

ROSCOMMON COUNTY DEVELOPMENT PLAN 2014 - 2020

HODSON BAY/BARRYMORE AREA PLAN

VARIATION NO. 1

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Comhairle Contae
Ros Comáin
Roscommon
County Council



TABLE OF CONTENTS	Pages
1. LOCATION, AREA DESCRIPTION AND OVERVIEW	1
2. SETTLEMENT STRATEGY AND DESIGNATED ROLE OF THE AREA PLAN AREA	1
3. POPULATION CONTEXT FOR THE HODSON BAY/BARRYMORE AREA PLAN	2
3.1 Population Calculations	2
4. RESIDENTIAL DEVELOPMENT	3
4.1 EXISTING RESIDENTIAL DEVELOPMENT WITHIN THE AREA PLAN AREA	3
4.1.1 Existing Residential development including vacancy rates	3
4.2 FUTURE RESIDENTIAL DEVELOPMENT WITHIN THE AREA PLAN AREA	3
4.2.1 Development Strategy for Residential development	3
4.3 FURTHER DEVELOPMENT WITHIN THE AREA PLAN AREA	5
5. ROADS AND TRANSPORTATION INFRASTRUCTURE	8
6. WATER SERVICES	10
6.1 Strategic Goals	10
6.2 Water Supply	10
6.3 Wastewater Treatment System	10
6.4 Flooding	11
7. NATURAL HERITAGE AND THE ENVIRONMENT	13
7.1 Designated sites	13
7.2 Landscape Character Assessment	15
7.3 Natural Heritage and Environment Strategy	16
8. SOCIAL AND COMMUNITY FACILITIES	18
8.1 Community Facilities	18
8.2 Education and Childcare	18
8.3 Healthcare	20
8.4 Burial Grounds	20
8.5 Community Development Forum	20
8.6 Social and Community Facilities Strategy	20
9. RECREATION, LEISURE AND TOURISM	22
9.1 Open Space and Sporting Provision	22
9.2 Integrated Tourism and Recreation Development	23
9.3 Tourism	25

10. LAND USE ZONING OBJECTIVES & MATRIX	26
10.1 Non conforming uses	32

TABLES

Table 4.1	Residential Zoning within the Hodson Bay/Barrymore Area Plan	4
Table 4.2	Zoning areas for the Hodson Bay /Barrymore Area Plan	5
Table 7.1	Special Areas of Conservation (SACs) in the Hodson Bay/Barrymore AP area	13
Table 7.2	Special Protection Areas (SPAs) in the Hodson Bay/Barrymore AP area	14
Table 7.3	Natural Heritage Areas (NHAs) in the Hodson Bay/Barrymore AP area	14
Table 8.1	Educational Provision within the Hodson Bay/Barrymore AP area	19
Table 8.2	Community Childcare Facilities	19

APPENDICES

APPENDIX 1 - POLICIES AND OBJECTIVES	37
APPENDIX 2 - POPULATION CALCULATIONS	43

MAPS

Map 1	Hodson Bay & Barrymore – Land Use Zoning
Map 2	Historic Flooding in Hodson Bay & Barrymore
Map 3a	Residential Lands
Map 3b	Land Use Zoning and Residential Lands

1. LOCATION AREA DESCRIPTION AND OVERVIEW

The Hodson Bay/Barrymore Area is located on the western shores of Lough Ree, a few kilometers northeast of Athlone Town, in South Roscommon. The area is generally characterised by urban generated single dwellings.

The Development Strategy of Roscommon County Council, as set out in this Area Plan is to consolidate the development of the Plan Area as an attractive place in which to live, work and invest.

The Hodson Bay/Barrymore Area Plan has been prepared in conjunction with the Roscommon County Development Plan 2014 – 2020, which refers to the entire administrative area for County Roscommon.

The Roscommon County Development Plan (RCDP) draws reference from, among other overarching policy documents, the Regional Planning Guidelines for the West Region and is a broad policy document for the development of the county as a whole. Area Plans refer to specific areas within the county which the Planning Authority considers suitable for economic, physical and social development. Given Hodson Bay/Barrymore's strategic importance as a Tier 3 town (as referred to in the Core Strategy contained within the Roscommon County Development Plan 2014-2020) it is considered by the Planning Authority that its continued planned development should be consolidated. The ensuing Area Plan, therefore, considers the proper planning and sustainable development of Hodson Bay/ Barrymore within the context of the hierarchical development planning system whilst also accommodating the local democratic function.

The principal land use issues in this area include:

- the presence of a large residential population;
- the provision of limited community facilities i.e. a school, golf course and a small shop
- the presence of the Hodson Bay Hotel on the shores of Lough Ree which draws people to the area;
- agricultural activities still being undertaken within the development envelope;
- the use of septic tanks and other individual wastewater treatment systems;
- road access and traffic safety;
- the railway line bisects the Area Plan area and no stop exists in the area;
- conservation of the natural and built environment; and
- urban generated housing.

2. SETTLEMENT STRATEGY AND DESIGNATED ROLE OF THE AREA PLAN AREA

The Settlement Policy and Development Strategy of the Roscommon County Development Plan 2014-2020 indicates that the capacity of towns and villages to accommodate future growth has been examined on the basis of the following;

1. Existing settlement size in terms of population and households
2. Recent trends in population and household growth and projected population growth (the Regional Planning Guidelines for the West Region 2010-2020 are noted in this assessment)
3. Presence and capacity of water services i.e. water supply and sewerage
4. Inclusion in programmes such as the Water Services Investment Programme (WSIP)
5. Constraints posed by areas at risk of flooding and areas of environmental sensitivity, e.g. Natura 2000 sites
6. Range of services including health, community, industrial and retail
7. Connections and accessibility from these settlements to towns and counties adjacent
8. Character of the settlements in terms of, for example, natural and built heritage, archaeology and landscape character

The Hodson Bay / Barrymore Area Plan is defined in the Settlement Hierarchy above as a Tier 3 settlement within the Core Strategy for the RCDP 2014-2020.

Population projections, utilising An Post Geodirectory, and calculations for residential land take for the Hodson Bay Area Plan, are outlined in Appendix 3.

The residential land requirement for the Hodson Bay Area Plan for its lifetime is derived from the Core Strategy allocation for this area contained within the RCDP 2014-2020. This allocation designates 1.5 Hectare at a residential density of 15 units / Ha.

3. POPULATION CONTEXT FOR THE HODSON BAY/BARRYMORE AREA PLAN

3.1 POPULATION CALCULATIONS

Section 19 (2) of the Planning and Development Act 2000 – 2010 indicates that;

“A local area plan shall be consistent with the objectives of the development plan, its core strategy, and any regional planning guidelines that apply to the area of the plan and shall consist of a written statement and a plan or plans which may include—

- (a) objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or
- (b) such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including the objective of development of land on a phased basis and detail on community facilities and amenities and on standards for the design of developments and structures.”

For this reason, the population figures and projections used in the RCDP 2014 – 2020 for the County total Core Strategy Population Allocation, are those extrapolated from the West Regional Authority as part of its Regional Planning Guidelines for the West Region, 2010-2022 (these are based on the 2006, CSO information). The An Post Geodirectory figures were then used to calculate the specific population figures for each of the settlements.

- Roscommon Town is promoted as the primary growth centre for employment generating investment with a strong and attractive residential centre. It is also indicated as a key town within the Regional Planning Guidelines with a defined growth rate, population targets and estimate of residential land requirement. Population growth is envisaged to be higher in this primary growth centre than the other settlements, with the exception of Monksland/Bellanamullia (Athlone West) which is linked to the Midlands Linked Gateway.
- Tiered settlements have an interacting and supporting role to the County town and act as service centres for their adjacent rural areas. Population growth for these centres is expected to be less than that for the County Town, with Boyle marginally less than Roscommon and then Ballaghaderreen and Castlerea less than that again but above that expected of the remainder of the County as reflected in the Regional Planning Guidelines.
- The Gateways as priority growth areas should be growing at faster rates than the regions, though the Hub and linked Hub are also expected to grow and build on critical mass at a higher rate than recent trends, while the rest of the region grows at a steadier rate in line with the National Spatial Strategy principles
- The Regional Planning Guidelines for the West 2010 – 2022 recognise Monksland as an integral part of the Athlone Gateway and the fact that this area is an important employment generating area for the Midlands and Western Region.

4. RESIDENTIAL DEVELOPMENT

Strategic Goals

- Consolidate residential development in the area and minimise ribbon development.

4.1 EXISTING RESIDENTIAL DEVELOPMENT WITHIN THE AREA PLAN AREA

4.1.1 Existing Residential development including vacancy rates

Residential development within the Area Plan consists mainly of single dwellings along the two main routes into Hodson Bay and Barrymore and also along their branches to the north and south. Housing developments are unusual in this area

4.2 FUTURE RESIDENTIAL DEVELOPMENT WITHIN THE AREA PLAN AREA

4.2.1 Development Strategy for Residential development

It is imperative that those areas which are more remote and potentially do not have direct access to a public sewer system should be developed over the longer term. It should be noted that planning permissions will only be approved within the Area Plan boundary once it is proven that sewerage with adequate capacity is available for the development. Preference will also be given to areas that can avail of existing sewerage by gravity flow. Planning applications for developments which do not have access to the public sewer system will need to be accompanied by Appropriate Assessments in terms of the Habitats Directive which demonstrate that they will not have adverse impacts on the environment, particularly the Lough Ree SPA/SAC.

There will be a presumption against granting permission for on site sewerage treatment systems and permission for same will only be granted in exceptional circumstances.

The Development Strategy has taken into consideration; the minimum population targets to 2022 and beyond and the residential units required over the period 2014 – 2020 extrapolated from the Regional Planning Guidelines for the West Region 2010 – 2022; the calculations provided as part of the Core Strategy document; the average number of dwellings per hectare for Hodson Bay/Barrymore calculated at 15 units per Ha; and the vacancy rates and the permitted residential development in the Area Plan area and whether land is serviced or not.

