



Comhairle Contae
Ros Comáin
Roscommon
County Council

Roscommon County Council

Housing Strategic Development and Land Management Plan

September 30

2017

This plan identifies Roscommon County Council's Housing land holdings and assess the potential of each site to provide social housing with regard to site condition, location, demand for social housing, available facilities and amenities, and planning policy.

Reference Circular APH 2/2017

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1. Introduction

This plan identifies Roscommon County Council's Housing land holdings and assesses the potential of each site to provide social housing with regard to site condition, location, demand for social housing, available facilities and amenities, and planning policy.

Sites are classified in order of development priority and a plan to secure funding and progress the development of each site is outlined, if appropriate. The plan also identifies lands that are not suitable for housing development and areas where existing land holdings are insufficient.

Sites are evaluated/classified in general accordance with guidelines specified in Housing Circular APH 2/2017. As land holdings are subject to change and as individual sites will develop over different time-scales, the plan must be dynamic and shall be maintained in digital format only. To facilitate this, Part 2 of the plan contains individual folders for each land holding (potential development site).

For the purpose of this plan, demand is assessed on the basis of first area of choice and excludes transfer requests. Including other areas of choice and transfers would distort the actual social housing deficit and overstate the demand for additional or new units. Notwithstanding the above, the plan should monitor the transfer list, including applicants who currently have a preference for rent allowance, HAP or RAS as opposed to social housing.

Based on the current housing waiting list and specified area of first choice, general demand levels for County Roscommon are set out as follows:

- Area with greater than 25 valid applicants = High demand area
- Area with between 6 and 25 valid applicants = Medium demand area
- Area with less than 6 valid applicants = Low demand area

Project-specific decisions shall be made in accordance with actual demand figures (see Section 6.0 - Future Requirements).

Given the relatively low demand numbers in most areas of choice, this plan must take account of all other active initiatives to provide social housing units (acquisitions, turnkey capital, resolution of unfinished estates, repair and lease, etc.) when assessing demand for new social housing and/or determining the scope/feasibility of any potential building project.

2. Land Holdings in Tabular Form

OBJECT ID	Location	Site Ref.	Council	Site Area (hectares)	GREEN FIELD	TITLE	Zoning	SERVICED	LAGS or LA	Development Potential	Classification
197	Ardsallagh Roscommon	RN-0032	Roscommon CC	1.86	Yes	Freehold	Transitional Agricultural	Yes	LA site	Assess zoning status (zoning impediment)	Primary
169	Ballagherreen 1	RN-0001	Roscommon CC	1.49	yes	Freehold	Residential	Yes	LA site	Zoned and serviced; consider recent acquisition activity in the area	Primary
???	Ballyleague Meadowbrook	RN-0015	Roscommon CC	1.04	Yes	Freehold	Not zoned	Yes	LA site	Continuation of Meadowbrook - Part 8 in Place	Primary
???	Ballyleague Strokestown Road	RN-0016	Roscommon CC	0.38	Yes	Freehold	Not zoned	Yes	LA site	Infill site approx 4 units	Primary
???	Cloonfad (Former HSE)	RN-0043	Roscommon CC	0.05	No	Freehold	Not zoned	Yes	LA site	Site could accommodate 2 (No.) 3-bed semi-d 2-storey units (redevelopment and urban renewal project)	Primary
72	Lisnamult	RN-0033	Roscommon CC	3.70	Yes	Freehold	Not zoned	No	LA site	Not zoned or serviced but good location (zoning impediment)	Primary
182	Orchard Castlereagh	RN-0020	Roscommon CC	1.50	Yes	Freehold	Transitional Agricultural	No	LA site	Recently de-zoned to transitional agricultural; assess zoning status (zoning impediment)	Primary
???	Cloonybeirne Td.	RN-0044	Roscommon CC	0.35	Yes	Freehold	Residential	Yes	LA site	CAR Proposal submitted to DHPLG for 7 No. Residential Units	Primary
73	The Walk	RN-0035	Roscommon CC	2.45	Yes	Freehold	Residential	Yes	LA site	PPP B2 scheme candidate (Additional Part V lands could accommodate an additional 8 units)	Primary

