

ROSCOMMON COUNTY DEVELOPMENT PLAN 2014 - 2020

STROKESTOWN AREA PLAN

VARIATION NO. 1

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Comhairle Contae
Ros Comáin
Roscommon
County Council



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1 OVERVIEW

The Strokestown 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 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. Local Plans, such as Strokestown refer to specific areas within the county which the Planning Authority considers suitable for economic, physical and social renewal. Given Strokestown's strategic importance as a key town within the context of the Regional Planning Guidelines and 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 Strokestown within the context of the hierarchical development planning system whilst also accommodating the local democratic function.

2 CONTEXT AND PROFILE OF STROKESTOWN

2.1 LOCATION

Strokestown is located to the east of County Roscommon approximately, 20km northeast of Roscommon Town and 95km from Dublin. The town is served by the N5 National Primary Route, which runs northwest from Longford to Castlebar. The R368 Regional Road enters Strokestown from Carrick-on-Shannon in the northeast and links into the N61, which runs southward into Roscommon Town.

Strokestown is Classified as a **Tier 3 settlement** within the Settlement Hierarchy outlined in the Roscommon County Development Plan (2014-2020), referring to settlements with a population of between 500 and 1,500 persons. The Census population for Strokestown for 2011 is **814**.

2.2 RECENT DEVELOPMENT TRENDS

Strokestown's physical development in the past decade, like other towns of similar scale, is dominated principally by residential construction. There has been corresponding development to some degree in relation to educational and community services along with augmentation of infrastructural provision. However, there has been no significant influx into the area of employment generating enterprise in the form of light industrial or commercial development. There is, however, evidence of an increase in the number of business premises in the town, especially along Church Street, that are tending towards dereliction.

2.3 DEVELOPMENT OBJECTIVE

Strokestown is designated as a Key Town in the Regional Planning Guidelines for the West region. Such settlements can provide a range of retail and educational services and limited community, health and financial services. It is envisaged that these centres will develop as residential and employment centres as well as serve as local retail centres for their local hinterland.

This Area Plan, whilst providing for new development within its functional boundaries will be tempered with realism that there is an element of residential and business floor space vacancy. This is an unfortunate phenomenon in the core town centre area. The Council will view it as undesirable in planning and sustainability terms to entertain new developments and leave the latter trends of vacancy remain unchecked. Likewise, it will be the policy of the Council to pursue refurbishment and reoccupation of vacant

housing stock and business premises and to seek, where feasible, to address the issue of unfinished residential estates.

The Council is aware that it alone cannot bring about the economic or commercial revival of an area but can play a part in directing development to appropriate areas in a sustainable way. In this regard, the Council will, through a plan led approach along with the Development Planning and Development Management processes, seek to bring about compact, sustainable, environmentally friendly and aesthetically appealing development that will enhance Strokestown for the lifetime of the Plan and beyond.

2.4 OVERVIEW AND STRATEGIC VISION

The Roscommon County Development Plan (2014-2020) seeks to promote the development of settlements in accordance with their location in a hierarchy, and as outlined in the National Spatial Strategy (NSS) and Regional Planning Guidelines (RPG). The strategic aim of these policies is to create a more sustainable balanced development pattern in County Roscommon.

The AP must 'in so far as is practicable' be consistent with the following policy documents: the NSS; the Regional Planning Guidelines for the West; and, the statutory guidelines on Sustainable Rural Housing, amongst others.

2.5 STRATEGIC AIMS OF THE STROKESTOWN AREA PLAN

The **Strategic Aims** of the Strokestown Area Plan are to:

1. Plan for, and support, the sustainable development of Strokestown as a vibrant socially and economically successful settlement, supporting and contributing to the economic development of the County.
2. Ensure that the existing character of Strokestown is maintained by respecting the established and historical street scapes and buildings of architectural value.
3. Appropriately locate and zone lands and ensure that all development types in the area are designed and serviced to enhance the local environment, incorporate green infrastructure, and prevent any inappropriate or avoidable impacts on the quality of that environment.
4. Encourage revitalisation and occupation of vacant and derelict or semi-derelict buildings, especially those that are an integral part of the established town centre. Direct appropriate development progression from the town core outwards in a plan led fashion. Those properties listed on the Vacant Sites Register and Derelict Sites Register would be relevant in relation to this.
5. Provide, through existing and planned infrastructure in the form of roads, footpaths and cycleways sustainable transport options for the settlements population availing of local services and amenities.
6. Continue to ensure the quality and quantity of the water supply for domestic, industrial, agricultural and other uses in order to cater sustainably for the future and provide and maintain a reliable and sustainable wastewater disposal system.
7. Promote and encourage enterprise and indigenous employment generation development within the town including the harnessing of its tourism potential .
8. Seek to utilise abandoned and semi-completed housing and building stock as a priority
9. Ensuring that developments are completed to design and construction standards that result in a visually and functionally pleasing environment, which is at the core of the Council's development strategy. It is imperative that development in Strokestown is managed appropriately, in particular the protection and enhancement of the built and natural environment. In addition to the policies outlined in the RCDP 2014-2020, the following policies and objectives apply:

2.6 GENERAL PLANNING POLICIES IN RELATION TO DEVELOPMENT (OF ALL CATEGORIES) IN STROKESTOWN

Policy 2.1	Endeavour to ensure, in so far as is practicable, that the zoning of land and growth of Strokestown is accompanied by adequate infrastructural provision; Including the provision of local social and community infrastructure (such as schools, neighbourhood centres, crèches, community halls and recreation facilities), at an appropriate rate.
Policy 2.2	Development and growth will be directed to within the development envelope of Strokestown, in order to ensure the settlement functions as the focal point for the development of its rural catchment. This will also assist in maintaining the distinction between the open countryside and the urban edge of the settlement.
Policy 2.3	Have regard to 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities (November 2009), and any future reports in relation to flood risk for the Strokestown Area.
Policy 2.4	Encourage the development of Strokestown as a centre of economic, social and cultural activity for the benefit of the population of both the town and its hinterland.
Policy 2.5	Ensure that development be sustainable and take account of the availability of public transport infrastructure, socio-economic profile, and creation of appropriate and sustainable levels of employment and commercial activities, which are in proportion to residential development in Strokestown, and protection of the rural hinterland and urban greenbelt.
Policy 2.6	In all instances, encourage high-quality urban design within the plan boundaries to all categories of development. Ensure the provision of high quality services, the management of public safety and the provision of high quality access and networks.
Policy 2.7	Ensure the development of renewable energy and energy infrastructure while ensuring that residential amenities and the quality of the local environment are protected.
Policy 2.8	Identify and facilitate, as a priority, the development and renewal of obsolete areas, vacant and derelict sites and vacant 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 2.9	Adhere to the overarching planning objectives and policies contained within the Roscommon County Development Plan (2014-2020)
Policy 2.10	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) ¹

¹ 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

3 BUILT, ARCHAEOLOGICAL AND NATURAL HERITAGE

Strokestown as a settlement is defined to a large extent, in physical terms, by its architectural heritage. Apart from the presence of Strokestown House the town is defined by a particularly distinctive wide street pattern and features individual buildings and streetscape worthy of preservation and continued upkeep.