Table 4.1: Residential zoning within the Hodson Bay/Barrymore Area Plan

	Term	Years	Area	Comments
New Residential	Short Term	1 – 6	2.3 Ha	<p><u>Water:</u> Of adequate capacity</p> <p><u>Sewerage:</u> Of adequate capacity and infrastructure. The new WWTP will service a population of up to 3000 people and is estimated that this will cater for demand for the next 20 year and will be fully operational by June 2013.</p> <p><u>Roads:</u> Adequate roads infrastructure. The provision of footpaths, street lighting and other road accommodation works will need to be provided in conjunction with new development.</p> <p>The lands in this area abut a substantial extent of existing residential development and are proposed to be served by a future link road.</p> <p><u>Education:</u> The only school within the Area Plan area is the Ballybay National School.</p> <p>The Roscommon County Development Plan indicated that Roscommon County Council will encourage and facilitate the expansion of the existing schools at appropriate locations .</p> <p><u>Social and Community Facilities:</u></p> <p><u>Childcare:</u> Additional childcare facilities should be provided as part of permitted residential development. In addition, local recreational facilities will be required as part of any housing development greater than 20 units.</p> <p><u>Community Facilities:</u> Baysports is an ISA accredited boat training and watersports centre which is situated north of the Hodson Bay Hotel. The Hotel has a number of facilities including a swimming pool, fitness centre and harbour area for the berthing of boats. The 18-hole Athlone Golf Course is also situated adjacent to the Hotel.</p> <p><u>Retail:</u> The small convenience shop, Hodson Bay Stores, is situated on the N61. The Top garage and Spar convenience store is situated outside the Area Plan area on the N61 as one travels towards Athlone.</p>

Residential Reserve	Medium Term	6- 12	2.42 Ha	<p>Lands located within residential reserve tend to be located at a further remove from the core town centre area than lands located within the “new residential area”</p> <p>The services and facilities referred to in “New Residential”, above, are relevant to lands identified as residential reserve. It is envisaged that as the Plan area develops that the level of local retail, educational and community facilities will grow accordingly. The lands located in this area are located at a further remove from existing residential pattern of development than lands located in “new residential” lands.</p> <p>In depth development of these lands will be considered appropriate- when:</p> <p>(a) All lands zoned “new residential” have been developed.</p> <p>(b) All lands zoned “new residential” have been subject to a grant of planning permission (extant planning permission ,and there is a demonstrable demand for further new residential development within the Plan area)</p> <p>The services and facilities referred to in “New Residential”, above, are relevant to lands dedicated to residential reserve. It is envisaged that as the Plan area develops that the level of local retail, educational and community facilities will grow accordingly.</p>
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Table 4.2 : Zoning areas for the Hodson Bay /Barrymore Area Plan

Zoning	Areas	
	Hectare	Acres
Existing Residential	65.50	163.23
New Residential	2.3	5.68
Residential Reserve	2.4	5.90
Community & Educational Facilities	3.03	7.5
Local Centre	0.3	0.8
Leisure Tourism	47.9	118.6
Greenbelt	98.18	242.6
Public Utilities, Services & Facilities	0.89	2.2
Transitional Agricultural Use	73.2	180.0

4.3 FURTHER DEVELOPMENT WITHIN THE AREA PLAN AREA

The Hodson Bay/Barrymore Area Plan area is almost exclusively residential outside of the Hotel, school and convenience shop. With a further increase in residential development comes the need for adequate infrastructure (e.g. water and wastewater) and road network capacity. There is also a need for a more attractive and safer pedestrian environment which should include the provision of pedestrian crossings, high quality pavements and cycle paths, street lighting and street furniture in the area, where appropriate. In addition, the increased population will require the provision of an adequate level of social and community facilities as well as shopping facilities.

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

To ensure the proper planning and development of the Hodson Bay/ Barrymore area, the Council will require that housing proposals do not cause traffic or environmental problems or damage visual amenity, and that all new residential accommodation is designed to modern standards of energy consumption, convenience and sanitation.

The provision of a range of housing forms, types and locations will ensure that the needs of persons seeking housing in the area can be met. Where infill housing or higher density development is proposed it should reflect the existing character of the street and/or immediate area in terms of height, proportion and materials used. Generally, proposals will be required to maintain existing building lines and to respect existing roof pitches, fenestration and other details. The Council will also encourage the renovation and re-occupation of derelict and vacant houses in the Area Plan area.

The Council will seek to minimize ribbon type development of individual houses along roads in the Plan Area. This can result in a loss of visual amenity, traffic hazards, pollution and the demand for uneconomic extension of services along the outskirts of the Plan Area. The Council will therefore seek to ensure that future development is located within serviceable areas. This will aid the proper planning and development of the Plan Area.

Development within areas zoned for Transitional Agriculture will be governed by guidelines contained within the Sustainable Rural Housing Guidelines, 2005. The Council will only consider granting permission for single dwelling houses in these areas where it is clearly proven that the development complies with the criteria for such outlined in the Roscommon County Development Plan.

In addition to new development, vacant residential properties and permitted residential development may have an impact on the land required for new residential development.

With regard to **vacancy**, it cannot be assumed that every vacant house is for sale or even available. Roscommon County Council however encourages the use of vacant residential buildings or those under construction to satisfy population growth over the period of the Area Plan. This does not appear to be a significant issue in the Area Plan area.

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.”¹

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.

Therefore, the Planning Authority designates, in terms of sequential development, optimum locations within serviced areas for development. In addition, as part of the Development Management process, applicants may be asked to provide a phasing schedule for developments which again ensures that a high percentage of the earlier phases must be developed before the latter phases can continue. In addition, through its policies and objectives the Planning Authority can encourage the population growth to be directed towards vacant properties, and ensure that permitted development is built.

¹ Circular letter PL6/2015, 31 August 2015.

Policies for Residential Development

Policy 4.1	Protect scenic views of Lough Ree and the River Shannon.
Policy 4.2	Prevent further ribbon development outside of the serviced areas. Only allow development where provision is made for access to backlands.
Policy 4.3	Require that new residential accommodation meets the necessary standards of energy consumption, sanitation, and design; which can accommodate persons of all abilities.
Policy 4.4	Ensure that development does not cause or significantly contribute towards the sterilisation of land (i.e. backland) from future development.
Policy 4.5	Implement the provisions of the Housing Strategy in accordance with the provisions of Part V of the Planning and Development Act 2000 as amended.
Policy 4.6	Ensure that housing proposals accord with the Statutory Guidance document, <i>Sustainable Residential Development in Urban Areas</i> , (DEHLG, May 2007) and the <i>Urban Design Manual: A best practice guide (December 2008)</i> as well as the Development Management Guidelines and Standards, which form part of the RCDP 2014-2020, except in the case of lands zoned for Transitional Agriculture. Housing layouts shall conform to prevailing and appropriate densities established in the vicinity.
Policy 4.7	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, unless the necessary services are provided as part of the proposal.
Policy 4.8	Identify and facilitate the development and renewal of vacant and derelict sites and derelict buildings in a manner appropriate to the area, 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 4.9	Encourage property owners / developers to improve the appearance of vacant / derelict / buildings, in particular in housing estates. The following measures should be considered: <ul style="list-style-type: none"> • Simple maintenance (painting, cleaning, removal of vegetation, removal of defunct inappropriate signage, securing property to protect from vandalism, installation of temporary window displays). • Screening or boundary treatment.
Policy 4.10	Promote the reuse of small vacant sites within the area for pocket parks and temporary exhibitions including the use of larger sites for community gardens, allotments etc.

Objectives for Residential Development

Objective 4.1	Encourage suitable infill housing developments on appropriate sites within the Plan Area.
Objective 4.2	It is recommended that applicants be requested to provide phasing plans in particular developments, which will ensure that a high percentage of the preceding phases are occupied before the commencement of subsequent phases. This would apply to all new residential developments over 10 dwellings.
Objective 4.3	Assess and ensure that all proposals for housing developments comply with Chapter 9; Development Management Guidelines and Standards of the County Development Plan 2014-2020.

5. ROADS AND TRANSPORTATION INFRASTRUCTURE

Strategic Goal

- Develop a safer, more efficient and integrated transport system that will improve the road network and other forms of transport to serve the population of the area.
- Provide safe pedestrian and cycle routes to serve the existing population as well as future growth in the area

In terms of the development of Roads within the Area Plan area, the N61 between Athlone and Boyle has been identified in the National Secondary Needs Study Report for upgrading. The phased improvement will be implemented in accordance with the Study subject to the provision of funding.

In terms of public transport, the Dublin Heuston to Westport rail line traverses the Area Plan area with stops in Roscommon Town and Athlone.

The Dublin Heuston to Galway rail line is another option for commuters in the Hodson Bay/Barrymore Area.

The main **weakness/challenge** in the present rail network is that the main line from Galway and Mayo, through Roscommon/Athlone, to Heuston is comprised of single track while other Strategic Rail Corridors to Belfast, Limerick and Cork are all dual track. The provision of dual track helps deliver more speedy access and mobility to its passengers as well as for freight transport. Capacity problems therefore exist with single track rail lines serving the County.

Bus Eireann operate regional and local bus services, as well as the School Bus Service, which travel on the N61 through the Area Plan area.

The Council will seek to minimise the number of access points onto National Roads, reserving them for their primary purpose as long distance routes.

Cycling is a non-polluting and energy efficient form of transport. The provision of safe and direct cycle routes, accompanied by associated facilities such as secure cycle parking facilities at popular destinations will encourage more people to travel by bicycle. Within the Hodson Bay/Barrymore Area Plan area there is a lack of pedestrian footpaths and cycle routes and it would be worthwhile investigating the provision of a cycle path to Athlone.

With respect to the provision of cycleways, it is necessary to consider how these will be provided in the future within the Area Plan area. There are two types of cycleways;

- those for the commuter, where cyclists ride on the roadway and there may be no clear distinction between the roadway and cyclists; and,
- those for the recreational cyclists where raised paths are created adjacent to footpaths and the same rules apply for cyclists and pedestrians

Cyclists currently use the road space closest to the kerbs and it becomes difficult and dangerous to do so when potholes, raised or sunken manhole covers, poor edges and litter are in these areas. The former option becomes difficult in these circumstances.

It is currently the policy of Roscommon County Council that where new road construction is proposed and being carried out and the space is available, cycle lanes will be provided. In addition, it should be a requirement that bicycle and motorcycle parking be provided in all public and where appropriate, private car parks.

Policies for Infrastructure

Policy 5.1	Increase the capacity of existing local road and pedestrian networks in the area. Create improved transport links between Monksland and the Plan Area.
Policy 5.2	Support and facilitate the Rural Transport Initiative scheme operating in the area.
Policy 5.3	Ensure the provision of a comprehensive traffic system which is compatible with the pattern of land use in the area and with through traffic.
Policy 5.4	Minimise the number of new accesses points National Routes in order to maintain traffic capacity, and minimise traffic hazard.
Policy 5.5	Ensure that all development proposals in the area fulfill traffic safety and car parking requirements.
Policy 5.6	Provide pedestrian crossings and good quality pavements in the area.

Objectives for Infrastructure

Objective 5.1	Provide adequate pedestrian paths and cycle tracks along all main routes in the area to ensure safety and convenient access.
Objective 5.2	Provide formal bus stops/shelters at appropriate locations in the Plan Area.
Objective 5.3	It shall be an objective of this Area Plan, and subject to prevailing economic conditions and impetus to provide a neighbourhood centre along the Link road within the Hodson Bay / Barrymore Area.
Objective 5.4	No through traffic shall be permitted onto the Big Berry Road from the Link Road.
Objective 5.5	Provide better traffic management facilities and/or junction improvement at the junction of the Big Berry Road and the Hodson Bay Road as part of future upgrade works.
Objective 5.6	Assess development applications in terms of the provision of adequate pedestrian and cycle paths and facilities, as well as public lighting.
Objective 5.7	Ensure that development lands are not “cut-off” by reserving access points from public/private roads to these lands within the Area Plan area and thus allow their development potential to be realised.

6. WATER SERVICES

6.1 STRATEGIC GOALS

- Provide an adequate supply of water of suitable quality for domestic, commercial, industrial, agricultural and other uses.
- Ensure that the network and its provision is 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.
- Avoid development in areas at risk of flooding by not permitting development in flood risk areas, particularly floodplains, unless it is fully justified that there are wider sustainability grounds for appropriate development and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall;
- 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
- Provide systems for the safe and adequate disposal of waste-water.
- 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.