OBJECT ID	Location	Site Ref.	Council	Site Area (hectares)	GREEN FIELD	TITLE	Zoning	SERVICED	LAGS or LA	Development Potential	Classification
172	Ballinameen	RN-0004	Roscommon CC	0.54	yes	Freehold	Not zoned	Yes	LA site	Not zoned and not an area of need - potential if need arises since site is serviced?	Rural Cluster
178	Ballintober	RN-0008	Roscommon CC	2.56	yes	Freehold	Not zoned	No	LA site	Low demand not zoned not serviced - low potential	Rural Cluster
175	Ballyfarnon 1	RN-0009	Roscommon CC	0.57	yes	Freehold	Not zoned	Yes	LA site	Not zoned and not an area of need - potential if need arises since site is serviced?	Rural Cluster
176	Ballyfarnon 2	RN-0010	Roscommon CC	1.48	Yes	Freehold	Not zoned	No	LA site	Low demand not zoned not serviced - low potential	Rural Cluster
183	Cloonfad	RN-0021	Roscommon CC	0.61	Yes	Freehold	Not zoned	Yes	LA site	Not zoned but serviced	Rural Cluster
186	Dereenavoggy Arigna	RN-0023	Roscommon CC	0.38	Yes	Freehold	Not zoned	No	LA site	Low demand not zoned not serviced - low potential	Rural Cluster
187	Derriniskey Arigna	RN-0024	Roscommon CC	0.33	Yes	Freehold	Not zoned	yes	LA site	Not zoned and not an area of need - potential if need arises since site is serviced?	Rural Cluster
195	Keadue	RN-0029	Roscommon CC	0.37	Yes	Freehold	Not zoned	No	LA site	Low demand not zoned not serviced - low potential	Rural Cluster
196	Loughglynn	RN-0030	Roscommon CC	0.53	Yes	Freehold	Not zoned	No	LA site	Low demand not zoned not serviced - low potential	Rural Cluster

OBJECT ID	Location	Site Ref.	Council	Site Area (hectares)	GREEN FIELD	TITLE	Zoning	SERVICED	LAGS or LA	Development Potential	Classification
190	Abbeycarton Elphin	RN-0038	Roscommon CC	0.26	Yes	Freehold	Residential	Yes	LA site	Zoned, not serviced, moderate demand	Secondary
170	Ballaghaderreen 2	RN-0002	Roscommon CC	1.35	yes	Freehold	Transitional Agricultural	Yes	LA site	Assess zoning status (zoning impediment)	Secondary
171	Ballaghaderreen 3	RN-0003	Roscommon CC	2.07	yes	Freehold	Transitional Agricultural	No	LA site	Agricultural zoning and not serviced - future reserve site?	Secondary
174	Ballinlough 1	RN-0006	Roscommon CC	1.59	yes	Freehold	Not zoned	No	LA site	Moderate demand not zoned not serviced	Secondary
173	Ballinlough 2	RN-0007	Roscommon CC	0.24	yes	Freehold	Not zoned	No	LA site	Medium demand not zoned not serviced; steep site with access issues - low potential	Secondary
179	Ballyforan 1	RN-0011	Roscommon CC	5.00	Yes	Freehold	Not zoned	No	LA site	Low demand not zoned not serviced - large site with protected structure	Secondary
???	Ballyleague Lough Ree Park	RN-0017	Roscommon CC	1.24	Yes	Freehold	Not zoned	Yes	LA site	Phase approach - phase 1 could accommodate 20-25 units – primary sites meet current demand	Secondary
???	Boyle Lakeview Heights	RN-0018	Roscommon CC	0.08	No	Freehold	Not zoned	Yes	LA site	Contains old ruin (RCC owns adjacent site)	Secondary
188	Elphin	RN-0025	Roscommon CC	0.33	Yes	Freehold	Residential	No	LA site	Zoned, not serviced, moderate demand	Secondary
192	Frenchpark	RN-0027	Roscommon CC	1.09	Yes	Freehold	Not zoned	Yes	LA site	Not zoned but serviced, low demand - potential reserve site for future; site restrictions apply	Secondary
180	Ballyforan 2	RN-0012	Roscommon CC	0.50	Yes	Freehold	Not zoned	Yes	LA site	Low demand not zoned but serviced; Part 8 in place	Secondary

OBJECT ID	Location	Site Ref.	Council	Site Area (hectares)	GREEN FIELD	TITLE	Zoning	SERVICED	LAGS or LA	Development Potential	Classification
194	Harristown, Castlereagh	RN-0041	Roscommon CC	0.86	Yes	Freehold	Not zoned	Yes	LA site	Traveller accommodation site reserve lands - existing units not fully occupied	TA Site
198	Killerney Roscommon	RN-0042	Roscommon CC	0.64	Yes	Freehold	Not zoned	Yes	LA site	Traveller accommodation site reserve lands - existing units not fully occupied	TA Site
???	Torpan Beg	RN-0014	Roscommon CC	1.82	Yes	Freehold	Not zoned	No	LA site	Can accommodate extension of existing units and act as green belt/buffer zone to existing rural settlement at Torpan Beg.	TA Site
???	Boyle Felton Rd	RN-0019	Roscommon CC	0.53	Yes	Freehold	Not zoned	Yes	LA site	Difficult topography and may contain unsuitable fill	Unsuitable
184	Clegna, Cootehall	RN-0022	Roscommon CC	1.86	Yes	Freehold	Not zoned	No	LA site	Low demand not zoned not serviced - low potential	Unsuitable
191	Elphin 2	RN-0039	Roscommon CC	0.06	Yes	Freehold	Residential	No	LA site	Zoned, not serviced, moderate demand	Unsuitable
189	Fairymount	RN-0026	Roscommon CC	0.99	Yes	Freehold	Not zoned	No	LA site	Low demand not zoned not serviced - low potential	Unsuitable
177	Falledeen Ballinlough	RN-0005	Roscommon CC	1.10	yes	Freehold	Not zoned	No	LA site	Moderate demand not zoned not serviced - low potential	Unsuitable
193	Garranlahan More	RN-0028	Roscommon CC	0.42	Yes	Freehold	Not zoned	No	LA site	Low demand not zoned not serviced - low potential	Unsuitable
185	Mullaghmore Cortober	RN-0040	Roscommon CC	0.63	Yes	Freehold	Transitional Agricultural	Yes	LA site	Moderate demand, Part V lands de-zoned, peripheral site and poor ground	Unsuitable