Above: View from The Square along Bawn Street towards the entrance to Strokestown House encompassing some of the features that define the built heritage of the town .

In order to preserve the character of the town for future generations to enjoy, the Council will endeavour to put in place measures and policies to ensure that the integrity of the towns historic fabric is safeguarded. An Architectural Conservation Area (ACA) is designated boundaries which include much of the core of the town where there are many historic buildings. Not all of these buildings merit individual protection as protected structures, but as a group are significant and their retention is important for the character of the town. The area is considered to be of special Architectural, Historic and Social interest. **Map 3b** indicates the extent of the ACA.

The requirement of the legislation governing ACAs is that the character of such an area should be preserved. This amounts to the retention of original features and later features of heritage value, the repair of the buildings and features with materials and methods that are compatible with the original and in accordance with best conservation practice. Many normal planning exemptions do not apply. The restrictions however extend to the exteriors only, not the interiors, but this does not just mean facades as other parts of the exterior of historic buildings, such as roofs, chimneys, rear and side elevations and lanes and outbuildings also form a significant part of the character of this ACA. The Architectural Heritage Protection Guidelines for Planning Authorities by the DECLG offer guidance on this. There are a few buildings within the ACA which are not of heritage value – these could be replaced with new buildings which are sympathetic in form, scale and materials to the character of the area.

3.1 ARCHAEOLOGICAL HERITAGE

The Plan area, and indeed surrounding areas display a rich archaeological heritage. Appendix 1 indicates the various features (ring forts and enclosures) and the location of such features is shown on Maps 3, 3a and 3b.

3.2 NATURAL HERITAGE

In this realm sites with particular characteristics are identified in terms of their ecological or heritage value. These areas include Special Areas of Conservation, Natural Heritage Areas, Natura 2000 sites and Special Protection Areas. There are **no** areas with such designation within the Plan area. However, the Council, in the course of assessing planning applications may require assessment of likely impacts of development on such designated sites emanating from proposed development within the Plan area.

3.3 LANDSCAPE CHARACTER ASSESSMENT

The character area within which the Strokestown Local Area Plan is situated is designated as being of *Moderate Landscape Value* as designated by the Landscape Character Assessment attaching to the Roscommon County Development Plan. The main force of change is the proposed realignment of the N5 between Strokestown and Ballaghaderreen. These works lie outside the Plan boundary.

3.4 POLICIES IN RELATION TO BUILT, ARCHAEOLOGICAL AND NATURAL HERITAGE

Policy 3.1	Identify, protect and conserve structures (i.e. includes conservation, preservation, and improvement compatible with maintaining the character and interest of the structure), or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or which contribute at a local level to the character of the village on the grounds of preserving local character and of sustainability.
Policy 3.2	Preserve the character of the Strokestown Architectural Conservation Area (ACA) as indicated on Map 3b.
Policy 3.3	Ensure the safeguarding of sites and monuments in the course of the physical development of the area by utilising appropriate development management controls.
Policy 3.4	Secure the preservation (i.e. preservation in-situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In securing such preservation Roscommon County Council will have regard to the advice and recommendations of the National Monuments Section of the Department of Community, Heritage & Local Government, both in respect of whether or not to grant planning permission and in respect of the conditions attached to a permission to grant.

3.5 OBJECTIVES IN RELATION TO BUILT , ARCHAEOLOGICAL AND NATURAL HERITAGE

Objective 3.1	To ensure that proposed development, in all categories, will adhere to the above Policies and relevant and related policies contained within the Roscommon County Development Plan, 2014 -2020 in the course of the Development Management and Enforcement function.
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4 TRANSPORT AND PARKING

Strokestown is connected to the national road network via the N5 National Primary Route which forms Bridge Street and Church Street as it runs through the town. At present, therefore, a significant volume of traffic must pass through the town which can put pressure on the upkeep of the towns road infrastructure. Whilst there are plans to realign the N5 that will divert traffic away from the town, realisation of such a proposal is unlikely to materialise within the lifetime of this plan.

In terms of transport, whilst the car is the dominant mode in Strokestown, the Council will endeavour to plan for more sustainable types such as walking and cycling. The development of such alternatives is especially important in the urban and suburban situation as they are viable and practical. To that end, the Council will encourage such activity and Planning policies and objectives contained within this plan evidence this.

The historical development of Strokestown is centred on the N5/R368 junction and the primary urban streets radiating from this roundabout junction, namely Church Street, Bridge Street, Elphin Street and Bawn Street.

The main thoroughfare of Church Street, like those found in many market towns, is relatively wide. A typical cross-section includes adequate footpaths with broad and loosely delineated parking areas on both sides of the running carriageway. Elphin Street was resurfaced in 2006-2007; however, parallel parking arrangements remain informal (no build-outs or road markings) and the streetscape remains expansive. This area would benefit from soft landscaping and more coherent parking delineation.



Above : The wide expanse of Church Street (incorporating the N5).

Peripherally located development has taken place on the local access road L1421 (Cloonslanor) and to a lesser extent on the L1405 (Killdalloge). The width, condition and reliability of footpaths deteriorate once you leave the main streets listed above and there are noticeable gaps in the footpath network on the western end of Church Street.

As with many rural towns, one of the main challenges for Strokestown is to reconcile activities associated with local commercial/agricultural traffic (deliveries and loading and unloading of bulk materials) with non-commercial local traffic and regional/commuter traffic passing through the town.

In terms of footpath infrastructure, there has been substantial investment in such facilities in recent times. In particular upgrading works have been carried out along Bridge Street southwards along the N5. However, there are still residential areas within the Plan boundary that require footpath facilitation.

4.1 PLANNING POLICY IN RELATION TO TRANSPORT AND PARKING

Policy 4.1	Regulate and improve parking facilities at congested locations and ensure that all developments comply with car parking standards provided within the Roscommon County Development Plan 2014-2020.
Policy 4.2	Facilitate the improvement and development of walkways and cycle-ways in the Strokestown area, through promotion of routes and the provision of new routes where appropriate. Routes should take full advantage of existing amenities in order to facilitate their enjoyment and exploit their tourism value.

4.2 OBJECTIVES IN RELATION TO TRANSPORT AND PARKING

Objective 4.1	Erect cycleway signs to indicate location of such routes located within the Plan boundary.
Specific Objective SO2	Provide delineated car parking arrangements, street furniture and soft landscaping to the Church Street area in order to control, clarify and consolidate existing arrangements and improve the visual amenity of the area, subject to adequate funding being made available. See SO2 on Map 2.
Specific Objective SO3	Provide pedestrian connectivity and lighting along the L 1421 serving local housing developments and connecting to the existing footpath network along the N5 subject to adequate funding being available. See SO3 on Map 2.
Strategic Objective ST1	Provide interconnectivity between Bridge Street and the L 1421 by means of a roadway and public footpath. The purpose of such works is twofold in that access would be provided to residentially zoned lands and an amenity walkway and cycleway would be provided for local residents north of the river, therefore improving connectivity. See STO 1 on Map 2.