6.2 WATER SUPPLY

The Plan Area is within the broader South Roscommon Regional Water Supply Scheme (RWSS). Due to the high development pressure, water supply for the area has to be upgraded. A number of infrastructure improvements have been progressed including a new water reservoir at Feamore which is complete as well as a new pumping station at Lisbrock. This provides increased water pressure and quality for the wider area. A new water treatment plant is to be built in Lisbrock which will feed into Athlone/Monksland existing supply. The contract for this together with the network upgrade are with the Department of Environment Community and Local Government for approval.

6.3 WASTEWATER TREATMENT SYSTEM

Development of villages within easy commuting distances to major towns is now putting pressure on the installation of new or the upgrade of sewage treatment schemes. This has led to the proposed Village Sewerage Scheme Projects around County Roscommon, one of which is Hodson Bay. There is currently an existing wastewater treatment system at Hodson Bay; however it is currently utilised to serve the hotel complex only.

The provision of a new Wastewater Treatment Plant and upgrading of existing sewerage facilities at Hodson Bay was approved in 2006. Roscommon County Council will ensure the upgrade of the existing sewerage collection and treatment systems in the Plan area, will comply with appropriate E.U. Directives and future population demands in the area. It will service a population of up to 3,000 and is estimated that this will cater for demand for the next 20 years. Its upgrading is currently underway and will be fully operational in 2013.

6.4 FLOODING

Lough Ree on the River Shannon are the primary sources of flooding within the Plan Area and cause disruption in the lives of people in certain parts of the community. Minor repair and prevention works have been conducted in recent years.

The map attached to the Strategic Flood Risk Assessment Report for this Area Plan shows historical flood points and extents of historical flooding in addition to those areas which flooded in 2009.

Policies for Water Services

Policy 6.1	Continue the development and upgrading of the water supply so as to ensure that an adequate, sustainable supply of piped water of suitable quality is available for domestic and commercial uses, amongst others, for the sustainable development of the Hodson Bay / Barrymore Area Plan area.
Policy 6.2	Ensure that all areas zoned for development within the Plan area are capable of being serviced with water supply and sewerage disposal.
Policy 6.3	Have regard to the Groundwater Protection Plans for the area.
Policy 6.4	Facilitate the provision of an adequate wastewater collection, treatment and disposal system for the Area Plan 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 License.
Policy 6.5	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.
Policy 6.6	Have regard to the relevant Department of Environment Heritage and Local Government and Office of Public Works Guidelines for Planning Authorities relating to Planning issued and Flood Risk Management (Nov 2009).

Objectives for Water Services

Objective 6.1	Investigate the possible extension of the public sewerage system to un-serviced areas within the Area Plan boundary.
Objective 6.2	Investigate the feasibility of introducing a Water-Metering System in the area and implement if deemed appropriate in conjunction with the prevailing policies of Irish Water.
Objective 6.3	Seek to ensure that septic tanks and other individual wastewater treatment systems are installed and maintained to the highest possible standards.
Objective 6.4	Investigate in the medium term the possible extension of the public sewerage system to un-serviced areas within the development envelope.
Objective 6.5	Ensure that all fire hydrants are clearly identified, maintained and marked and that any that have been 'surfaced over' be unearthed and tested on a regular basis. All the necessary state of the art equipment shall be supplied to the local Fire Services.
Objective 6.6	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 6.7	All new large scale developments shall provide 'Sustainable Urban Drainage Systems' (SUDS) as part of their development proposals.
Objective 6.8	Within the Hodson Bay/Barrymore Area Plan area, Roscommon County Council shall: <ul style="list-style-type: none"> ▪ 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, although development is generally not permitted in these areas; ▪ avoid unnecessary restriction of national, regional or local economic and social growth;

	<ul style="list-style-type: none">▪ improve the understanding of flood risk amongst relevant stakeholders; and▪ 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.
Objective 6.9	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 how it would be offset in order to minimise impact on the river flood regime.

7. NATURAL HERITAGE AND THE ENVIRONMENT

The Council recognises the importance of Lough Ree and the Shannon Region as environmental and tourism resources of national significance and the importance of the waterway, the lakes and the Shannon Callows as habitats for a rich variety of flora and fauna.

7.1 DESIGNATED SITES

A wide range of different sites have been (or will be) designated under National and EU legislation and under the Ramsar Convention on Wetlands. There are 25 species and 60 habitats in Ireland, which are recognised by the EU as being in need of special protection, which has led to a comprehensive network of protected areas being established in Ireland in recent years. This network is made up of sites of European importance (Special Areas of Conservation and Special Protection Areas) known collectively as European Sites, and sites of national importance (Natural Heritage Areas (NHAs)). Many of these habitats and species are found in Roscommon and some, such as Turloughs and Active Raised Bogs, are priority habitats because of their importance and rarity. The three main types of site designations are detailed below. Some sites have multiple designations, for example, Lough Ree is designated as an SAC, SPA and NHA.

Special Areas of Conservation (SACs)

These are the prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. The EU Habitats Directive (92/43/EEC) lists certain habitats and species that must be protected. Ireland introduced the European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94/1997) to give effect to SACs under Irish Law. Any development in, near or adversely affecting an SAC should avoid any significant adverse impact on the features for which the site has been designated or proposed for designation.

The Lough Ree SAC falls within the Area Plan area and there are 12 others in proximity to the Area Plan area (see table below).

Table 7.1: Special Areas of Conservation (SACs) in the Hodson Bay/Barrymore Area Plan area

Site	Status	Site Code	Principal Habitat
Lough Ree	cSAC	000440	Natural eutrophic lake habitat
Within 15km of the Area Plan area			
Lough Funshinagh	cSAC	000611	Turlough
Lough Croan Turlough	cSAC	000610	Turlough
Four Roads Turlough	cSAC	001637	Turlough
Ballynamona Bog and Corkip Lough	cSAC	002339	Active Raised Bog
Castlesampson Esker	cSAC	001625	Orchid Rich Calcareous Grassland
Killeglan Grassland	cSAC	002214	Orchid Rich Calcareous Grassland
River Shannon Callows	cSAC	000216	Lowland wet grassland
Crosswood Bog (Westmeath)	cSAC	002337	Active Raised Bog
Carn Park Bog (Westmeath)	cSAC	002336	Active Raised Bog
Mongan Bog (Offaly)	cSAC	000580	Active Raised Bog
Fin Lough (Offaly)	cSAC	000576	Alkaline Fen
Fort William Turlough (Westmeath)	cSAC	000448	Turlough
cSAC – candidate SAC			

Special Protection Areas (SPAs)

These sites are areas of importance for birds (and often are also important for other types of wildlife). The EU Birds Directive (79/409/EEC) requires designation of SPAs for listed rare and vulnerable species, regularly occurring migratory species and wetlands, especially those of international importance, which attract large numbers of migratory birds each year.

Any development in, near or adversely affecting an SPA should avoid any significant adverse impact on the features for which the site has been designated. SPAs were given effect in Irish Law mainly under the Conservation of Wild Birds Regulations 1985 (SI. 291 of 1985). There are no SPAs within the Area Plan area, however those in close proximity are indicated in the table below.

Table 7.2: Special Protection Areas (SPAs) in the Hodson Bay/Barrymore Area Plan area

Site	Status	Site Code	Principal Species/Features of Interest
Lough Ree	SPA	004064	Wigeon, Teal, Pintail, Tufted Duck, Goldeneye, Golden Plover & Lapwing
Within 15km of the Area Plan area			
River Suck Callows	SPA	004097	Whooper Swan, Wigeon, Golden Plover, Lapwing, Greenland White-fronted goose, and Wetlands & Waterbirds
Lough Croan Turlough	SPA	004139	Shoveler, Golden Plover, Greenland White-fronted goose, Wetlands & Waterbirds
Four Roads Turlough	SPA	004140	Golden Plover, Greenland White-fronted goose, Wetlands & Waterbirds
Middle Shannon Callows	SPA	004096	Whooper Swan, Wigeon, Corncrake, Golden Plover, Lapwing, Black-tailed Godwit, Black-headed Gull, Wetlands & Waterbirds
Mongan Bog	SPA	004017	Mallard, Snipe, Curlew, Skylark, Meadow Pipit, Greenland White-fronted Geese

Natural Heritage Areas (NHAs)

The Wildlife (Amendment) Act 2000 substantially strengthened the protection for wildlife previously available under the Wildlife Act 1976. In particular, the Wildlife (Amendment) Act 2000 provides for the designation and conservation of Natural Heritage Areas (NHAs). NHAs are sites that support elements of our natural heritage which are unique, or of outstanding importance at the national level. Any development in, near or adversely affecting a Natural Heritage Area should avoid any significant adverse impact on the features for which the site has been designated. There is no proposed Natural Heritage Areas in the Area Plan area, however those in close proximity are indicated in the table below.

Table 7.3: Natural Heritage Areas (NHAs) in the Hodson Bay/Barrymore Area Plan area

Site	Status	Site Code	Habitat
NHA's			
Lough Ree	pNHA	002310	Natural eutrophic lake habitat
Within 15km of the Area Plan area			
River Suck Callows	NHA	000222	Wet grassland
Carrickynaghtan Bog	NHA	001623	Raised Bog
Clonydonnin Bog (Offaly)	NHA	000565	Peatland
Forthill Bog (Longford)	NHA	001448	Peatland
pNHA – proposed NHA			

7.2 LANDSCAPE CHARACTER ASSESSMENT

In addition to the designated sites mentioned above, the Roscommon County Development Plan 2014-2020 contains a Landscape Character Assessment (LCA) of the County. The LCA aims to;

- Conserve and enhance the landscape diversity, character and quality of the County;
- Protect sensitive areas from development that would detract from or would be injurious to the amenity of the areas;
- Provide for development and change that would benefit the economy of the county including the rural economy whilst protecting and enhancing the landscape; and,
- Identify suitable 'working 'landscapes' where there is potential to accommodate development

The Hodson Bay/Barrymore Area Plan area falls within the Lower Lough Ree and Athlone Environs Character Area, which is described below.

Key Characteristics

The Lower Lough Ree and Athlone Environs character area stretches southwards from Hodson's Bay to north of the village of Cornafulla. The western boundary is delineated by the zone of visibility from the River Shannon. This low lying area is predominantly made up of dry grassland and raised bog, most of which is reclaimed, as well smaller pockets of wet grassland and wetland. There is a large coniferous plantation just west of Athlone Town. Two esker ridges run through the area, one running in a northerly direction towards the Hodson's Bay peninsula, the other running in a westerly direction from just outside of Athlone Town, part of which is currently a mineral extraction site. The former esker remains in a very intact form whereas the latter has been substantially altered due to encroachment of development. Although this character area is adjacent to Athlone Town (in neighbouring Westmeath) the amount of road infrastructure is quite low with the N61 running diagonally northward linking Athlone with Roscommon Town and the N6 heading southwest towards Ballinasloe in County Galway. The main development pressure from Athlone spreads westward along the R362.

The overall image of the Lower Lough Ree and Athlone Environs character area is of a peri-urban lakeshore area experiencing increasing development pressure.

