

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

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

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

8.2 ARCHITECTURE AND URBAN DESIGN

8.2.1 Building Height

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

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

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

High Buildings in the Urban Area

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

The building heights further from the town centre tend to reduce in height and this pattern should be respected. However, taller commercial or civic buildings in the Business, Enterprise Park/Light Industry and Warehousing areas, and in areas which are slightly removed from the commercial core, could be considered where they are appropriately designed.

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

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

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

High building designs should be created with due consideration of:

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

All new development should be designed with due regard to :

- Design;
- Overshadowing;
- Overlooking;
- Scale of existing streetscape;
- Structures or spaces of historic or other importance;
- Views and open spaces; and
- Microclimate.

8.2.2 Urban Design

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

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

1. **The Character of the Area** – a place with its own identity.
2. **Ease of Movement** – a place that is easy to get to and move through.
3. **Continuity and Enclosure** – a place where good public and private spaces are clearly distinguished.
4. **Quality of Public Realm** – an appealing place with attractive outdoor areas.
5. **Legibility** – a place that has a clear image and is easy to understand.
6. **Adaptability** – a place that can change easily and incrementally.
7. **Diversity and a Mix of Uses** – a place with diversity and choice.
8. **Sustainability/Balance with Nature** – a place where a balance has been achieved between the natural and built environment.
9. **Value** - a place where value can be created to sustain the desired mix of uses and quality of townscape.
10. **Inclusivity** – a place which has something for everyone and where a diverse range of user needs are met.

The above principles are by no means mutually exclusive.

8.2.3 Architecture and Building Design

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

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

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

General principles which should be considered include:

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

8.2.4 Design Statement

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

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

8.2.5 Landscaping Plan

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

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

Landscaping is an integral part of any development and there is a need to ensure that existing trees are protected and integrated into the development and that new planting is well designed and adequately carried out. The potential of existing site features should be fully explored and planning applications

should include an accurate landscape survey plan. Wherever practicable, existing healthy trees should be protected and retained. A tree survey shall normally be required and healthy specimens shall be preserved. Where other trees need to be removed, these should be replaced at a ratio of 3 to 1 i.e. 3 semi-mature trees of similar, indigenous species should be planted for each tree removed.

8.2.6 Urban Design and Residential Density

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

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

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

Design and density are inseparable concepts. It is relatively easy to lay-out a housing scheme based on National standards such as those contained in *Recommendations for Site Development Works for Housing Areas*, DELG¹, 1998, but to achieve density and provide for good residential amenities requires that much more effort be put into design. Providing for good residential amenity includes:

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

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

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

In assessing new applications for residential development in the town, the Planning Authority will have regard to the recommendations in the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*, DEHLG²⁰, 2009.

8.2.7 Traffic Management in Urban Areas

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

¹ Now the DECLG

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

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

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

8.2.8 Design Guidelines for Residential Estates

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

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

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

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

8.2.9 Sustainable Energy and Design

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

With regard to building construction and energy use, all new residential dwellings require a building energy rating (BER) before they are offered for sale or rent. This requirement also applies to all new non-residential development and to existing buildings offered for sale or rent.² In addition, all public buildings with a floor area of 1,000m² must display a BER certificate. Proposals for buildings exceeding 1,000m² must consider the technical, environmental and economic feasibility of using alternative energy systems in the proposed building and the use of such systems have to be taken into account, as far as practicable, in the design of the proposed building. Alternative energy systems to be considered include:

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

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

8.3 DEVELOPMENT MANAGEMENT GUIDELINES AND STANDARDS

It is an obligation of the Council to ensure that planning permissions granted under the Planning Acts are consistent with the policies and objectives set out in the Roscommon County Development Plan (RCDP) and the Local Area Plan (LAP) for the area, as well as the proper planning and sustainable development of the area. These standards are intended to give information and a general guideline as to the Planning Authority's requirements regarding particular aspects of proposed developments. The standards are intended to give an indication of the criteria that will be taken into account when assessing applications for new developments. These standards and guidelines are complimentary to the overall development strategy and the individual objectives and policies of the RCDP 2014-2020, as well as the Boyle LAP 2015-2021.

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

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

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

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

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

8.3.1 Wastewater Treatment

The Council recognises that large areas outside the mains sewerage system are dependent on individual wastewater treatment facilities. Where such systems are used it is important that they are installed and

² Enacted as part of the Building Control Bill 2001

maintained to the highest possible standards and that they conform to the requirements set out in the EPA Wastewater Treatment Manual, and more up-to-date standards if issued. Individual treatment systems will not be permitted in serviced areas and will only be allowed in zoned areas in the most exceptional circumstances.

8.3.2 Flood Risk and Protection

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

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

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

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

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

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

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

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

8.3.3 Residential Site Maintenance and Management

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

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

8.3.4 Dereliction, Vacancy and Regeneration

1. Derelict Sites

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

2. Vacant Sites Register and Levy

The Council will maintain a Vacant Site Register and implement the Vacant Site Levy as required by the Urban Regeneration and Housing Act, 2015, as a mechanism to stimulate site activation in urban areas, which is intended to “bring underutilised vacant sites and buildings into beneficial use, ensuring more sustainable urban development and an efficient return on state investment in enabling infrastructure.”³

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

8.3.5 Infill developments

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

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

8.3.6 Access for All

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

8.3.7 Lighting, Signage and Advertising

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

8.3.8 Car Parking

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

³ Circular letter PL6/2015, 31 August 2015.

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

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

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

- Requirements for numbers of car parking spaces are set out in Table 6 below.
- In dealing with planning applications for change of use or for replacement buildings, allowance will be made for the former site use in calculating the car parking requirements generated by the new development.
- Where the provision of on-site parking is not possible, the Council may, in exceptional circumstances, accept a financial contribution in respect of the shortfall in the number of spaces. This will however be at the discretion of the Council and is likely only to apply to small scale town centre locations where the Council has provided, or intends to provide additional public car parking spaces.
- Parking and service spaces must be located on site so as to prevent road/street obstruction, and should be located where possible to the rear and side of buildings and in such a manner to ensure minimal injury to the amenity of adjoining premises.
- Planting and landscaping of all car parks shall be required.
- Parking facilities for mobility impaired drivers and their vehicles shall be provided at the general rate of 2 to 5 per 100 spaces, such spaces shall be proximate to the entry points of the proposed buildings. The allocated spaces shall be clearly delineated and shall also display a relevant upright sign.
- The parking spaces shall be proximate to the entry points of the proposed buildings.
- The parking standards for residential development will be reviewed in town centre locations and where innovative design principles are adopted. In such cases grouped parking will be encouraged.
- Where reference is made to 'floor area', it refers to gross floor area unless otherwise indicated.
- Standard / Minimum parking dimensions shall be 2.5 x 5.0 metres.
- For primary and secondary schools, a bus circulation area may be required.
- Provision shall be made for parking commercial vehicles, where appropriate.

Where the parking standards shown in Table 6 below do not cover the type of development proposed, the requirement shall be calculated relative to the most appropriate standards.

Table 6: Car parking Standards

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

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

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

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

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

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

Note: one stand = 5 units

1. Loading and Unloading

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

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

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

2. Heavy Vehicles

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

3. Cycle Facilities

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

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

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

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

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

1. National and Regional Roads

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

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

2. Public Transport

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

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

8.3.10 New Residential Development

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

Dwelling Type

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

Building Line

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

Open Space Requirements

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

Traffic Management within Residential Developments

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

Design Statements

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

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