5 DEVELOPMENT OF CORE TOWN CENTRE AND PERIPHERAL TOWN CENTRE

The Council will encourage the development of the town centre area (both core and periphery) as a priority as it is the hub of Strokestown's commercial activity and is serviced with a roads and footpath network as well as car parking provision. The extent of this area is indicated on **Map 1**. Core and peripheral town centre activities in Strokestown are a mix of commercial, residential, community facility, administrative and educational uses. The area is quite expansive and extends from the town square in all street directions. There are no commercial developments in existence within the town plan boundary that detract from the viability of the core town centre, save for the filling station shop located to the South of the Plan area. There are, however, issues of "urban decay" which require to be addressed as a priority in order to enliven and reinvigorate the town.

5.1 BROWN FIELD AND BACKLAND SITES

The Council will support development of street fronting brown field sites along with the concerted development of backland gardens in the town centre situation subject to appropriate planning considerations. Strokestown, by the nature of its urban morphology, presents many opportunities in this regard. There are extensive tracts of unutilised or underutilised or abandoned lands identified as opportunity sites **OS1, OS2 and OS3 (Map 2)**. These lands are located close to the town core area and are serviced or capable of being serviced. The development of these lands may involve the amalgamation of lands in different ownerships to form a viable layout and design resolution.



Above left: A prominent vacant business premises on Church Street that is an integral part of the streetscape and requires refurbishment and reoccupation in the interests of curbing urban decay.

Above right: Buildings along Elphin Street similarly in need of refurbishment.

5.2 PLANNING POLICIES IN RELATION TO THE CORE TOWN CENTRE AND PERIPHERAL TOWN CENTRE.

Policy 5.1	Identify infill brownfield sites that allow for appropriate development of the urban fabric of the town compatible with assigned zoning objectives. Prioritise, in as far as is practicable, the re occupation and redevelopment of vacant, derelict and semi derelict building stock. Those properties listed on the Vacant Sites Register and Derelict Sites Register are of particular relevance.
Policy 5.2	Endeavour to develop vacant backlands in a concentrated non piecemeal way so as to achieve optimum design solutions.
Policy 5.3	Ensure that prospective development in areas zoned for Town Centre and Peripheral Town Centre uses respect the existing and established architectural styles in terms of design, finishes.

Policy 5.4	Maintain the Vacant Sites Register, impose the Vacant Sites Levy and implement the provisions associated with them, as defined in the Urban Regeneration and Housing Act, 2015
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5.3 OBJECTIVES IN RELATION TO THE CORE TOWN CENTRE AND PERIPHERAL TOWN CENTRE

Objective 5.1	Co-operate with and advise prospective businesses/developers in relation to the opportunity and planning feasibility of occupation of vacant commercial/residential units during the lifetime of the Plan. See Map 2, identifying opportunity sites labelled SO 4 and SO 5.
Objective 5.2	Cooperate with and advise prospective developers and landowners in relation to the opportunity for the development of backland areas in a coordinated and concerted manner (as opposed to fragmented piecemeal type development). See Map 2 identifying opportunity sites SO1, SO2 and SO3.

6 RESIDENTIAL DEVELOPMENT

Strokestown has a mixture of residential types both of long standing origin and of recent vintage. Residential accommodation may in some cases be provided over existing business premises, especially in town centre locations. The predominant housing layout arrangement is the estate type layout, though single residences also provide a considerable share of the housing stock. The more peripheral housing estates typically display densities of 15 houses/hectare whilst smaller grouped layouts nearer to the town centre feature densities of up to 30 houses/hectare. Current issues that are of concern in relation to residential development include unfinished housing estates and unutilised housing units. The Council will endeavour, where possible, to address these issues throughout the lifetime of the Plan.

There is a significant allocation of existing housing stock located to the South West of the Plan area. This area, peripheral to the town, is not served by a footpath network and is car dependent for access to local services. It is an objective of this Plan to facilitate the servicing of this area in terms of footpath and public lighting provision subject to resources being available. However, further allocation of residential development in this region is not considered prudent in the short term.

The Area Plan will allocate sufficient residential lands to facilitate the projected population growth of the Plan area over its lifetime and beyond this period. The Council is mindful of the fact that there are currently 84 vacant residential units in the Strokestown plan area.

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

The residential land requirement for the Strokestown Area Plan area for its lifetime is derived from the Core Strategy allocation for this area contained within the RCDP, 2014-2020. This allocation designates 4.4 Hectare at a residential density of 15 units / Ha.

TABLE 1: RESIDENTIAL PHASING AND LAND ALLOCATION

Type	Term	Years	Area	Comments
New Residential	Short Term	1-6	4.4 ha.	<p>Lands zoned for “new residential” purposes , (3.5 hectare including 50% overzoning) include, among smaller tracts of land, an area north of Church Street and an area east of Elphin Street, which are suitable for residential development. An area to the south east of the AP area, fronting the N5 is also included as it would help consolidate and complete partially developed residential lands. These lands have access the road network (see Map 1). The lands provide an opportunity to consolidate residential development and to enhance the viability of the town.</p> <p>Services:</p> <p>The existing wastewater treatment works in Strokestown is presently working very effectively and is meeting the limits set down in the Urban Wastewater Directive. Extension to the sewerage system and replacement of certain existing sections has been undertaken. Upgrading of the sewage plant started in 2012 which will provide for a population equivalent of 3,100.</p> <p>Significant investment is proposed for the towns water supply with a new source from Kilglass lake being utilised. The water will be treated at source to full drinkability standard and will be pumped via rising main to existing reservoir to supply the town and surrounding areas.</p> <p>Sections of the towns storm water system was upgraded recently which render the overall system substantially complete.</p> <p>Civic Facilities:</p> <p>There are a range of social, educational and community facilities within the Strokestown Plan area that serve both the town and surrounding rural hinterland. These services include health, education (both primary and post primary), civic administration, sports facilities and ecumenical facilities. There have been recent upgrades of the local Secondary school and GAA facilities.</p>

Residential reserve	Medium Term	6-12	5.07	<p>Lands zoned “residential reserve” consist of an area south of Church street and two areas to the west of the town. 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. The lands referred to here tend to be at a further remove from the core town centre area than lands designated “new residential”</p>
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Table 2 Zoning areas for the Strokestown Area Plan

Zoning	Areas	
	Hectare	Acres
Existing residential	38.22	94.00
BE/LI	4.90	12.10
Industrial uses	2.42	5.90
Recreation, amenity and open space	6.97	17.22
Community & Educational Facilities	13.69	33.00
Leisure Tourism	28.71	70.94
Leisure and amenity	1.66	4.10
Greenbelt	19.08	41.73
Public Utilities, Services & Facilities	0.78	1.92
Transitional Agricultural Use	16.89	41.43
Core Town Centre	10.66	26.34
Peripheral Town Centre	4.23	10.45
New Residential	4.40	10.80
Residential reserve	5.07	12.50

(Map 1 indicates the various residential zonings)

6.1 PLANNING POLICIES IN RELATION TO RESIDENTIAL DEVELOPMENT

Policy 6.1	Ensure that a variety of residential unit types are provided to facilitate a range of residential demand types.
Policy 6.2	Ensure that residential proposals conform to the provisions of the County Development Plan (2014-20) in terms of location, layout and design.
Policy 6.3	Ensure that residential developments incorporate pedestrian connectivity internally within their layout as well as with other neighbouring residential developments and with the urban area in general.
Policy 6.4	Locate residential development in suitable areas closest to town core area.
Policy 6.5	Support and encourage the habitation of abandoned housing stock by assisting in the provision of services.
Policy 6.6	Provide for the sustainable and orderly expansion of residential use within the town.
Policy 6.7	Ensure that developments are appropriately designed in terms of their form, density, size and dwelling types within residential areas, so that they contribute to the built character of the area.
Policy 6.8	Seek a balance and mix in the provision of social, affordable and private housing in accordance with the councils Housing Strategy and Part 5 of the Planning and Development Act 2000 and as subsequently amended.