Landscape Value

The Lower Lough Ree and Athlone Environs character area is of Very High Value reflecting the presence of the Shannon river corridor. The public consultation identified an area of Beech woodland just north of Athlone to be as valuable. Much of the shoreline of the area is designated as an NHA, SAC and SPA.

Forces of Change

Development pressure is evident along the shores of Lough Ree north and south of Athlone town along the Shannon Callows, as well as along the small roads leading into the Callows. This is of concern not least because of the potential negative impact on the ecology of the flood plain, but also because of the negative impact such development will have on the visual amenity on the Shannon river corridor.

Key Recommendations

It should be an objective of the council that development along the shores Lough Ree and the River Shannon south of Athlone should be prohibited in order to protect the **visual amenity** and the natural habitats of the water corridor.

7.3 NATURAL HERITAGE AND ENVIRONMENT STRATEGY

The Council will seek to conserve the nature conservation value of the Lough Ree proposed Natural Heritage Area (NHA) and Special Area of Conservation (SAC) as well as other environmentally sensitive areas. The Council will also continue to support the aims of the Shannon River Basin Management Plan (SRBMP) 2009 - 2015. Any proposed development which is in proximity to Lough Ree must have minimal effect on the natural environment and may need Appropriate Assessments in terms of the Habitats Directive to demonstrate that they will not adversely affect the integrity of the Natura 2000 sites in the area i.e. Lough Ree SPA/SAC, either alone or in combination with other projects and plans.

The Council recognises the importance of the Shannon as an environmental and tourism resource of national significance and the importance of the waterway and the Callows as habitats for a rich variety of flora and fauna. Development proposals in close proximity to the River Shannon must therefore be in accordance with the appropriate sustainable development of the area. Proposals for development that would be detrimental to visual or environmental amenity will be prohibited. Damaging, unsympathetic or visually obtrusive developments, will be strongly discouraged.

It is the policy of the Council to promote the development of an integrated open space system/Green Belt, consisting of open spaces, vegetation and drainage channels, that will protect and conserve existing environmental designations, fauna and flora, landscape character and archaeology. This will also assist in;

- (a) ensuring that there is an adequate level of biodiversity and ecological functioning in the Plan area
- (b) providing for passive and active recreational needs of users, and
- (c) providing high quality landscaping and open space areas on developed lands to structure and provide visual relief from the built environment.

Policies for Natural Heritage and the Environment

Policy 7.1	Protect the cSACs, pNHAs and SPAs which become designated and notified to Roscommon County Council during the lifetime of this Area Plan.
Policy 7.2	Protect any additional areas that may be designated during the lifetime of the plan, including the proposed and designated Protected Areas under the Water Framework Directive Register of Protected Areas, by resisting development which would detrimentally impact on the conservation status of those sites e.g. eskers.
Policy 7.3	Promote development in these areas, for recreational and educational purposes, where it would not conflict with the preservation and protection of these sites.
Policy 7.4	Encourage the use of native species in amenity planting and stocking and related community actions to reduce the introduction and spread of non-native species.
Policy 7.5	Support initiatives, which reduce the risks of invasions, help control and manage new and established invasive species, monitor impacts, raise public awareness, improve legislation and address international obligations.
Policy 7.6	Continue the tree-planting programme and landscaping of public open spaces in the area.
Policy 7.7	Increase the presence of litter bins in public amenity areas throughout the Plan area.

Objectives for Environment

Objective 7.1	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 and projects is likely to have 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. No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size and scale, land take, proximity, resource requirements, (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) ²
Objective 7.2	Maintain a programme of environmental improvements within the Plan Area.
Objective 7.3	Prohibit proposals for development that would be detrimental to the visual or environmental amenity of the Plan Area.
Objective 7.4	Ensure compliance with all the relevant environmental pollution legislation.

² Except as provided for in Section 6(4) of the Habitats Directive, viz, there must be:

- (a) No alternative solution available
- (b) Imperative reasons of overriding public interest for the plan
- (c) Adequate compensatory measures in place

8. SOCIAL AND COMMUNITY FACILITIES

The building of strong and inclusive communities is a key element in achieving sustainable development. Access to cultural, social and community facilities is central to promoting a sense of community and social inclusion. In addition to economic development, sustainable communities require the provision of, and access to, education; health; childcare services; recreation and leisure amenities; community support services; and, a good quality built environment.

8.1 COMMUNITY FACILITIES

With the increase in population of the Hodson Bay/Barrymore area is the need for social and community facilities. The following are the community facilities which exist in the Area Plan area;

- Ballybay National School
- Baysports is an ISA accredited boat training and watersports centre which is situated beyond the Hodson Bay Hotel.
- The Hodson Bay Hotel has a number of facilities including a swimming pool, fitness centre and harbour area for the berthing of boats.
- The 18-hole Athlone Golf Course is also situated adjacent to the Hotel
- The Church of the Risen Christ at Ballybay

The small convenience shop, Hodson Bay Stores, is situated on the N61, outside the Plan Area. The Top garage and Spar convenience store is also situated outside the Area Plan area on the N61 as one travels towards Athlone.

There is an objective within the Area Plan which indicates that “A Neighbourhood Centre shall be provided along the Link Road (once it is constructed) within the Hodson Bay/Barrymore Area.”

In terms of sporting facilities, there is an all weather pitch adjacent to the church and school. Other pitches for Soccer, GAA and rugby are found in the Monksland / Bellanamullia LAP area, Knockcroghery, Lecarrow, Rahara, Athlone and Roscommon.

8.2 EDUCATION AND CHILDCARE

The only school within the Area Plan area is the Ballybay National School. There are other national schools in the surrounding rural areas as well as secondary schools in Athlone and Roscommon Town. The Roscommon County Development Plan indicated that Roscommon County Council will encourage and facilitate the expansion of the existing schools on adjacent lands which would be proposed in this area.

As seen from the Table 8.1, 1 additional primary classroom may be required during the lifetime of the plan.

Table 8.1: Educational Provision within the Hodson Bay/Barrymore Area Plan area

Educational Provision	Hodson Bay/Barrymore Area Plan boundary
	New Residential
Area of land (hectares) *	2.3Ha
=Additional Dwellings (@19 - 29 dwellings per hectare/ 8 - 12 per acre – 8 is assumed)	15 units
Additional population	37
Additional children of school going age (11.9% of population)	4
Additional Classrooms required (@28 pupils per teacher/class)	0
Suggested site size (@1.22hectares/3acres for 12-31 classrooms &2.03hectares/5acres for 32 classrooms)	Existing capacity
Additional children of post primary age (8.5% of population)	4
Additional Classrooms required (@28 pupils per teacher/class)	Not necessary to cater for in Area Plan area
Suggested site size (@4.8hectares/12acres for schools of 600-800 pupils)	-

*Refer to Recommended Residential Zoning in Table 4.1

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.

The following are the childcare facilities in the vicinity of the Area Plan area.

Table 8.2: Community Childcare Facilities (Source: Roscommon County Childcare Committee, 2010)

Name of childcare facility	Address
Kiltoom Playgroup	Carrolloughan, Kiltoom, Athlone, Co. Roscommon
Kiltoom Parent & Toddler Group	Bally Bay Hall, Kiltoom, Athlone, Co. Roscommon
Emily Martin – Helping Hands Nursery	Kiltoom, Athlone, Co. Roscommon
Right Start Montessori	Curraghmore, Kiltoom, Ahtlone, Co. Roscommon

8.3 HEALTHCARE

Healthcare Facilities are provided in Athlone and Roscommon Town and there is a GP situated in the locality.

8.4 BURIAL GROUNDS

The Kiltoom Graveyard is situated along the N61, 1.3km north west of the Area Plan boundary.

8.5 COMMUNITY DEVELOPMENT FORUM

South Roscommon Community Forum

The work of the South Roscommon Community Forum is to;

- Source funding and supports for projects
- Give hands-on assistance
- Give professional support and information to assist groups
- Give groups an opportunity to meet with Community and voluntary 20organizations throughout the county to share ideas and experience
- Act as a voice and lobby on behalf of the Community and voluntary sector at a county level
- Provide a mechanism for the voluntary and community fora to be represented on the Roscommon County Development Board, the Strategic Policy Committees (SPCs) and other structures
- Establish networks with other community fora throughout the country
- Organise training and workshops to help groups in their work

While the South Roscommon Community Forum do not award grants to community groups and volunteer Organizations, they are able to provide help and advice when applying for government aid for many projects.

8.6 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, the County Development Board 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.
- Roscommon County Council will promote the use of existing buildings and lands to the benefit of the wider community, subject to available resources.
- Ensure that all groups should be enabled to participate fully in the life of the community and that language or other barriers should be addressed so that all groups have the opportunity to live full, active lives and to integrate and contribute to community life.

Policies for Social and Community Services and Facilities

Policy 8.1	Seek to provide a range of social, recreational and community facilities to meet the needs of all of the areas residents.
Policy 8.2	Support the multi-functional use and provision of buildings and opportunities to maximise the use of existing physical resources / infrastructure.
Policy 8.3	Ensure that social inclusion is an integral part of the design and delivery of all programmes and services and ensures effectiveness and efficiency in its delivery.
Policy 8.4	Consult with the Department of Education regarding the location and provision of adequate educational facilities.
Policy 8.5	Support the Roscommon County Childcare Committee, the County Development Board and the Health Service Executive in formulating policy to ensure the provision of affordable childcare throughout the County and within the Area Plan area specifically.
Policy 8.6	Support the development of stand-alone, outdoor recreational areas and play/exercise areas, in consultation with the relevant stakeholders, subject to funding.
Policy 8.7	Support the development of artistic tourism throughout the County and within the Area Plan area including the facilitation of new festivals events for visitors such as exhibitions, musical entertainment and theatre.
Policy 8.8	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 8.1	Assess the feasibility of provision and facilitate the delivery of a full range of social and community facilities to meet the needs of all of the areas residents.
Objective 8.2	Facilitate the expansion and development of schools by the Department of Education within the Area Plan area within the lifetime of the plan.
Objective 8.3	Implement the Childcare Facilities: Guidelines for Planning Authorities (DEHLG, June 2000).
Objective 8.4	Facilitate the accommodation of healthcare functions at suitable locations within the Area Plan area, when required, in liaison with the appropriate health authorities.
Objective 8.5	Work with Fáilte Ireland, the Arts Council and other relevant bodies to promote and develop the arts and tourism sectors within the County and within the Area Plan area.

9. RECREATION, LEISURE AND TOURISM

Strategic Goals

- Promote the development of recreation and tourism facilities in Hodson Bay/Barrymore Area to take advantage of its natural amenities such as the Shannon waterway and established recreation facilities such as the hotel and golf course, in a sustainable manner.
- Protect from development the existing public and recreational open space in the Plan Area.

9.1 OPEN SPACE AND SPORTING PROVISION

The following are **the sporting facilities** which exist in the Area Plan area;

- Baysports is an ISA accredited boat training and watersports centre which is situated beyond the Hodson Bay Hotel.
- The Hodson Bay Hotel has a number of facilities including a swimming pool, fitness centre and harbour area for the berthing of boats.
- The 18-hole Athlone Golf Course is also situated adjacent to the Hotel

An indicative area has been identified for a sports pitch on lands zoned for Phase 1 NR which has easy access to the main road and is centrally located in the Area Plan boundary. This area would be a minimum of one acre and would include the likes of changing rooms and a parking area. In addition, an indicative outdoor play/exercise area has been indicated adjacent to/incorporated into the Roscommon County Council parking area next to the marina.