3. Land Holdings – Distribution Map and General Statistics

The figures below show the number of sites and the number of hectares in each of the site classification categories.

Primary sites are generally sites in areas of demand that can be progressed with reasonable confidence in the shorter term.

Secondary sites are generally sites that could be developed in the medium to longer term subject to future demand.

Rural Cluster sites are generally sites in small towns and villages (low population areas) where demand is predictably low, facilities/amenities are limited and public transport options are not available. These sites will be used to make affordable sites available for self-build clusters at appropriate scale.

TA Sites are site dedicated to the provision of Traveller-specific Accommodation.

Unsuitable sites are sites that are deemed to be unsuitable for the provision of social housing (reasons may vary).

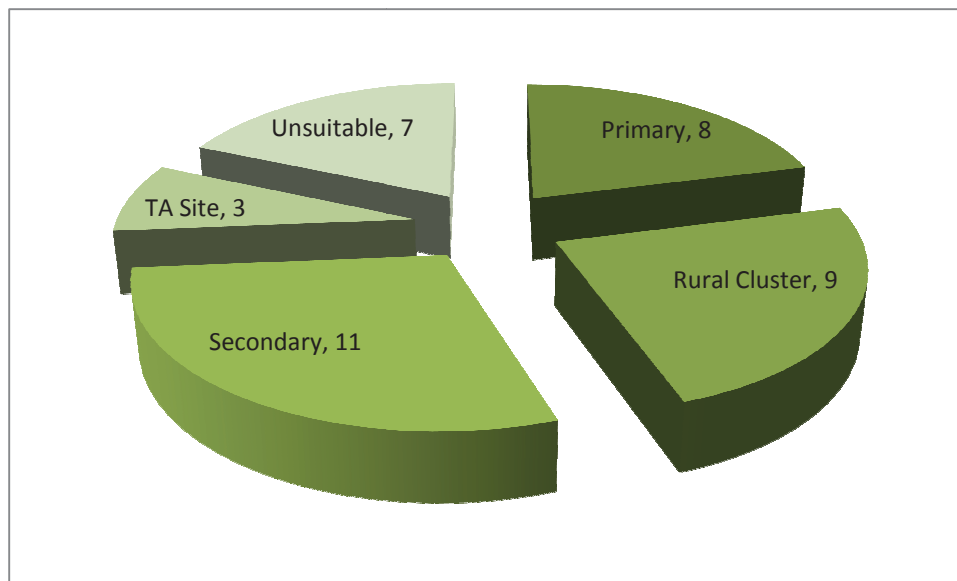


Figure 1 – Number of Sites in RCC's land holdings by classification category

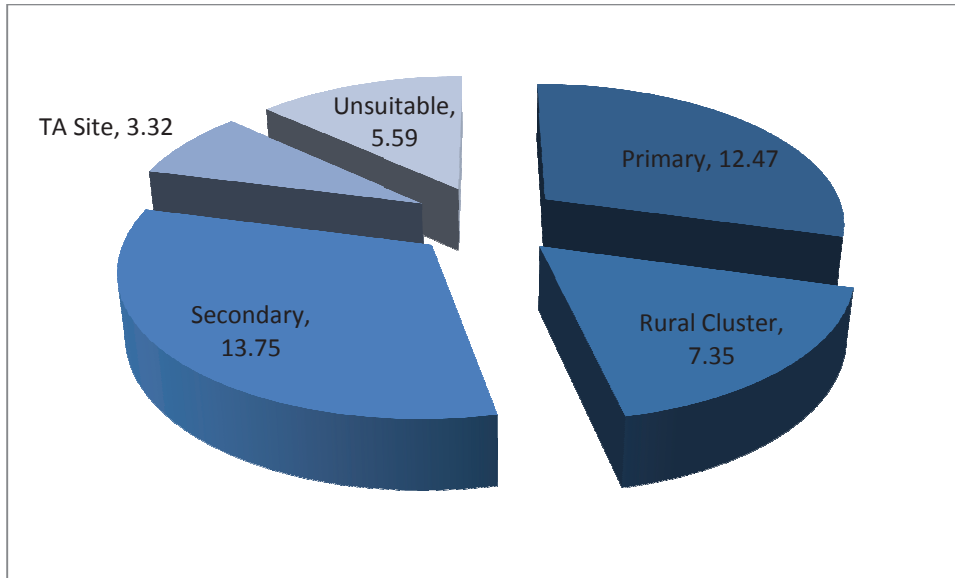
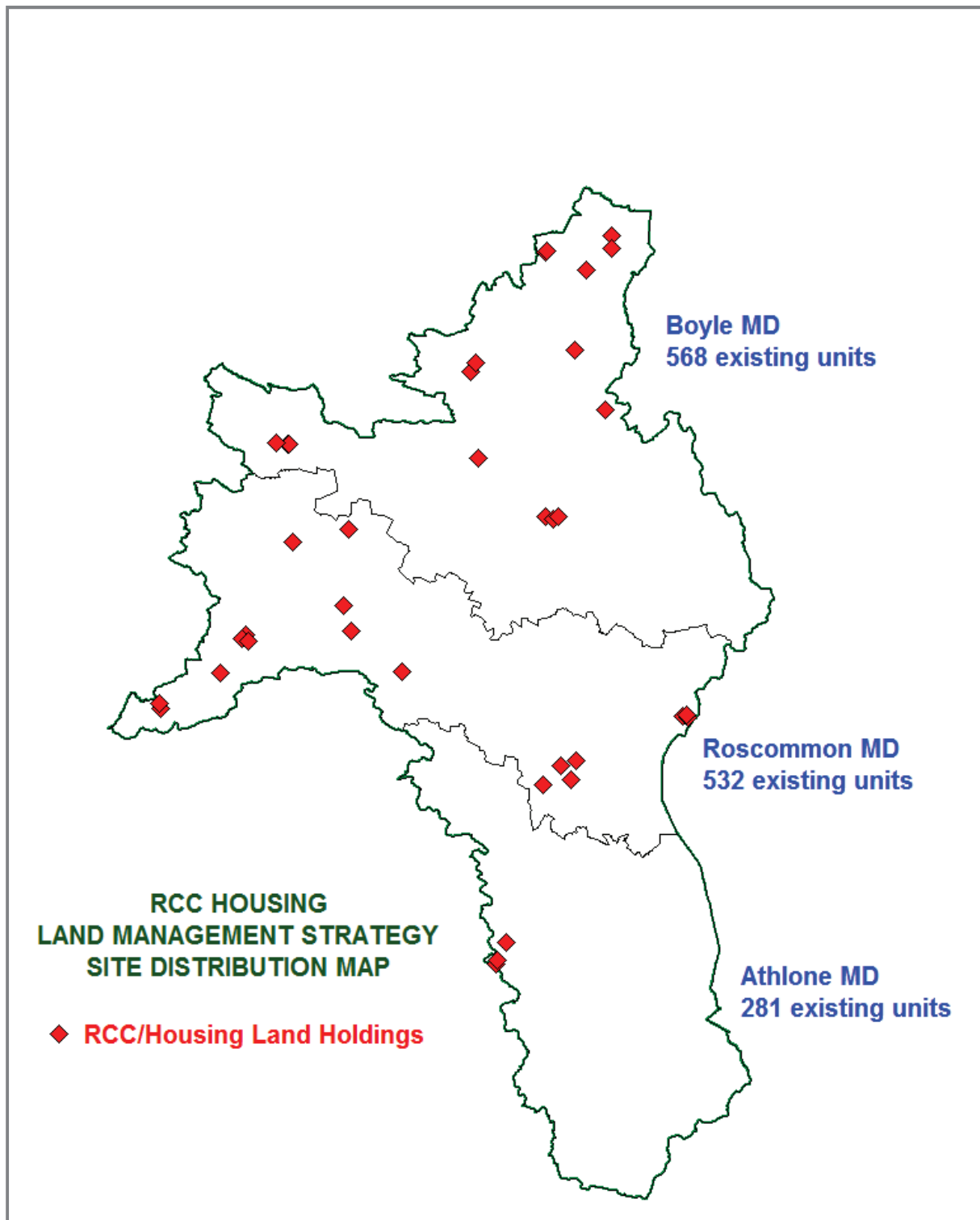


Figure 2 – Hectares in RCC's land holdings by classification category

Assuming a development density of 20 to 25 units per hectare, Primary and Secondary lands could provide in the order of 530 new residential units. This compares favourably with the current waiting list (valid applications for housing) of 543; however, this basic comparison does not take account of geographical distribution of the available sites, areas of first choice, planning and other constraints, and mix of tenure.

The geographical distribution of sites through the County is illustrated in the map below. This map identifies (in broad terms) areas that appear to have sufficient land holdings to meet current and future housing needs and areas where additional land may be required to meet said needs.



The site distribution map clearly identifies a deficit of land holdings in the Athlone Municipal District and arguably identifies a deficit of land holdings in the vicinity of Strokestown and Roosky.

The deficit in the southern part of the County is even more significant when levels of existing housing stock and demand for housing are taken into account. In particular, the number of Local Authority social houses in Athlone Municipal District is approximately half the number in the other two Districts (Roscommon and Boyle Municipal Districts) and the Athlone/Monksland Area is the

second highest area of demand in the County. Demand in Strokestown and Roosky is in the medium to high range.