6.2 OBJECTIVES IN RELATION TO RESIDENTIAL DEVELOPMENT

Specific Objective SO1,SO4,SO6,SO7	Endeavour, in as far as practicable and in partnership with the various stakeholders, to achieve the completion and occupancy of residential developments as indicated on Map 2 and labelled SO1,SO4,SO6 and SO7
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7 ECONOMIC INDUSTRIAL AND COMMERCIAL DEVELOPMENT

Whilst Strokestown acts as a local service centre for its own populace and for the surrounding rural hinterland, there is insufficient indigenous employment for residents of the town at present. The Council will ensure that there is an adequate amount of industrial and commercial/retail zoning in Strokestown in order to facilitate future employment generating development in this area. Whilst the core town centre areas can facilitate commercial activity there are some uses that may be better located in more peripheral areas (such as retail warehousing) that are appropriately zoned.

The Plan has allocated 4.9 Ha for Business Enterprise / Light Industry. Some existing land so zoned is developed but not occupied. This area is indicated on **Map 2** and labelled **OS 6**. It is priority of the Council to encourage the occupation of vacant developments in this zone prior to permitting new development.



Above: Vacant retail units at lower Bridge Street. Such vacant stock should be utilised as a priority.

7.1 PLANNING POLICIES IN RELATION TO ECONOMIC, INDUSTRIAL AND COMMERCIAL DEVELOPMENT

Policy 7.1	Encourage the development and expansion of the retail sector in Strokestown to facilitate the provision of local retail needs.
Policy 7.2	Encourage and facilitate the intensification and development of tourist activities in the town without compromising the environment, natural or built heritage of Strokestown.
Policy 7.3	Seek to occupy vacant and abandoned warehousing, commercial and industrial buildings as a priority over new build.
Policy 7.4	Identify development opportunities over a broad range of activities for the town through working closely with the business sector as the need arises.

7.2 OBJECTIVES IN RELATION TO ECONOMIC, INDUSTRIAL AND COMMERCIAL DEVELOPMENT

Objective 7.1	Cooperate with and advise prospective businesses in relation to the opportunity for occupation of vacant Industrial/commercial units during the lifetime of the Plan. (See Map 2 identifying opportunity site, labelled SO 6 .)
Objective 7.2	Seek to ensure that existing industrial/commercial developments are finished to an acceptable level in terms of external finishes, landscaping and services through cooperation with the various stakeholders during the lifetime of the Plan.

8 WATER SUPPLY AND WASTEWATER SERVICES

The existing wastewater treatment works in Strokestown is presently working very effectively and is meeting the limits set down in the Urban Wastewater Directive. However, some of the older dwellings may still rely on septic tank systems as they are unable to connect to the town sewer due to levels and location. Extension to the sewerage system and replacement of certain existing sections has been undertaken. Upgrading of the sewage plant started in 2012 which will provide for a population equivalent of 3,100.

Significant investment is proposed for the towns' water supply with a new source from Kilglass Lake being utilised. The water will be treated at source to full drinkability standard and will be pumped via rising main to existing reservoir to supply the town and surrounding areas.

Sections of the towns storm water system was upgraded recently which render the overall system substantially complete.

8.1 PLANNING POLICIES IN RELATION TO WATER SUPPLY AND WASTEWATER SERVICES

Policy 8.1	Ensure the sustainable long term development of the town by not developing beyond its environmental carrying capacity, with particular reference to wastewater treatment.
Policy 8.2	Continue to provide an adequate supply of quality water suitable for domestic, industrial, agricultural and other uses, and to anticipate and provide for future demands in the area, in line with the overall strategy for sustainable development of the town.
Policy 8.3	Ensure that all new developments have adequate surface water drainage systems.
Policy 8.4	The Council will continue to provide a reliable system for the safe and adequate disposal of wastewater in a manner which is sustainable. Ensure that proposed developments connect to the public foul sewer system.

8.2 OBJECTIVES IN RELATION TO WATER SUPPLY AND WASTEWATER SERVICES

Objective 8.1	Monitor water leakage on an ongoing basis to ensure that this resource is conserved.
Objective 8.2	Carry out survey work to ascertain water infiltration to foul sewer network and prepare a programme to address adverse issues that may be encountered.

9 SOCIAL AND COMMUNITY FACILITIES

There are a range of social, educational and community facilities within the Strokestown Plan area that serve both the town and surrounding rural hinterland. These services include health, education (both primary and post primary), civic administration, sports facilities and ecumenical facilities. There have been recent upgrades of the local Secondary school and GAA facilities.



Above: Recently completed redevelopment of Scoil Mhuire secondary school

9.1 PLANNING POLICY IN RELATION TO SOCIAL AND COMMUNITY FACILITIES

Policy 9.1	Consolidate the existing community facilities in Strokestown and co-operate with the Statutory Bodies responsible for the provision of additional social and community services and facilities.
Policy 9.2	Ensure and facilitate the provision of affordable childcare in Strokestown in consultation with the Roscommon County Childcare Committee, the County Development Board and the Health Service Executive.
Policy 9.3	Facilitate the development, improvement and extension of existing education and training services and facilities, as required in Strokestown.
Policy 9.4	Support local groups in terms of providing advice and guidance in terms of proposed developments.
Policy 9.5	Facilitate and encourage the development of walking and cycling paths linking population to local services and as a means of engaging in health enhancing activity.

9.2 PLANNING OBJECTIVES IN RELATION TO SOCIAL AND COMMUNITY FACILITIES

Objective 9.1	Facilitate the provision of a public playground in Strokestown within the lifetime of the Plan.
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APPENDIX 1

PROTECTED STRUCTURES

The table below lists the sites which are **protected structures** and also those which were recommended by the NIAH for protection.