The Council will seek to the provision of open space facilities to provide for the recreational needs of the large threshold of residents, workers and visitors in the Plan area and surrounding areas.

Policies for open space and sporting provision

Policy 9.1	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 9.2	Provide for the needs of young people through supporting youth groups, youth sports and arts activities and facilitate the provision of facilities at suitable locations to encourage the involvement of young people in activities and gatherings.
Policy 9.3	Provide for the sports and recreational needs of the Area Plan area, by upgrading and maintaining existing facilities and providing for new facilities as required. Facilities provided should be designed with flexibility in mind so that they are multifunctional and ensure maximum usability by a variety of groups and members of local communities. Facilities should be widely accessible to ensure that sports and recreation may provide a forum for social inclusion and integration and the Council will work with sporting organisations and clubs to achieve widespread availability of facilities.
Policy 9.4	Promote the development of an integrated open space system, consisting of vegetation and drainage channels, that will protect and conserve existing environmental designations, fauna, flora and landscape character. It will also ensure an adequate level of biodiversity and ecological functioning; will provide for the passive and active recreational needs of users; will provide high quality landscaping and open space areas on developed lands to structure; and provide visual relief from the built environment.
Policy 9.5	Ensure that the different environmental/greenbelt zones identified are adequately protected and that developments respond appropriately to the sensitivities and significance of the zones.

Objectives for Open Space and Sporting Provision

Objective 9.1	Support the implementation of the County Play Policy in providing for and facilitating play throughout the County.
Objective 9.2	Implement the Council's Development Contribution Scheme as it relates to the improvements of existing recreation and leisure facilities and the funding of new recreation and leisure facilities.
Objective 9.3	Ensure that fully equipped playgrounds to appropriate standards are provided within all new housing developments in excess of 20 units. In addition, a hierarchy of useable open spaces and the provision of recreational facilities appropriate to the size of the estate, or taken in combination with a number of estates, are provided e.g. seating areas, landscaped open spaces, basketball courts, skatepark areas, public parks and playing pitches.
Objective 9.4	<p>Ensure that adequate internal open spaces and landscaping are provided within developments, including the following:</p> <ol style="list-style-type: none"> 1. Retain existing mature and semi-mature trees and hedgerows on undeveloped land, where practicable and incorporate into the layout and design of developments. If retention is not possible replacement proposals will be required. 2. Provide landscaped open spaces and parking areas within developments to provide visual relief from the built development, spaces for relaxation for staff, adequate lighting into buildings and space for parking.
Objective 9.5	<p>Ensure a high quality urban environment which takes the following into consideration;</p> <ol style="list-style-type: none"> 1. Retention and augmentation of mature vegetation – especially in roadside areas subject to traffic safety concerns. 2. Improving public amenities – by good design and provision of facilities in the public domain. 3. Control and monitoring of the composition of material used for the filling of development sites. 4. Prevention of unauthorised 'reclamation' of wetlands. 5. Prevention of unlicensed discharges – direct or indirect – to surface water systems.
Objective 9.6	Roscommon County Council shall work together with community sporting bodies, private developers and relevant government agencies in facilitating and supporting the development and delivery of sporting facilities within the Area Plan area within the lifetime of this Area Plan, via public / private partnership.
Objective 9.7	<p>As mentioned in the Monksland/Bellanamullia LAP, assess the feasibility of the provision of walking/cycling routes in the following areas;</p> <ul style="list-style-type: none"> • from Bogginfin to Hodson Bay • a circular route from Bogginfin to Hodson Bay to Barrymore across the N61 and then through the Cushlea and Larkfield Bogs to Monksland.

9.2 INTEGRATED TOURISM AND RECREATION DEVELOPMENT

Integrated Tourism encourages tourism that is based on local physical, economic, social and cultural resources and local relationships so that tourism experiences are place specific. It is also sensitive to scale, which is appropriate to local circumstances and supports sustainability of resources and activities in ecological, economic and cultural terms.

Roscommon has a long-established tourism industry that displays integration with the natural and cultural environments. Roscommon County Council recognises the need to build on the facilities already present in the area and support niche markets for example, cycling holidays, archaeological and nature tours, English language learning tours and specialist markets such as activity holidays, environmental or cultural based tourism.

1. Walkways/Cycleways

An important component of an integrated tourism strategy is sustainability and the use of more sustainable forms of transport. There are a number of walking/cycling routes as well as walking clubs throughout the County.

Slí na Sláinte is a health promotion walking initiative which was introduced in 1996 and aimed at encouraging people of all ages and abilities to walk for pleasure and good health. There are four main Slí na Sláinte trails in County Roscommon, none of which fall within the Area Plan area.

In terms of cycling, there are three which occur in proximity to the Area Plan area;

1. **The Green Heartlands Cycle Route** from Roscommon town to Athlone.
2. **The Táin Cycling Trail.**
3. **The Lough Ree and the Shannon Cycling Tour.**

There is a need to recognise the importance of walking and cycling in County Roscommon from a local as well as tourism perspective. Roscommon County Council supports the development of local and tourist walks and cycle routes which consider local requirements as well as economic potential and endeavor to meet these needs on an ongoing basis. Ways should be examined to improve access to the countryside (as promoted in the European Charter of Pedestrian Rights) for informal recreation purposes such as walking, cycling and horse riding, as well as areas of open space, recreation and sports facilities, especially in urban areas within easy access by walking and cycling. Improvements need to be made to walking routes throughout the county and cycle paths need to be provided along public roads where possible. As mentioned in the infrastructure section of this plan, there are two types of cycleways;

- those for the commuter where cyclists ride on the roadway and there may be no clear distinction between the roadway and “cycle path”; and,
- those for the recreational cyclists where raised paths are created adjacent to footpaths and the same rules apply for cyclists and pedestrians.

Walking and cycling routes should be designed to incorporate current thinking and best practice from experience in other locations in order to create more people friendly places. Road safety for pedestrians and cyclists is an important issue in tourist areas and lower speed limits and priority over motorized transport should be provided, where appropriate.

Policy for Walking and Cycling Routes

Policy 9.6	Facilitate the development of walkways and cycleways within the Area Plan area and beyond. Routes should take full advantage of existing amenities such as riverbanks and lakeshores so as to facilitate their enjoyment and exploit their tourism value. All such development shall be subject to screening and Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and any other relevant environmental assessment deemed necessary by Roscommon County Council.
Policy 9.7	Support the investigation of the potential for off-road walking and cycling trails surrounding the Area Plan area; and for the development of linkages between existing trails and others in adjoining counties; support national trail development policy including the Irish Trails Strategy.

Objective for Walking and Cycling Routes

Objective 9.8	Promote walking, rambling and cycling as appropriate recreational and tourism activities within the Area Plan area.
Objective 9.9	Establish walkways and cycle routes on a legal and permanent basis to include heritage and other attractions including accompanying signage.

9.3 TOURISM

Lough Ree is an important amenity and tourism asset and the Council will seek to protect the sensitive environment of the lake and its shores from inappropriate tourism development. Tourism development that may potentially have a detrimental impact on the amenity of the lake or surrounding environment will not be permitted.

Tourism activity is currently centered on Lough Ree and particularly the hotel, golf course, marina, and caravan park at Hodson Bay. The Council will seek to encourage and support the retention and appropriate development of these and other appropriate facilities in the future. The Council will support the development of appropriate green tourism developments adjacent to the shore of Lough Ree and in the Hodson Bay area and will seek to carry out a feasibility study into the development of the Hodson Bay region as a major amenity area.

The Council will facilitate the development of a shoreline path along the western edge of Lough Ree and the River Shannon to further promote the use of the area for tourism and recreational purposes. This will provide a linkage from the Hodson Bay amenity area, which incorporates the hotel, golf course, caravan park and marina in the north extending along the eastern edge of the Monksland/Bellanamullia LAP area and Athlone Town in the south.

The Hodson Bay hotel and public amenity area adjoins Athlone Golf Club. Lough Ree provides beautiful lake and island views, and a wide range of leisure activities including boating and fishing. The hotel incorporates a health spa and leisure complex, and has experienced increased demand as a venue for both business and social occasions, notably for midweek conference activity and weekend breaks.

Baysports is an ISA accredited boat training and watersports centre which is situated beyond the Hodson Bay Hotel.

The Council will seek to provide open space facilities for the recreational needs of the large threshold of residents, workers and visitors in the Plan area and surrounding areas.

Policies for Tourism & Recreation

Policy 9.8	Protect the environment of Lough Ree and its shores from inappropriate tourism and recreation based development. All such development shall be subject to screening and Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and any other relevant environmental assessment deemed necessary by Roscommon County Council.
Policy 9.9	In keeping with the Tourism Strategy for the County and for protecting the environment, support and positively encourage the provision of tourism facilities.

Objectives for Tourism & Recreation

Objective 9.10	Promote the development of high-quality tourist accommodation ensuring high standards of architectural and urban design.
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10. LAND USE ZONING OBJECTIVES & MATRIX

The Land Use Zoning Objectives and Matrix within this section outlines the zoning objectives for each zone identified in the zoning map. It indicates the uses and type of development, which the Council considers to be appropriate for each zone. It is intended to provide guidance to anyone seeking permission for development as well as the general public. 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. Equally the indication that a particular type of development is not permitted in any particular category does not rule same out and there may be situations where said could be permitted.

Land uses not listed in the Matrix will be considered on the merits of the individual planning application, the general policies and zoning objectives for the area including the proper planning and sustainable development of the area. Development proposals should be compatible with the Matrix, however, consideration may be given to proposals, which would benefit the local community and are in the interest of the proper planning and sustainable development of the area. These proposals will also need to be consistent with the CDP development standards and the CDP requirements on public health, traffic safety, residential amenity, heritage, design and visual amenity.

The following factors have been taken into account in the development of land use zoning principles and objectives.

- Population calculations as per the Core Strategy
- Current development and trends in the County
- Current Land use zoning objectives contained in the Roscommon County Development Plan 2008 - 2014, town development plans and other local area plans
- The amount of developed and undeveloped zoned and serviced land within the County
- Accessibility, availability and location of land for development
- Existing and proposed services such as schools, community facilities, etc.
- Existing and proposed infrastructure such as public transport, water, wastewater etc.
- The scale and pattern of existing development within each town
- The natural and built environment and amenities of each town
- The principles of proper planning and sustainable development

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" and "Regeneration" 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. In addition, not all the land uses appear in all the Area Plans. Those which are shaded do not appear in the Hodson Bay/ Barrymore Area Plan. It should be noted that there are several which are common and repeated but which are relevant to the landuses proposed. It should also be noted that the objectives as listed are not exhaustive.