In conclusion, quality development lands are urgently needed in the Athlone Municipal District for the provision of social housing. To a lesser extent, consideration should be given to acquiring lands suitable for the development of social housing in Strokestown and Roosky.

4. Developments in Progress

Developments in progress at this time include the following:

- Torpan Beg Phase 2 Extensions – Stage 1 approval granted (Tender issued for Consultancy Services)
- The Walk PPP B2 – candidate for national PPP Bundle 2 system; project being progressed by PPP management team (Department/NTMA) with Cork County Council as lead authority
- Cloonfad (former HSE site) – Stage 1 approval granted (Tender to be issued for Consultancy Services in Q4 2017)

It should be noted that policy to date has prioritised restoration of voids/derelicts and acquisition of existing properties (including acquisition of unfinished estates if located in areas of demand) and this policy has been very successful in County Roscommon (quality properties were available at good VFM). Notwithstanding the above, Roscommon County Council acknowledges that a refocus on new-build capital projects is desirable at this point in time.

5. Governance Arrangements

Development and upkeep of this Land Management Plan and the role of plan manager for the development of Primary sites prior to allocation of funding shall be undertaken by the Senior Executive Engineer in RCC/Housing. This role will include liaising with the Department with regard to third party inquiries/proposals.

Current Senior Executive Engineer in RCC/Housing is:

Justin Fannon
T 090 663 7166 (Direct Line)
jfannon@roscommoncoco.ie

Where funding is allocated to Roscommon County Council to advance the development of an individual site through the various stages (planning, design, procurement and construction), a project manager will be appointed, as appropriate and subject to availability of the required resources.

6. Future Requirements

Future requirements and time-frame for the development of projects will be established by cross analysis of site potential, housing demand and other relevant initiatives. Demand as of the date of this report by first area of choice (ex-Transfers) and number of bedrooms required are specified in the Table below:

1st Choice and No Rooms							
Location	No Of Rooms Approved						Grand Tot..
	Null	1	2	3	4	5	
Roscommon		1	64	63	2	2	132
Athlone			37	33	4		74
Ballaghaderreen			30	21	4		55
Boyle			20	30	1		51
Castlerea	1	2	32	10	1		46
Strokestown		1	16	9	1		27
Rooskey			12	11			23
Ballyleague			12	10			22
Athleague			11	9			20
Cortober			7	5			12
Tulsk			4	5			9
Ballinlough			6	2			8
Ballintubber			6	1	1		8
Elphin			5	2			7
Athlone Rural			2	2	1		5
Ballinameen			4	1			5
Cloonfad			2	3			5
Croghan			4	1			5
Roscommon Rural			2	2			4
CastlePlunket			1	1	1		3
Arigna			2				2
Ballinagare			1	1			2
Ballyforan			1	1			2
Boyle Rural			1	1			2
Fourmilehouse			1	1			2
Frenchpark			2				2
Keadue			2				2
Loughglynn			1	1			2
Tarmonbarry			2				2
Ballyfarnon			1				1
Granlahan		1					1
Knockcroghery				1			1
Monksland			1				1
Grand Total	1	5	292	227	16	2	543

Note: Last entry Monksland should be included in the Athlone figures

A cross analysis of land holdings and demand indicates that within the top 10 areas of demand, Roscommon County Council does not hold lands in the following areas:

- Athlone
- Strokestown (other options under consideration – acquisition of existing units)
- Roosky (other options under consideration – acquisition of existing units)
- Athleague

Acquisition of quality development lands in these areas should be considered in conjunction with any other active initiatives to provide social housing units. Land acquisition efforts should not progress where other active initiatives have the potential to meet the current demand.