RPS Ref:	Protected Structure	NIAH Ref:
02300141	Strokestown Park House	31811026
02900142	Mausoleum, Strokestown Park	31811030
02900144	Strokestown Heritage & Genealogy Centre, Church Street	31811003
02600147	Dower House, Bawn Street	31811031
02300148	Hartland House, Bawn Street	31811025
02300149	House with cut-stone doorway, Elphin Street	31811016
02300403	Dun Maeve, Lisroyne	31811001
02300404	Convent Graveyard, Lisroyne	31811002
02600345	Semi Detached House, Lisroyne	31811004
02900755	Semi Detached House, Lisroyne	31811004
02300406	Courthouse, Church Street	31811004
02300407	Terraced House, Church Street	31811007
02900409	Bank Of Ireland, Church Street	31811011
02600410	Former Bank, Church Street	31811012
02900411	Market House, Church Street	31811013
02300143	Church Of the Immaculate Conception	31811018
02300414	McHugh's, Elphin Street	31811019
02300417	Terraced House, Elphin Street	31811024
02900418	Terrace of 3 houses, Bawn Street	31811032
02900419	Terraced Houses, Bawn Street	31811033
02900420	Permanent TSB, Bawn Street/Bridge Street	31811034
02900421	Bridge, Bridge Street	31811035

02900422	End of Terrace House, Bridge Street	31811036
02900423	J Beirne, Bridge Street	31811037
02900146	Formerly F Connolly & Co., Church Street/Bridge Street – Terrace of 4 Houses/Shop	31811041

RECORD OF MONUMENTS AND PLACES

No.	National Monuments Service Reference No.	Description	Townland
1.	RO023-170	Standing Stone Site	Killdalloge
2.	RO023-171001	Ringfort Conjoined	Vesnoy
3.	RO023-171002	Ringfort Conjoined	Vesnoy
4.	RO023-168	Ringfort	Lisroyne
5.	RO023-208	Crannog	Lisroyne
6.	RO023-165	Ringfort	Lisroyne
7.	RO023-166	Ringfort	Lisroyne
8.	RO023-167	Earthwork Site	Lisroyne
9.	RO023-172001	Castle Site Possible	Cloonradoon / Vesnoy
10.	RO023-172002	Mansion	Cloonradoon / Vesnoy
11.	RO023-212	Enclosure	Kildalloge
12.	RO029- 012	Stone Head, Present Location	Lisroyne
13.	RO029-013001	Ringfort	Cloonslanor
14.	RO029-013002	Burial Ground	Cloonslanor
15.	RO029-014	Earthwork Site	Cloonslanor
16.	RO029-024001	Mausoleum	Farnbeg
17.	RO029-024002	Tomb-Altar	Farnbeg
18.	RO029-025	Mansion	Cloonradoon
19.	RO029-026	Earthwork Site	Newtown
20.	RO029-027	Ringfort	Newtown
21.	RO029-028	Ringfort	Newtown

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. It should be noted that there are several which are common and repeated but which are relevant to the land-uses proposed. It should also be noted that the objectives as listed are not exhaustive.

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. • 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 centres. • 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.
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, cafes, 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.

	<ul style="list-style-type: none"> • 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.
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 & Educational Facilities	<ul style="list-style-type: none"> • Provide for health, welfare, community, education and institutional uses including schools, childcare, community meeting areas, churches, etc. in close proximity to existing and planned residential communities as well as other ancillary services such as public services and recycling facilities. • Provide for dual use of community facilities where possible and appropriate
RA Recreation, Amenity & Open Space	<ul style="list-style-type: none"> • Preserve and 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.
GB Green Belt	<ul style="list-style-type: none"> • Protect the setting, character and environmental quality of areas of high natural beauty and safeguard their environmental, archaeological and ecological amenities. • Provide a visual and environmental buffer, where appropriate, to preserve the natural amenity of the area such as alongside waterways, rivers and floodplains. • 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 and theatre 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, such as housing for family members, or those with a housing need, tourist related projects such as caravan parks or campsites, and amenity such as playing fields and parks, in order to avoid a sharp transition between the urban edge and primarily agricultural areas. • Prohibit development that would create premature demand for infrastructural services. • Prohibit new residential development to essential housing need. • Guard against urban sprawl and ribbon development
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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.

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.

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 = √

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 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
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
CD	Construction & Demolition Waste

LAND USE ZONING MATRIX

USE	TC1	TC2	TC3	ER	NR	NC	BE	I	CP	PU	CE	RA	GB	LA	LT	TA	RC	LC	CD
Abattoir ²	X	X	X	X	X	X	X	O	X	X	X	X	X	X	X	O	X	X	X
Advertisements and Advertising Structures	√	√	O	X	X	√	√	√	O	O	O	X	X	O	√	X	O	√	O
Agricultural Buildings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X
Amusement arcade/fair	√	√	√	X	X	√	√	X	X	X	X	X	X	X	O	X	X	X	X
Apartments	√	√	√	√	√	O	X	X	X	X	X	X	X	X	O	X	O	O	X
Bank / Building Society / ATM	√	√	√	X	X	O	O	X	X	X	O	X	X	X	O	X	X	O	X
Bed and Breakfast	X	O	O	O	O	√	X	X	X	X	X	X	X	X	√	O	X	√	X
Betting Office	√	√	X	X	X	X	X	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	O	X	O	X
Bring Banks	O	O	O	√	√	√	√	√	O	X	√	O	X	X	X	O	X	√	X
Buildings for the health, Safety and welfare of the public	√	√	√	O	O	O	O	X	O	O	√	O	X	X	X	X	O	√	O
Cafe	√	√	O	X	X	√	O*	X	X	√	O	√	X	O*	√*	O	√	O	X
Caravan Park-Holiday	X	X	X	X	X	X	X	X	X	X	X	X	X	O	√	O	X	X	X
Caravan Park-Residential	X	X	O	X	O	X	X	X	X	X	X	O	X	X	O	O	X	X	X
Car Dismantler	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	X	X	X	X
Car Park ³	√	√	√	O	O	O	√	√	√	O	O	O	O*	√	√	O	O	√	X
Car Park Multi Storey	√	O	O	X	X	X	O	O	√	O	O	X	X	X	O	X	X	X	X
Cash and Carry/ Wholesale Outlet	X	O	√	X	X	X	√	O	X	X	X	X	X	X	X	X	X	O	X
Casual trading	√	√	O	X	X	√	X	X	X	X	X	X	X	O*	O	X	O	O	X
Cemetery	X	X	X	X	X	X	X	X	X	X	√	O	√	X	X	O	X	X	X
Childcare Facilities (Crèche/Nursery)	√	√	√	√	√	√	O	X	X	X	√	X	X	√	O	O	O	√	X
Cultural Use	√	√	O	O	O	O	O	√	X	X	√	O	X	O	O	O	O	√	X
Community Facility	O	O	O	O	O	O	O	X	X	O	√	O	X	O	O	O	O	√	X

² Must all small in town centres where serving a butchers shop³ Excluding car parking ancillary to other uses such as employee's car parking at office.