Zone	Zone Description
TC1 Core Town Centre (Mixed Development)	<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. • 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, and backlands. • Prohibit disorderly development of backlands. • Require the inclusion of appropriate open spaces in development in this zone
TC2 Peripheral Town Centre	<ul style="list-style-type: none"> • Retain the character and use of existing predominantly residential streets. • 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 and facilitate mixed residential and business uses in existing mixed use areas. • 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. • Improve civic amenity by requiring high standards of urban design. • Provide for appropriate development on infill sites including residential development and upper floor apartments. • Regulate where appropriate any subdivision of existing residential units. • Encourage the regeneration of derelict buildings, particularly the use of upper floors, preferably for residential use, and backlands. • Prohibit disorderly development of backlands. • Have regard to ACA's 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
TC3 Outer Town Centre	<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. • New development in this zone should not prejudice the viability of established land uses. • Provide for appropriate development on infill sites including residential development and upper floor apartments. • Regulate where appropriate the subdivision of existing residential units. • Encourage the regeneration of derelict buildings, particularly the use of upper floors, preferably for residential use, and backlands. • Prohibit disorderly development of backlands.

	<ul style="list-style-type: none"> • Have regard to ACA's 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
ER Existing Residential	<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 centers • Provide for the appropriate 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
NR New Residential	<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 recreation, education, crèche/playschool, community buildings, sheltered housing, and corner shops. • Provide for local shopping, amenity, recreation, education, childcare, community and recycling facilities, public services, public transport, tourist accommodation, and renewable energy options. • Preserve the residential amenity of the neighbourhood. • Provide for appropriate retail facilities in addition to local community and social facilities for the immediate local community • Have regard to the overall heritage of the area • Require the inclusion of appropriate open spaces in development in this zone
RC Mixed Residential and Commercial	<ul style="list-style-type: none"> • Preserve the existing, provide for, and facilitate new residential and commercial uses • Improve civic amenity by requiring high standards of urban design. • Provide for infill development at a density appropriate to the area and needs of the community. • Encourage the regeneration of derelict buildings. • Regulate where appropriate the subdivision of existing residential units.
DC District Centre	<ul style="list-style-type: none"> • Purpose built group of shops, separate from the town centre • Provide for the development of a mix of commercial/retail uses including a convenience shop such as a supermarket or superstore, comparison shops, non-retail services, such as banks, building societies, restaurants, pharmacies, take away, video/DVD rental, public house, and dental/medical surgery. • Provide for local services such as medical centre, offices, workshops, crèche, petrol station, waste segregation facility (bring bank), launderette, where appropriate, to meet the needs of the community • Where appropriate, provide accommodation over retail/commercial units, grouped small starter/incubator workshops, craft or service units, guest houses, etc. • Strong building design to provide focal points within mixed-use developments that will add legibility and clarity to the physical structure and

	<p>layout of the development.</p> <ul style="list-style-type: none"> • The centre could be developed around a public/focal space, where appropriate • Provide sustainable transport linkages such as public transport, adequate cycle and walkways from the district centres to the town centre and surrounding residential areas. • Require the inclusion of appropriate open spaces in development in this zone
NC Neighbourhood Centre	<ul style="list-style-type: none"> • Provide for the development of a mix of residential, commercial/retail uses including comparison shops and community facilities around a public/focal space, where appropriate, with associated facilities, within walking distance from the existing town centre, where practicable, which will serve the needs of a new/existing residential area. • Provide for local services such as medical centre, offices, workshops, crèche, petrol station, waste segregation facility (bring bank), chemist, launderette, convenience shop and café, where appropriate, to meet the needs of the community • Provide sustainable transport linkages such as public transport, adequate cycle and walkways from neighbourhood centres to the town centre and peripheral areas. • Require the inclusion of appropriate open spaces in development in this zone
LC Local Centre	<ul style="list-style-type: none"> • Protect, provide for and / or improve local centre facilities
BE Business, Enterprise Park/Light Industry & Warehousing	<ul style="list-style-type: none"> • Provide for light industry, warehousing and enterprise units and ancillary uses such as training, education, childcare, financial, cafés, hotel, 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
I Industrial Uses	<ul style="list-style-type: none"> • Reserve lands for the provision of heavy industry, incinerators and thermal treatment and employment related uses. • 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
CD Construction and Demolition waste	<ul style="list-style-type: none"> • Provide facilities for the recycling of construction and demolition waste

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 • Childcare facilities 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.
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. • Prohibit any development that would give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, (either individually or in combination with other plans or projects) unless imperative reasons of overriding public interest can be established. • Provide a visual and environmental buffer, where appropriate, to preserve the natural amenity of the area such as alongside waterways, rivers and floodplains. • 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.
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. Rivers and lakes may be included in this use.
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.
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,

	<p>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.</p> <ul style="list-style-type: none"> • Prohibit development that would create premature demand for infrastructural services. • Prohibit 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
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ZONING MATRIX

The land use zoning matrix details those land uses permitted in principle, open for consideration and not normally permitted, under each use class.

Permitted in Principle = V

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

Open for Consideration = O

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

Not Normally Permitted = X

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

Other Uses

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

Land Use Zoning Matrix

TC1	Core Town Centre (Mixed Development)
TC2	Peripheral Town Centre
TC3	Outer Town Centre
ER	Existing Residential
NR	New Residential
NC	Neighbourhood Centre
DC	District 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
LA	Leisure & Amenity
TA	Transitional Agricultural Use
RC	Mixed Residential and Commercial
LC	Local Centre

10.1 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 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.

USE	TC1	TC2	TC3	DC	ER	NR	NC	BE	I	CP	PU	CE	RA	GB	LA	LT	TA	RC	LC
Abattoir ³	X	X	X	O	X	X	X	O	O	X	X	X	X	X	X	X	O	X	X
Advertisements and Advertising Structures (e.g. permanent large billboards)	√	√	O	√	X	X	√	√	√	O	O	O	O ⁴	X	O	O	X	O	√
Agricultural Buildings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X
Allotments ⁵	X	X	O	X	O	O	X	X	X	X	X	O	O	X	O	O	O	O	X
Amusement arcade	√	√	O	√	X	X	√	√	X	X	X	X	X	X	X	O	X	O	X
Apartments	√	√	√	O	√	√	O	X	X	X	X	X	X	X	X	O	X	O	O
Bank / Building Society / ATM	√	√	√	√	X	X	O	O	X	X	X	O	X	X	X	O	X	X	O
Betting Office	√	√	O	√	O	O	√	X	X	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	X	X	O	X	X
Bring Banks	O	O	O	√	O	O	√	√	√	O	X	O	O	X	X	X	O	X	√
Café	√	√	O	√	X	O	√	O*	O*	X	X	O	√	X	O*	√*	O	√	O
Caravan Park-Holiday	X	X	X	X	X	X	X	X	X	X	X	O ⁶	X	X	O	√	O	X	X
Caravan Park-Residential	X	X	O	X	X	O	X	X	X	X	X	X	O	X	X	O	O	X	X
Car Dismantler / Scrapyard	X	X	X	X	X	X	X	O	√	X	X	X	X	X	X	X	X	X	X
Car Park ⁷	√	√	√	√	O	O	√	√	√	√	O	O	O	X	O	O	O	√	√
Car Park Multi Storey	√	O	O	O	X	X	X	O	O	√	O	O	X	X	X	O	X	X	X
Cash and Carry / Wholesale Outlet	X	O	O	O	X	X	X	√	X	X	X	X	X	X	X	X	X	X	X
Cemetery	X	X	X	X	O	O	X	X	X	X	O	√	O	X	X	X	O	X	X
Childcare Facilities (Crèche/Nursery)	√	√	√	√	√	√	√	O*	X	X	X	√	X	X	√*	O*	O	O	√

³ Must be small in town centres where serving a butchers shop

⁴ For sporting clubs

⁵ Open for consideration on a temporary basis on all undeveloped lands

⁶ Temporary overnight use

⁷ Excluding car parking ancillary to other uses, such as employee's car parking at office.

USE	TC1	TC2	TC3	DC	ER	NR	NC	BE	I	CP	PU	CE	RA	GB	LA	LT	TA	RC	LC
Cultural / Community Use ⁸ e.g. Garda Station, Fire Station, Ambulance Service	√	√	O	O	O	O	O	O	X	X	X	√	O	X	O	O	O	O	O
Civic Amenity Site	X	X	X	X	X	X	X	√	√	X	√	O	X	X	X	X	O	X	X
Conference Centre	√	√	O	√	X	X	O	O	X	X	X	O	X	X	X	O	X	O	X
Construction and Demolition (C&D) Landfill ⁹	O	O	O	O	O	O	O	√	√	√	O	O	X	X	X	O	O	O	O
Disco / Nightclub	O	O	X	O	X	X	X	O	X	X	X	X	X	X	X	O	X	O	X
Doctor / Dentist / Medical and Related Consultants / Veterinary Surgery	√	√	O	√	O	O	√	√	X	X	X	O	X	X	O	O	X	√	O
Drive-through Restaurant	X	O	O	O	X	X	O	O	X	O	X	X	X	X	X	O	X	O	O
Educational Facilities	√	√	O	√	O	O	O	O	X	X	X	√	X	X	O	O*	O	O	O
Electricity generation / power plant	X	X	X	X	X	X	X	O	√	X	O	X	X	X	X	X	O	X	X
Funeral Home	O	√	O	O	X	O	O	O	X	X	X	O	X	X	X	X	X	O	X
Garden Centre / Garden Shop	X	X	O	√	X	X	√	√	X	X	X	X	O	X	X	X	√	X	O
Guesthouse / Hostel	√	√	√	√	O	O	O	X	X	X	X	O	X	X	O	√	O	√	X
Halting Site / Group Housing	X	X	X	X	O	O	X	X	X	X	X	X	X	X	X	X	X	O	X
Hazardous Waste Depot	X	X	X	X	X	X	X	O	√	X	X	X	X	X	X	X	X	X	X
Hazardous Waste Processing	X	X	X	X	X	X	X	X	O	X	X	X	X	X	X	X	X	X	X
Heavy Vehicle Park	X	X	X	X	X	X	X	O	√	O	O	X	X	X	X	X	X	X	X
Holiday Home – Short term lettings	X	X	O	X	X	O	X	X	X	X	X	X	X	X	X	√	X	X	X
Hospital	X	O	O	O	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X
Hotel / Motel	√	√	O	√	O	O	O	X	X	X	X	X	X	X	O	√	X	O	X

⁸ Includes Class 10 & 11 uses, page 199, Planning and Development Regulations 2001