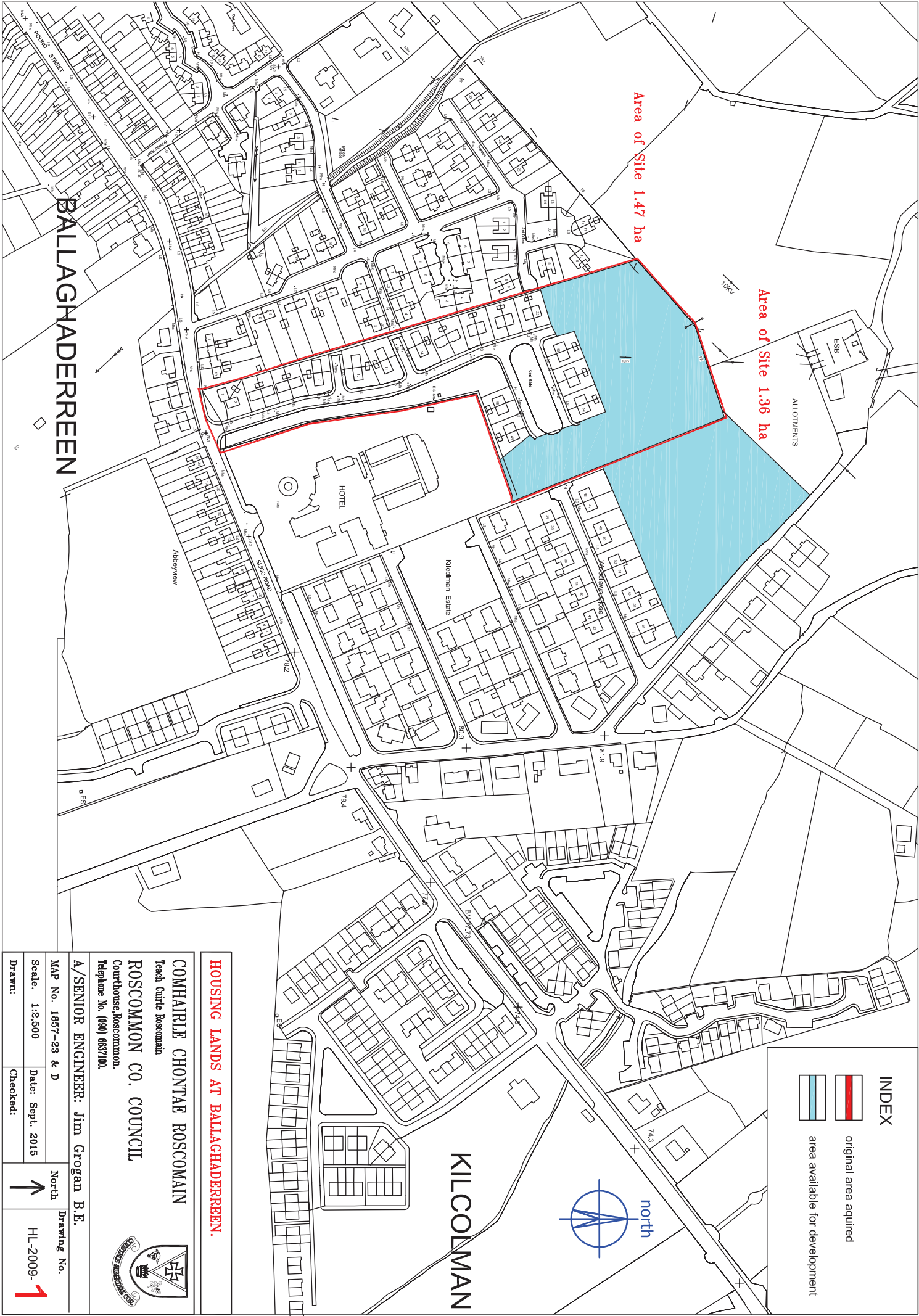
Given the relatively low numbers involved outside of the top 10 areas of choice, the purchase of new lands in areas outside of the top 10 areas of choice should not be considered under normal circumstances. In addition, many of the towns/villages outside the top 10 areas of choice fall into the 'Rural Clusters' classification.

7. Encumbrances

There are no outstanding loans associated with RCC/Housing land holdings.