USE	TC1	TC2	TC3	ER	NR	NC	BE	I	CP	PU	CE	RA	GB	LA	LT	TA	RC	LC	CD
Community Recycling Centre	X	X	X	O	O	X	√	√	X	X	√	X	X	X	X	O	O	√	O
Club House and Associated Facilities	X	O	O	O	O	O	X	X	X	O	√	√	X	O	√	O	O	X	X
Conference Centre	√	√	O	X	X	O	O	X	X	X	O	X	X	X	O	X	O	X	X
Concrete, asphalt, plant, etc.	X	X	X	X	X	X	X	O	X	X	X	X	X	X	X	O	X	X	O
Construction and Demolition (C&D) Waste Recycling	X	X	O	X	X	X	O	√	X	X	X	X	X	X	X	O	X	X	√
Dance Hall/ Discotheque	√	√	X	X	X	X	X	X	X	X	O	X	X	O	O	X	X	O	X
Doctor/Dentist	√	√	O	√	√	√	√	O	X	X	X	X	X	O	O	X	√	√	X
Drive-through Restaurant	X	O	√	X	X	X	O	X	X	X	X	X	X	X	O	X	X	O	X
Education	√	√	O	O	O	O	O	X	X	X	√	X	X	O	O	O	O	√	X
Electricity generation/power plant	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	X	X	X	X
Enterprise Centre	O	√	√	X	X	O	√	O	X	X	√	X	X	X	X	X	O	√	X
Enterprise Unit/ Campus Industry	O	√	√	X	X	O	√	X	X	X	√	X	X	X	X	X	O	√	X
Funeral Home	O	√	√	X	O	O	O	O	X	O	√	X	X	X	X	O	O	√	X
Garden Centre	X	X	√	X	X	√	O	X	X	X	X	O	O	X	X	√	X	√	X
Guesthouse	√	√	√	O	O	O	X	X	X	X	X	X	X	O	√	O	√	√	X
Hair Dressing Salon	√	√	√	O	O	O	√	X	X	X	X	X	X	X	O	O	O	√	X
Halting Sites/Group Housing	X	X	X	O	O	X	X	X	X	X	O	X	X	X	X	O	O	O	X
Hazardous Waste Depot	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	X	X	X	X
Health Centre	√	√	√	√	√	√	O	X	X	X	√	O	X	O	O	X	√	√	X
Heavy Vehicle Park	X	X	X	X	X	X	√	√	O	O	X	X	X	X	X	X	X	O	X
Holiday Homes	X	X	√	X	O	X	X	X	X	X	X	X	X	X	O	X	X	X	X
Home Based Economic Activities	X	O	O	√	√	O	X	X	X	X	X	X	X	X	X	O	√	O	X
Hospital	X	X	X	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	X
Hostel	√	√	O	O	O	O	O	X	X	X	O	X	X	O	√	X	O	O	X
Hotel/Motel	√	√	O	O	O	O	O	X	X	X	X	X	X	O	√	X	O	O	X

USE	TC1	TC2	TC3	ER	NR	NC	BE	I	CP	PU	CE	RA	GB	LA	LT	TA	RC	LC	CD
Household Fuel Depot	X	X	X	X	X	X	X	O	X	X	X	X	X	X	X	X	X	O	X
ICT Masts	X	X	X	X	X	X	X	√	X	O	X	X	X	X	X	X	X	X	X
Industry-Extractive	X	X	X	X	X	X	X	O	X	X	X	X	X	X	X	X	X	X	X
Industry-General ⁴	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	X	X	O	O
Industry-Light	X	X	O	X	X	X	√	√	X	X	O	X	X	X	X	X	X	√	X
Industry-Special	X	X	O	X	X	X	X	√	X	X	X	X	X	X	X	O	X	O	O
Leisure	√	√	√	√	√	√	X	X	X	X	O	O	X	√	√	O	O	O	X
Library	√	√	√	O	O	O	X	X	X	X	√	X	X	X	X	X	√	O	X
Mart /Co-op	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	O	X	X	X
Media Recording and general media associated uses	√	√	O	X	X	√	√	X	X	X	O	X	X	X	X	X	O	O	X
Medical and Related Consultants	√	√	√	O	√	√	O	X	X	X	√	X	X	X	O	X	O	O	X
Motor Sales Outlet/Showroom	√	√	√	X	X	O	√	√	X	X	X	X	X	X	X	X	X	O	X
Municipal Waste Incinerator	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	X	X	X	O
Night-time education use	√	√	O	O	√	O	√	X	X	X	√	X	X	X	X	X	O	O	X
Office Residential	√	√	√	O	O	√	X	X	X	X	X	X	X	X	X	O	√	√	X
Office based-Industry	X	X	X	X	X	X	O	√	X	X	X	X	X	X	X	X	√	O	X
Offices less than 100m2	√	√	√	O	O	O	O	O*	X	X	O	X	X	X	O*	X	√	√	X
Offices 100m2 to 1000m2	√	√	√	X	X	X	O	O	X	X	O	X	X	X	X	X	O	O	X
Offices over 1000m2	√	√	√	X	X	X	O	X	X	X	O	X	X	X	X	X	O	X	X
Open Space	√	√	√	√	√	√	X	X	X	X	√	√	O	O	O	√	√	√	X
Park and Ride Facility	X	X	X	X	O	X	√	√	X	X	O	X	X	X	X	O	X	X	X
Petrol Station	X	X	O	X	X	√	√	√	O	X	X	X	X	X	X	O	X	√	X
Place of Public Worship	√	√	√	√	√	O	X	X	X	X	√	X	X	X	X	O	O	√	X
Plant/ tool hire	X	O	O	X	O	O	X	√	X	X	X	X	X	X	X	O	X	O	X
Public House	√	√	√	O	O	O	O	X	X	X	X	X	X	X	O	X	O	√	X

⁴ General Industry uses include all industrial manufacturing, processing and storage outside the definition of light industry.

USE	TC1	TC2	TC3	ER	NR	NC	BE	I	CP	PU	CE	RA	GB	LA	LT	TA	RC	LC	CD
Public Services	√	O	√	O	O	O	O	√	O	√	√	O	X	X	O	O	O	√	X
Public Service Installation	√	√	√	X	X	X	X	√	O	√	X	X	X	X	X	O	O	O	X
Recreational Buildings (Commercial)	√	O	O	O	O	O	O	X	X	X	√	O	X	√	O	O	√	O	X
Recreational Facility/Sports Club	X	X	O	O	√	X	O	X	X	X	√	√	O	O	X	√	O	√	X
Recycling Facility < 2000sqm	X	X	X	X	X	X	O	√	X	X	X	X	X	X	X	O	X	O	O
Recycling Facility > 2000sqm	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	O	X	X	O
Residential	√**	√	√	√	√	O	X	X	X	X	X	X	X	X	O	O***	√	√	X
Residential (Institutional)	O	O	X	X	√	X	X	X	X	X	O	X	X	X	X	O	√	√	X
Restaurant	√	√	√	O	O	√	O	X	X	X	O	X	X	O	√	X	√	√	X
Retail Warehouse	O	O	X	X	X	X	√	X	X	X	X	X	X	X	X	X	O	X	X
Retirement Home/Development	X	O	O	O	√	X	X	X	X	X	√	X	X	X	X	X	O	√	X
Rural Industry-Cottage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O	√	O	X	X
Rural Industry-Food	X	X	X	X	O	X	X	O	X	X	X	X	X	X	O	√	O	X	X
Science and Technology Based Enterprise	X	O	O	X	X	O	√	√	X	X	X	X	X	X	X	X	X	O	X
Scrapyard	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	X	X	X	X
Service Garage	X	X	O	O	O	X	√	√	X	X	X	X	X	X	X	X	X	√	X
Shop (comparison)	√	√	X	X	X	X	√	X	X	X	X	X	X	X	O	X	X	X	X
Shop (convenience)	√	√	√	O	√	√	O	X	X	X	X	X	X	X	O	O	O	O	X
Shopping Centre	√	√	√	X	X	O	√	X	X	X	X	X	X	X	O	X	X	X	X
Shop (neighbourhood)	√	√	√	O	O	√	O	X	X	X	X	X	X	X	O	O	O	√	X
Small Scale Manufacturing	O	O	X	X	X	X	√	√	X	X	X	X	X	X	O	X	O	O	X
Take-away	O	O	O	X	O	O	√	X	X	X	X	X	X	O	X	X	O	O	X
Training Centre	O	O	O	O	O	√	X	√	X	X	O	√	X	X	O	X	O	O	X
Transport Depot	X	X	X	X	X	X	X	√	√	X	X	X	X	X	X	X	X	X	X
Veterinary Surgery	O	O	O	O	O	O	O	X	X	X	X	X	X	X	X	√	O	√	X
Warehousing	X	X	X	X	X	X	√	O	X	X	X	X	X	X	X	X	X	X	X