⁹ Subject to government guidelines on Flood Risk Management

USE	TC1	TC2	TC3	DC	ER	NR	NC	BE	I	CP	PU	CE	RA	GB	LA	LT	TA	RC	LC
ICT Masts	X	X	X	X	X	X	X	O	√	X	O	X	O	X	O	O	O	O	X
Industry-Extractive	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Industry-Heavy ¹⁰	X	X	X	X	X	X	X	X	√	X	O	X	X	X	X	X	X	X	X
Industry-Light ¹¹	X	X	X	X	X	X	X	√	√	X	X	O	X	X	X	X	X	O	X
Leisure Centre / Health Spa	O	√	√	√	O	O	O	O	X	X	X	O	O	X	√	√	X	O	X
Mart / Co-op	X	X	X	X	X	X	X	O	O	X	X	X	X	X	X	X	O	X	X
Motor Sales Outlet / Showroom	X	√	√	√	X	X	O	√	√	X	X	X	X	X	X	X	X	O	O
Municipal Waste Incinerator	X	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	X	X	X
Offices less than 100m ²	√	√	√	√	O	O	O	O	O*	X	X	O	X	X	X	O*	X	√	√
Offices 100m ² to 1000m ²	√	√	√	√	X	X	X	O	O	X	X	O	X	X	X	X	X	O	X
Offices over 1000m ²	√	√	√	√	X	X	X	O	X	X	X	O	X	X	X	X	X	O	X
Open Air Market	√	√	√	O	X	X	O	O	X	X	X	O	O	X	O	O	O	O	√
Park and Ride Facility	X	X	X	X	X	O	X	√	√	√	X	O	X	X	X	X	O	X	X
Petrol Station	X	X	O	√	X	X	√	√	√	O	X	X	X	X	X	X	O	X	√
Place of Public Worship	√	√	√	√	√	√	O	X	X	X	X	√	X	X	X	X	O	O	√
Plant / tool hire	X	O	O	O	X	O	O	X	√	X	X	X	X	X	X	X	O	X	O
Public House	√	√	√	√	O	O	O	O	X	X	X	X	X	X	X	O	X	O	√
Recycling Facility e.g. Composting, waste recovery etc.	X	X	X	X	X	X	X	O	√	X	X	X	X	X	X	X	X	X	X
Residential	√**	√	√	√	√	√	O	X	X	X	X	X	X	X	X	O	O***	√	O
Residential (Institutional)	O	O	O	O	O	√	X	X	X	X	X	O	X	X	X	X	X	√	X
Restaurant	√	√	√	√	O	O	√	O*	X	X	X	O*	O*	X	O*	√	X	√	√
Retail Warehouse e.g. bulky goods such as furniture	X	X	X	O	X	X	X	√	X	X	X	X	X	X	X	X	X	O	X

¹⁰ As defined in Part 1 and those above the threshold in Part II of Schedule 5 of the Planning and Development Regulations 2001.

¹¹ As defined in Article 5 of the Planning and Development Regulations 2001

USE	TC1	TC2	TC3	DC	ER	NR	NC	BE	I	CP	PU	CE	RA	GB	LA	LT	TA	RC	LC
Rural Industry-Food processing	X	X	X	X	X	X	X	O	O	X	X	X	X	X	X	X	O	O	X
Science and Technology Based Enterprise (Large scale)	X	X	X	X	X	X	X	√	√	X	X	X	X	X	X	X	X	X	X
Service Garage < 100m ² excluding sales and storage	X	X	O	O	X	X	O	√	√	X	X	X	X	X	X	X	X	X	O
Shop – Comparison	√	√	O	√	X	X	O	X	X	X	X	O	X	X	O	O	X	O	O
- Retail Park	√	√	√	O	X	X	O	X	X	X	X	X	X	X	X	X	X	X	X
- Retail warehouse	X	X	O	O	X	X	X	√	X	X	X	X	X	X	X	X	X	O	X
- Warehouse clubs	X	X	O	O	X	X	X	√	X	X	X	X	X	X	X	X	X	O	X
- Factory Shop	X	O	O	√	X	X	√	O	O	X	X	X	X	X	X	X	X	√	O
- Factory outlet centre	X	X	X	O	X	X	X	O	X	X	X	X	X	X	X	X	X	O	X
Shop – Convenience Outlet)	√	√	√	√	O	O	√	O*	X	X	X	O*	X	X	X	O	X	O	√
Shop - Discount Food Store	X	O	O	√	X	X	O	O	X	X	X	X	X	X	X	X	X	√	O
Shop - Supermarket	√	√	√	√	X	O	O ¹³	O ¹²	X	X	X	X	X	X	X	X	X	O ¹³	X
Shop – Superstore	X	X	O	√	X	X	O	O	X	X	X	X	X	X	X	X	X	O	X
Small Scale Manufacturing (e.g. framing)	O	O	O	O	O	O	O	√	X	X	X	X	X	X	X	O	O	O	O
Sports Fields	X	X	O	O	O	√	O	O	X	X	X	√	√	X	O	O	O	O	O
Take-away (not drive thru)	√	√	O	√	X	X	O	√	X	X	X	X	X	X	O	O*	X	O	O
Transport Depot	X	X	X	X	X	X	X	O	√	√	X	X	X	X	X	X	X	X	X
Veterinary Surgery	O	O	O	O	X	X	O	√	X	X	X	O	X	X	X	X	X	O	O
Water-based recreational / cultural activities	O	O	O	O	X	O	O	X	X	X	X	√	√	X	O	√	O	O	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).

¹² Only permitted if a suitable site is not available on lands zoned for town centre uses

APPENDIX 1: POLICIES AND OBJECTIVES

Policies for Residential Development

Policy 4.1	Protect scenic views of Lough Ree and the River Shannon.
Policy 4.2	Prevent further ribbon development outside of the serviced areas. Only allow development where provision is made for access to backlands.
Policy 4.3	Require that new residential accommodation meets the necessary standards of energy consumption, sanitation, and design; which can accommodate persons of all abilities.
Policy 4.4	Ensure that development does not cause or significantly contribute towards the sterilisation of land (i.e. backland) from future development.
Policy 4.5	Implement the provisions of the Housing Strategy in accordance with the provisions of Part V of the Planning and Development Act 2000 as amended.
Policy 4.6	Ensure that housing proposals accord with the Statutory Guidance document, <i>Sustainable Residential Development in Urban Areas</i> , (DEHLG, May 2007) and the <i>Urban Design Manual: A best practice guide (December 2008)</i> as well as the Development Management Guidelines and Standards, which form part of the RCDP 2014-2020, except in the case of lands zoned for Transitional Agriculture. Housing layouts shall conform to prevailing and appropriate densities established in the vicinity.
Policy 4.7	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, unless the necessary services are provided as part of the proposal.
Policy 4.8	Identify and facilitate the development and renewal of vacant and derelict sites and derelict buildings in a manner appropriate to the area, 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 4.9	Encourage property owners / developers to improve the appearance of vacant / derelict / buildings, in particular in housing estates. The following measures should be considered: <ul style="list-style-type: none"> • Simple maintenance (painting, cleaning, removal of vegetation, removal of defunct inappropriate signage, securing property to protect from vandalism, installation of temporary window displays). • Screening or boundary treatment.
Policy 4.10	Promote the reuse of small vacant sites within the area for pocket parks and temporary exhibitions including the use of larger sites for community gardens, allotments etc.

Policies for Infrastructure

Policy 5.1	Increase the capacity of existing local road and pedestrian networks in the area. Create improved transport links between Monksland and the Plan Area.
Policy 5.2	Support and facilitate the Rural Transport Initiative scheme operating in the area.
Policy 5.3	Ensure the provision of a comprehensive traffic system which is compatible with the pattern of land use in the area and with through traffic.
Policy 5.4	Minimise the number of new accesses points National Routes in order to maintain traffic capacity, and minimise traffic hazard.
Policy 5.5	Ensure that all development proposals in the area fulfill traffic safety and car parking requirements.

Policy 5.6	Provide pedestrian crossings and good quality pavements in the area.
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Policies for Water Services

Policy 6.1	Continue the development and upgrading of the water supply so as to ensure that an adequate, sustainable supply of piped water of suitable quality is available for domestic and commercial uses, amongst others, for the sustainable development of the Hodson Bay / Barrymore Area Plan area.
Policy 6.2	Ensure that all areas zoned for development within the Plan area are capable of being serviced with water supply and sewerage disposal.
Policy 6.3	Have regard to the Groundwater Protection Plans for the area.
Policy 6.4	Facilitate the provision of an adequate wastewater collection, treatment and disposal system for the Area Plan 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 License.
Policy 6.5	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.
Policy 6.6	Have regard to the relevant Department of Environment Heritage and Local Government and Office of Public Works Guidelines for Planning Authorities relating to Planning issues and Flood Risk Management (Nov 2009).

Policies for Natural Heritage and the Environment

Policy 7.1	Protect the cSACs, pNHAs and SPAs which become designated and notified to Roscommon County Council during the lifetime of this Area Plan.
Policy 7.2	Protect any additional areas that may be designated during the lifetime of the plan, including the proposed and designated Protected Areas under the Water Framework Directive Register of Protected Areas, by resisting development which would detrimentally impact on the conservation status of those sites e.g. eskers.
Policy 7.3	Promote development in these areas, for recreational and educational purposes, where it would not conflict with the preservation and protection of these sites.
Policy 7.4	Encourage the use of native species in amenity planting and stocking and related community actions to reduce the introduction and spread of non-native species.
Policy 7.5	Support initiatives, which reduce the risks of invasions, help control and manage new and established invasive species, monitor impacts, raise public awareness, improve legislation and address international obligations.
Policy 7.6	Continue the tree-planting programme and landscaping of public open spaces in the area.
Policy 7.7	Increase the presence of litter bins in public amenity areas throughout the Plan area.

Policies for Social and Community Services and Facilities

Policy 8.1	Seek to provide a range of social, recreational and community facilities to meet the needs of all of the areas residents.
Policy 8.2	Support the multi-functional use and provision of buildings and opportunities to maximise the use of existing physical resources / infrastructure.
Policy 8.3	Ensure that social inclusion is an integral part of the design and delivery of all programmes and services and ensures effectiveness and efficiency in its delivery.
Policy 8.4	Consult with the Department of Education regarding the location and provision of adequate educational facilities.
Policy 8.5	Support the Roscommon County Childcare Committee, the County Development Board and the Health Service Executive in formulating policy to ensure the provision of affordable childcare throughout the County and within the Area Plan area specifically.
Policy 8.6	Support the development of stand-alone, outdoor recreational areas and play/exercise areas, in consultation with the relevant stakeholders, subject to funding.

Policy 8.7	Support the development of artistic tourism throughout the County and within the Area Plan area including the facilitation of new festivals events for visitors such as exhibitions, musical entertainment and theatre.
Policy 8.8	Provide for artistic elements in new and existing development by encouraging the use of the “percent for art schemes” and other initiatives.

Policies for open space and sporting provision

Policy 9.1	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 9.2	Provide for the needs of young people through supporting youth groups, youth sports and arts activities and facilitate the provision of facilities at suitable locations to encourage the involvement of young people in activities and gatherings.
Policy 9.3	Provide for the sports and recreational needs of the Area Plan area, by upgrading and maintaining existing facilities and providing for new facilities as required. Facilities provided should be designed with flexibility in mind so that they are multifunctional and ensure maximum usability by a variety of groups and members of local communities. Facilities should be widely accessible to ensure that sports and recreation may provide a forum for social inclusion and integration and the Council will work with sporting organisations and clubs to achieve widespread availability of facilities.
Policy 9.4	Promote the development of an integrated open space system, consisting of vegetation and drainage channels, that will protect and conserve existing environmental designations, fauna, flora and landscape character. It will also ensure an adequate level of biodiversity and ecological functioning; will provide for the passive and active recreational needs of users; will provide high quality landscaping and open space areas on developed lands to structure; and provide visual relief from the built environment.
Policy 9.5	Ensure that the different environmental/greenbelt zones identified are adequately protected and that developments respond appropriately to the sensitivities and significance of the zones.