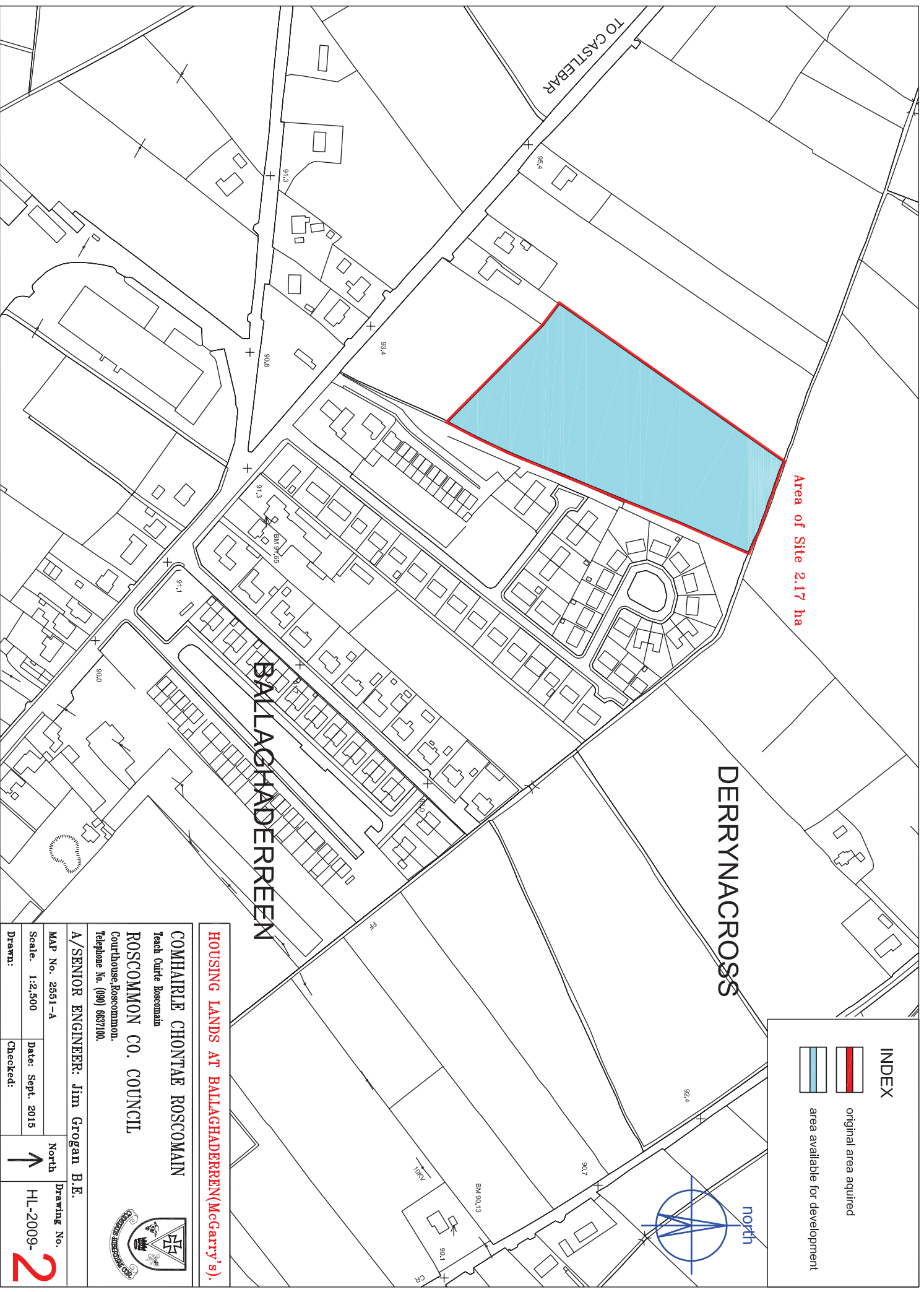
Site Information & Maps

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Primary
Council:	Roscommon	Folio:	RN21549F	Potential:	High
Object ID:	169	Title:	Freehold	Horizon:	Medium
Site Ref. No.:	RN-0001	Site Size (ha)	1.49	Impediments:	Medium
Location	Site is located to the rear (north) of existing development Cois Raille, Ballaghaderreen. X = 562348; Y = 795447				
Zoning:	Lands are zoned for residential development.				
Development Status:	Greenfield site (unfinished phase of Cois Raille) with Part 8 in place for full build-out.				
Services:	Service connections are available from existing developments.				
Development Potential:	Lands could provide in the order of 30 new units. A new Part 8 is likely to be necessary due to changes in Building Codes, minimum space requirements, environmental requirements, etc. As this would extend an existing social housing development, social mix would not be achieved within the development (potential impediment).				
Housing Demand:	Housing demand is moderate but dynamic (current demand may be satisfied).				
Conclusion:	Develop project objectives and submit for stage 1 approval. Project should be considered in conjunction with the impact of recent acquisitions and other development options.				