USE	TC1	TC2	TC3	ER	NR	NC	BE	I	CP	PU	CE	RA	GB	LA	LT	TA	RC	LC	CD
Warehousing (retail/non-food, max. 5000m2)	X	X	X	X	X	X	√	O	X	X	X	X	X	X	X	X	X	X	X
Water based recreational/cultural activities	O	O	O	X	O	X	X	X	X	X	√	√	X	O	√	O	X	O	X
Wholesale Warehousing	X	X	X	X	√	X	√	O	X	X	X	X	X	X	X	X	X	X	X

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).

APPENDIX 2: POLICIES AND OBJECTIVES

POLICIES IN RELATION TO DEVELOPMENT (OF ALL CATEGORIES) IN STROKESTOWN

Policy 2.1	Endeavour to ensure, in so far as is practicable, that the zoning of land and growth of Strokestown is accompanied by adequate infrastructural provision; Including the provision of local social and community infrastructure (such as schools, neighbourhood centres, crèches, community halls and recreation facilities), at an appropriate rate.
Policy 2.2	Development and growth will be directed to within the development envelope of Strokestown, in order to ensure the settlement functions as the focal point for the development of its rural catchment. This will also assist in maintaining the distinction between the open countryside and the urban edge of the settlement.
Policy 2.3	Have regard to 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities (November 2009), and any future reports in relation to flood risk for the Strokestown Area.
Policy 2.4	Encourage the development of Strokestown as a centre of economic, social and cultural activity for the benefit of the population of both the town and its hinterland.
Policy 2.5	Ensure that development be sustainable and take account of the availability of public transport infrastructure, socio-economic profile, and creation of appropriate and sustainable levels of employment and commercial activities, which are in proportion to residential development in Strokestown, and protection of the rural hinterland and urban greenbelt.
Policy 2.6	In all instances, encourage high-quality urban design within the plan boundaries to all categories of development. Ensure the provision of high quality services, the management of public safety and the provision of high quality access and networks.
Policy 2.7	Ensure the development of renewable energy and energy infrastructure while ensuring that residential amenities and the quality of the local environment are protected.
Policy 2.8	Identify and facilitate, as a priority, the development and renewal of obsolete areas, vacant and derelict sites and vacant 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 2.9	Adhere to the overarching planning objectives and policies contained within the Roscommon County Development Plan (2014-2020)
Policy 2.10	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) ⁵

⁵ 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

POLICIES IN RELATION TO BUILT, ARCHAEOLOGICAL AND NATURAL HERITAGE

Policy 3.1	Identify, protect and conserve structures (i.e. includes conservation, preservation, and improvement compatible with maintaining the character and interest of the structure), or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or which contribute at a local level to the character of the village on the grounds of preserving local character and of sustainability.
Policy 3.2	Preserve the character of the Strokestown Architectural Conservation Area (ACA) as indicated on Map 3b.
Policy 3.3	Ensure the safeguarding of sites and monuments in the course of the physical development of the area by utilising appropriate development management controls.
Policy 3.4	Secure the preservation (i.e. preservation in-situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In securing such preservation Roscommon County Council will have regard to the advice and recommendations of the National Monuments Section of the Department of Community, Heritage & Local Government, both in respect of whether or not to grant planning permission and in respect of the conditions attached to a permission to grant.

PLANNING POLICY IN RELATION TO TRANSPORT AND PARKING

Policy 4.1	Regulate and improve parking facilities at congested locations and ensure that all developments comply with car parking standards provided within the Roscommon County Development Plan 2014-2020.
Policy 4.2	Facilitate the improvement and development of walkways and cycle-ways in the Strokestown area, through promotion of routes and the provision of new routes where appropriate. Routes should take full advantage of existing amenities in order to facilitate their enjoyment and exploit their tourism value.

PLANNING POLICIES IN RELATION TO THE CORE TOWN CENTRE AND PERIPHERAL TOWN CENTRE

Policy 5.1	Identify infill brownfield sites that allow for appropriate development of the urban fabric of the town compatible with assigned zoning objectives. Prioritise, in as far as is practicable, the re occupation and redevelopment of vacant, derelict and semi derelict building stock. Those properties listed on the Vacant Sites Register and Derelict Sites Register are of particular relevance.
Policy 5.2	Endeavour to develop vacant backlands in a concentrated non piecemeal way so as to achieve optimum design solutions.
Policy 5.3	Ensure that prospective development in areas zoned for Town Centre and Peripheral Town Centre uses respect the existing and established architectural styles in terms of design, finishes.
Policy 5.4	Maintain the Vacant Sites Register, impose the Vacant Sites Levy and implement the provisions associated with them, as defined in the Urban Regeneration and Housing Act, 2015

PLANNING POLICIES IN RELATION TO RESIDENTIAL DEVELOPMENT

Policy 6.1	Ensure that a variety of residential unit types are provided to facilitate a range of residential demand types.
Policy 6.2	Ensure that residential proposals conform to the provisions of the County Development Plan (2014-20) in terms of location, layout and design.
Policy 6.3	Ensure that residential developments incorporate pedestrian connectivity internally within their layout as well as with other neighbouring residential developments and with the urban area in general.

Policy 6.4	Locate residential development in suitable areas closest to town core area as a priority and on a phased basis as indicated on Map 1.
Policy 6.5	Support and encourage the habitation of abandoned housing stock by assisting in the provision of services.
Policy 6.6	Provide for the sustainable and orderly expansion of residential use within the town.
Policy 6.7	Ensure that developments are appropriately designed in terms of their form, density, size and dwelling types within residential areas, so that they contribute to the built character of the area.
Policy 6.8	Seek a balance and mix in the provision of social, affordable and private housing in accordance with the councils Housing Strategy and Part 5 of the Planning and Development Act 2000 and as subsequently amended.

PLANNING POLICIES IN RELATION TO ECONOMIC, INDUSTRIAL AND COMMERCIAL DEVELOPMENT

Policy 7.1	Encourage the development and expansion of the retail sector in Strokestown to facilitate the provision of local retail needs.
Policy 7.2	Encourage and facilitate the intensification and development of tourist activities in the town without compromising the environment, natural or built heritage of Strokestown.
Policy 7.3	Seek to occupy vacant and abandoned warehousing, commercial and industrial buildings as a priority over new build.
Policy 7.4	Identify development opportunities over a broad range of activities for the town through working closely with the business sector as the need arises.