Policy for Walking and Cycling Routes

Policy 9.6	Facilitate the development of walkways and cycleways within the Area Plan area and beyond. Routes should take full advantage of existing amenities such as riverbanks and lakeshores so as to facilitate their enjoyment and exploit their tourism value. All such development shall be subject to screening and Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and any other relevant environmental assessment deemed necessary by Roscommon County Council.
Policy 9.7	Support the investigation of the potential for off-road walking and cycling trails surrounding the Area Plan area; and for the development of linkages between existing trails and others in adjoining counties; support national trail development policy including the Irish Trails Strategy.

Policies for Tourism & Recreation

Policy 9.8	Protect the environment of Lough Ree and its shores from inappropriate tourism and recreation based development. All such development shall be subject to screening and Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and any other relevant environmental assessment deemed necessary by Roscommon County Council.
Policy 9.9	In keeping with the Tourism Strategy for the County and for protecting the environment, support and positively encourage the provision of tourism facilities.

Objectives for Residential Development

Objective 4.1	Encourage suitable infill housing developments on appropriate sites within the Plan Area.
Objective 4.2	It is recommended that applicants be requested to provide phasing plans in particular developments, which will ensure that a high percentage of the preceding phases are occupied before the commencement of subsequent phases. This would apply to all new residential developments over 10 dwellings.
Objective 4.3	Assess and ensure that all proposals for housing developments comply with Chapter 9; Development Management Guidelines and Standards of the County Development Plan 2014-2020.

Objectives for Infrastructure

Objective 5.1	Provide adequate pedestrian paths and cycle tracks along all main routes in the area to ensure safety and convenient access.
Objective 5.2	Provide formal bus stops/shelters at appropriate locations in the Plan Area.
Objective 5.3	It shall be an objective of this Area Plan, and subject to prevailing economic conditions and impetus to provide a neighbourhood centre along the Link road within the Hodson Bay / Barrymore Area.
Objective 5.4	No through traffic shall be permitted onto the Big Berry Road from the Link Road.
Objective 5.5	Provide better traffic management facilities and/or junction improvement at the junction of the Big Berry Road and the Hodson Bay Road as part of future upgrade works.
Objective 5.6	Assess development applications in terms of the provision of adequate pedestrian and cycle paths and facilities, as well as public lighting.
Objective 5.7	Ensure that development lands are not “cut-off” by reserving access points from public/private roads to these lands within the Area Plan area and thus allow their development potential to be realised.

Objectives for Water Services

Objective 6.1	Investigate the possible extension of the public sewerage system to un-serviced areas within the Area Plan boundary.
Objective 6.2	Investigate the feasibility of introducing a Water-Metering System in the area and implement if deemed appropriate in conjunction with the prevailing policies of Irish Water.
Objective 6.3	Seek to ensure that septic tanks and other individual wastewater treatment systems are installed and maintained to the highest possible standards.
Objective 6.4	Investigate in the medium term the possible extension of the public sewerage system to un-serviced areas within the development envelope.
Objective 6.5	Ensure that all fire hydrants are clearly identified, maintained and marked and that any that have been ‘surfaced over’ be unearthed and tested on a regular basis. All the necessary state of the art equipment shall be supplied to the local Fire Services.
Objective 6.6	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 6.7	All new large scale developments shall provide ‘Sustainable Urban Drainage Systems’ (SUDS) as part of their development proposals.
Objective 6.8	<p>Within the Hodson Bay/Barrymore Area Plan area, Roscommon County Council shall:</p> <ul style="list-style-type: none"> ▪ 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, although development is generally not permitted in these areas; ▪ avoid unnecessary restriction of national, regional or local economic and social growth;

	<ul style="list-style-type: none"> improve the understanding of flood risk amongst relevant stakeholders; and 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.
Objective 6.9	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 how it would be offset in order to minimise impact on the river flood regime.

Objectives for Environment

Objective 7.1	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 and projects is likely to have 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. No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size and scale, land take, proximity, resource requirements, (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) ¹³
Objective 7.2	Maintain a programme of environmental improvements within the Plan Area.
Objective 7.3	Prohibit proposals for development that would be detrimental to the visual or environmental amenity of the Plan Area.
Objective 7.4	Ensure compliance with all the relevant environmental pollution legislation.

Objectives for Social and Community Services and Facilities

Objective 8.1	Assess the feasibility of provision and facilitate the delivery of a full range of social and community facilities to meet the needs of all of the areas residents.
Objective 8.2	Facilitate the expansion and development of schools by the Department of Education within the Area Plan area within the lifetime of the plan.
Objective 8.3	Implement the Childcare Facilities: Guidelines for Planning Authorities (DEHLG, June 2000).
Objective 8.4	Facilitate the accommodation of healthcare functions at suitable locations within the Area Plan area, when required, in liaison with the appropriate health authorities.
Objective 8.5	Work with Fáilte Ireland, the Arts Council and other relevant bodies to promote and develop the arts and tourism sectors within the County and within the Area Plan area.

Objectives for Open Space and Sporting Provision

Objective 9.1	Support the implementation of the County Play Policy in providing for and facilitating play throughout the County.
Objective 9.2	Implement the Council's Development Contribution Scheme as it relates to the improvements of existing recreation and leisure facilities and the funding of new recreation and leisure facilities.
Objective 9.3	Ensure that fully equipped playgrounds to appropriate standards are provided within all new housing developments in excess of 20 units. In addition, a hierarchy of useable open

¹³ Except as provided for in Section 6(4) of the habitats Directive, viz, There must be:

- (d) No alternative solution available
- (e) Imperative reasons of overriding public interest for the plan
- (f) Adequate compensatory measures in place

	spaces and the provision of recreational facilities appropriate to the size of the estate, or taken in combination with a number of estates, are provided e.g. seating areas, landscaped open spaces, basketball courts, skatepark areas, public parks and playing pitches.
Objective 9.4	<p>Ensure that adequate internal open spaces and landscaping are provided within developments, including the following:</p> <ol style="list-style-type: none"> 1. Retain existing mature and semi-mature trees and hedgerows on undeveloped land, where practicable and incorporate into the layout and design of developments. If retention is not possible replacement proposals will be required. 2. Provide landscaped open spaces and parking areas within developments to provide visual relief from the built development, spaces for relaxation for staff, adequate lighting into buildings and space for parking.
Objective 9.5	<p>Ensure a high quality urban environment which takes the following into consideration;</p> <ol style="list-style-type: none"> 1. Retention and augmentation of mature vegetation – especially in roadside areas subject to traffic safety concerns. 2. Improving public amenities – by good design and provision of facilities in the public domain. 3. Control and monitoring of the composition of material used for the filling of development sites. 4. Prevention of unauthorised ‘reclamation’ of wetlands. 5. Prevention of unlicensed discharges – direct or indirect – to surface water systems.
Objective 9.6	Roscommon County Council shall work together with community sporting bodies, private developers and relevant government agencies in facilitating and supporting the development and delivery of sporting facilities within the Area Plan area within the lifetime of this Area Plan, via public / private partnership.
Objective 9.7	<p>As mentioned in the Monksland/Bellanamullia LAP, assess the feasibility of the provision of walking/cycling routes in the following areas;</p> <ul style="list-style-type: none"> • from Bogginfin to Hodson Bay • a circular route from Bogginfin to Hodson Bay to Barrymore across the N61 and then through the Cushlea and Larkfield Bogs to Monksland.

Objective for Walking and Cycling Routes

Objective 9.8	Promote walking, rambling and cycling as appropriate recreational and tourism activities within the Area Plan area.
Objective 9.9	Establish walkways and cycle routes on a legal and permanent basis to include heritage and other attractions including accompanying signage.

Objectives for Tourism & Recreation

Objective 9.10	Promote the development of high-quality tourist accommodation ensuring high standards of architectural and urban design.
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APPENDIX 2: POPULATION CALCULATIONS AND RESIDENTIAL LAND CALCULATIONS

1.1 Overview

The Hodson Bay/Barrymore Area Plan area falls within one **District Electoral Division (DED)**, namely, the Kiltoom DED. This area is significantly larger than the development envelope (which is situated to the south of the DED) and the figures below can be refined using the An Post Geo-directory to get a more accurate population figure.

Table 3.1: Kiltoom DED

Geographical Area	Persons 2002	Persons 2006	% change 2002 to 2006	Persons 2011*	% change 2006 to 2011
Kiltoom DED	1468	1614	10%	1652	2.35%

*Preliminary 2011 census information

The DED is 32.3 square kilometers in extent and extends into Kiltoom in the north, a distance of 5.8 kilometers from its southern boundary in the Area Plan area, and as much as 3.4 kilometers inland from the N61.

Population density in County Roscommon is 22.9 persons per sq. km compared to a state average of 60. In the Kiltoom DED the population density is 51 persons per sq. km.

1.2 REGIONAL PLANNING GUIDELINES FOR THE WEST REGION 2010 – 2022

The **Regional Planning Guidelines for the West Region 2010 - 2022** has indicated the population targets and distribution for the West Region for the period 2010, 2016 and 2022.

Table 3.2: Population targets for the West Regional Planning Guidelines 2010 – 2022

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

1.3 AN POST GEODIRECTORY 2011

The methodology employed for the Roscommon County Development Plan 2014 – 2020 is as follows;

Firstly, the AP boundary has been utilized to calculate the population. It should be noted at this stage that the Central Statistics Office (CSO) uses DED boundaries when calculating population and these areas tend to be significantly larger than defined settlements which makes more accurate figures difficult to calculate. We have therefore attempted to compensate for this by employing this 3-step methodology.

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

Thirdly, in order to establish the total population, the average number of persons per household was multiplied by the number of households in an area. The 2006 census information was used to establish the average number of persons per household for the towns in Roscommon i.e. 2.6 persons for aggregate town areas."

Therefore, utilising the An Post Geodirectory database, approximately 294 households (307 – 13 vacant dwellings – January 2013) are resident in the area covered by the sewer and those not covered by the sewer. This equates to an **approximate population of 735 persons** (294 X 2.5 persons per households as defined in the RPGs for the West).

1.4 POPULATION PROJECTIONS AND GROWTH FOR THE HODSON BAY/ BARRYMORE AREA PLAN AREA

The Hodson Bay / Barrymore Area is classified as a Tier 3 settlement within the Core Strategy of the RCDP 2014 - 2020. These settlements traditionally have a limited range of services but still have potential as local service centres in their own right.

The population growth rates prepared as part of the Core Strategy are calculated on the basis of their position within the settlement hierarchy. The population growth rate applied to Hodson Bay / Barrymore Area for the period 2014 – 2020 is 5%. The population allocation for this area is therefore 37 persons with a resultant number of housing units required of 15. The average household size is 2.5persons per household (CSO, 2011). These figures are then used to calculate the total zoned housing land required over the period 2014 to 2020 [incorporating a 50% overzoning, as per the Development Plan Guidelines (DECLG, June 2007)]. Therefore, the land requirement calculated at a density of 15 units per Ha is 1.5Ha for the years 2014 – 2020, which allows for 22.5 housing units.

In order to allow for a more coherent housing layout the actual land identified for New Residential Development within this Area Plan is 2.26Ha.