PLANNING POLICIES IN RELATION TO WATER SUPPLY AND WASTEWATER SERVICES

Policy 8.1	Ensure the sustainable long term development of the town by not developing beyond its environmental carrying capacity, with particular reference to wastewater treatment.
Policy 8.2	Continue to provide an adequate supply of quality water suitable for domestic, industrial, agricultural and other uses, and to anticipate and provide for future demands in the area, in line with the overall strategy for sustainable development of the town.
Policy 8.3	Ensure that all new developments have adequate surface water drainage systems.
Policy 8.4	The Council will continue to provide a reliable system for the safe and adequate disposal of wastewater in a manner which is sustainable. Ensure that proposed developments connect to the public foul sewer system.

PLANNING POLICY IN RELATION TO SOCIAL AND COMMUNITY FACILITIES

Policy 9.1	Consolidate the existing community facilities in Strokestown and co-operate with the Statutory Bodies responsible for the provision of additional social and community services and facilities.
Policy 9.2	Ensure and facilitate the provision of affordable childcare in Strokestown in consultation with the Roscommon County Childcare Committee, the County Development Board and the Health Service Executive.
Policy 9.3	Facilitate the development, improvement and extension of existing education and training services and facilities, as required in Strokestown.
Policy 9.4	Support local groups in terms of providing advice and guidance in terms of proposed developments.
Policy 9.5	Facilitate and encourage the development of walking and cycling paths linking population to local services and as a means of engaging in health enhancing activity.

OBJECTIVES IN RELATION TO BUILT, ARCHAEOLOGICAL AND NATURAL HERITAGE

Objective 3.1	To ensure that proposed development, in all categories, will adhere to the above Policies and relevant and related policies contained within the Roscommon County Development Plan, 2014 -2020 in the course of the Development Management and Enforcement function.
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OBJECTIVES IN RELATION TO TRANSPORT AND PARKING

Objective 4.1	Erect cycleway signs to indicate location of such routes located within the Plan boundary.
Specific Objective SO2	Provide delineated car parking arrangements, street furniture and soft landscaping to the Church Street area in order to control, clarify and consolidate existing arrangements and improve the visual amenity of the area, subject to adequate funding being made available. See SO2 on Map 2.
Specific Objective SO3	Provide pedestrian connectivity and lighting along the L 1421 serving local housing developments and connecting to the existing footpath network along the N5 subject to adequate funding being available. See SO3 on Map 2.
Strategic Objective ST1	Provide interconnectivity between Bridge Street and the L 1421 by means of a roadway and public footpath. The purpose of such works is twofold in that access would be provided to residentially zoned lands and an amenity walkway and cycleway would be provided for local residents north of the river, therefore improving connectivity. See STO 1 on Map 2.

OBJECTIVES IN RELATION TO THE CORE TOWN CENTRE AND PERIPHERAL TOWN

Objective 5.1	Cooperate with and advise prospective businesses/developers in relation to the opportunity and planning feasibility of occupation of vacant commercial/residential units during the lifetime of the Plan. See Map 2, identifying opportunity sites labelled SO 4 and SO 5.
Objective 5.2	Cooperate with and advise prospective developers and landowners in relation to the opportunity for the development of backland areas in a coordinated and concerted manner (as opposed to fragmented piecemeal type development). See Map 2 identifying opportunity sites SO1, SO2 and SO3.

OBJECTIVES IN RELATION TO RESIDENTIAL DEVELOPMENT

Specific Objective SO1,SO4,SO6, SO7	Endeavour, in as far as practicable and in partnership with the various stakeholders, to achieve the completion and occupancy of residential developments as indicated on Map 2 and labelled SO1,SO4 ,SO6 and SO7
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OBJECTIVES IN RELATION TO ECONOMIC, INDUSTRIAL AND COMMERCIAL DEVELOPMENT

Objective 7.1	Cooperate with and advise prospective businesses in relation to the opportunity for occupation of vacant Industrial/commercial units during the lifetime of the Plan. See Map 2 identifying opportunity site, labelled SO 6.
Objective 7.2	Seek to ensure that existing industrial/commercial developments are finished to an acceptable level in terms of external finishes, landscaping and services through cooperation with the various stakeholders during the lifetime of the Plan.

OBJECTIVES IN RELATION TO WATER SUPPLY AND WASTEWATER SERVICES

Objective 8.1	Monitor water leakage on an ongoing basis to ensure that this resource is conserved.
Objective 8.2	Carry out survey work to ascertain water infiltration to foul sewer network and prepare a programme to address adverse issues that may be encountered.

PLANNING POLICY IN RELATION TO SOCIAL AND COMMUNITY FACILITIES

Objective 9.1	Facilitate the provision of a public playground in Strokestown within the lifetime of the Plan.
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APPENDIX 3: POPULATION CONTEXT AND RESIDENTIAL LAND ALLOCATION

1.1 Population calculations

Section 10(1A) of the Planning and Development Act 2000 – 2011 indicates that a development plan; “shall include a core strategy which shows that the development objectives in the development plan are consistent, as far as is practicable, with national and regional development objectives set out in the National Spatial Strategy and regional planning guidelines”.

Section 10(2) indicates that “...a development plan shall include objectives for –

- (a) the zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, or open space or otherwise, or a mixture of those uses), where and to such extent as the proper planning and sustainable development of the area, in the opinion of the planning authority, requires the use to be indicated.

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 Geodirectory figures are then used to calculate the specific population figures for each of the settlements.

1.2 Census Information

The 2006 Census of Population records a **total population** of 58,768 persons in County Roscommon, whilst the 2011 Census records a population of 64,065. This represents a growth of 5,297 or 9% since 2006.

The Strokestown Area Plan area falls within one **District Electoral Division (DED)**, namely, the Strokestown DED which covers the town as well as some of the wider rural area. Strokestown is also listed as a census town the boundary of which closely aligns with the extent of the town.

Table 2.1: Strokestown Census Town

Geographical Area	Persons 2002	Persons 2006	% change 2002 to 2006	Persons 2011	% change 2006 to 2011
Strokestown Census Town	631	773	22.5%	814	5.3%

1.3 Regional Planning Guidelines for the West Region 2010 – 2016

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 2.2: 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

1.4 An Post Geodirectory 2011

The methodology employed for the Roscommon County Development Plan 2014 - 2020 was 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 2011 census information was used to establish the average number of persons per household for the towns in Roscommon i.e. 2.5 persons for aggregate town areas.”

Therefore, utilising the An Post Geodirectory database, approximately 437 households (529 – 92 vacant dwellings – December 2012) are resident in the area. This equates to an **approximate population of 1092 persons** (437 X 2.5 persons per households as defined in the RPGs for the West).

1.5 Population Projections and Growth for the Strokestown Area Plan Area

As mentioned previously, Strokestown is classified as a Tier 3 Settlement. 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 Strokestown for the period 2014 – 2020 is 10%. The population allocation for this area is therefore 109 persons with a resultant number of housing units required of 44. The average household size is 2.5 persons 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 2.9Ha for the years 2014 – 2020, which allows for 44 housing units. When 50% overzoning is added the total land requirement is 4.4 Ha.