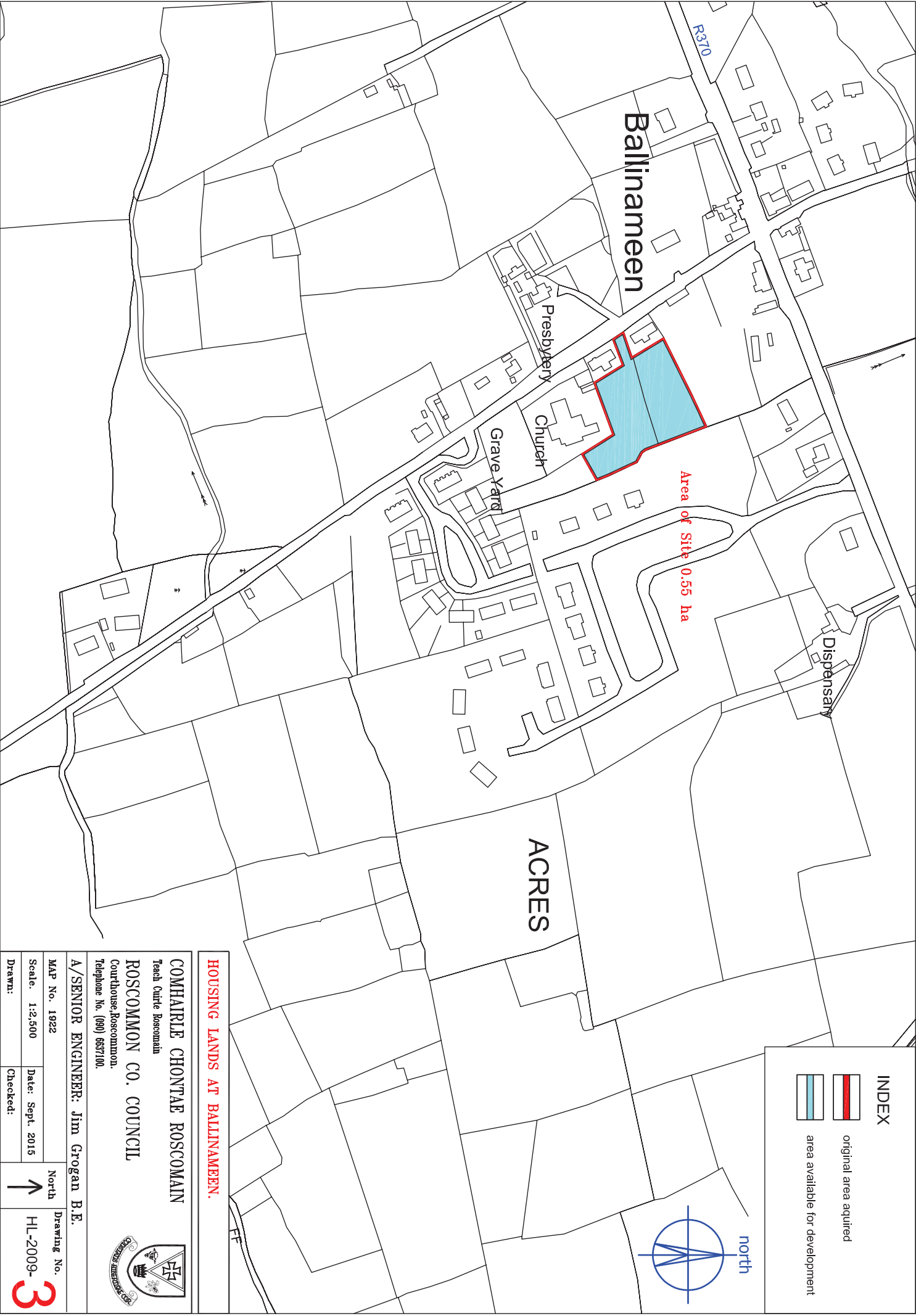


Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN284F RN35694	Potential:	High
Object ID:	170	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0002	Site Size (ha)	1.35	Impediments:	High
Location	Lands are located to the rear (north) of existing development at Woodlawn Close and Cois Raille, Ballaghderreen X = 562451; Y = 795521				
Zoning:	Lands are zoned as transitional agriculture (rural planning policy would apply). Current view of RCC/Planning is that development of this site would be premature and that a housing development would be incompatible with current zoning provision.				
Development Status:	Greenfield site.				
Services:	Connections are available at/from adjacent developments.				
Development Potential:	Potential for housing is good but would require re-zoning. Part of these lands could be accessed/integrated with adjacent development at Cois Raille and/or Woodlawn Close and part could be accessed from the local road network (L12038). Allow for green area requirements.				
Housing Demand:	Housing demand is moderate but dynamic (current demand may be satisfied by recent acquisitions coming on-stream).				
Conclusion:	Current zoning precludes development at this location. Discuss zoning with RCC/Planning and hold as reserve site.				

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN40995F	Potential:	Medium
Object ID:	171	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0003	Site Size (ha)	2.07	Impediments:	High
Location	Lands are located adjacent to Highfield Park on the outskirts of Ballaghaderreen X = 561310; Y = 795623				
Zoning:	Lands are zoned as transitional agriculture (rural housing policy applies). Current view of RCC/Planning is that development of this site would be premature and that a housing development would be incompatible with current zoning provision.				
Development Status:	Greenfield site without planning.				
Services:	Service connection points are available at adjacent development (Highfield Park), subject to said development being taken in charge (not currently taken in charge and no application to be taken in charge has been submitted).				
Development Potential:	Lands cannot be accessed unless adjacent development (Highfield Park) is taken in charge to its boundary with subject lands. Lands are currently 'land-locked.'				
Housing Demand:	Housing demand is moderate in Ballaghaderreen.				
Conclusion:	Retain as future reserve site. Access dependent on third party cooperation.				



Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN20971F	Potential:	High
Object ID:	172	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0004	Site Size (ha)	0.53	Impediments:	Low
Location	Lands are located on the L1216 in Ballinameen village core. X = 580255; Y = 794126				
Zoning:	Lands are not zoned and there is a moratorium on multi-unit development in this location. Infill within the village core may be acceptable.				
Development Status:	Greenfield site to the rear of existing 4-unit LA development. Part 8 may exist for development of the remainder of the site?				
Services:	Service connections are available at road frontage.				
Development Potential:	A portion of the site is not suitable for housing development (narrow strip behind the church/grave yard). The remainder of the site could accommodate in the order of 8 to 10 additional units at current density levels.				
Housing Demand:	Housing demand is low.				
Conclusion:	Retain lands as a future reserve site.				



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original area acquired

area available for development

HOUSING LANDS AT BALLINAMREEN.

COMHAIRLE CHONTAE ROSCOMMON
Teach Cuire Roscommon
ROSCOMMON CO. COUNCIL
Cathluisce Roscommon.
Telephone No. (090) 6637100.

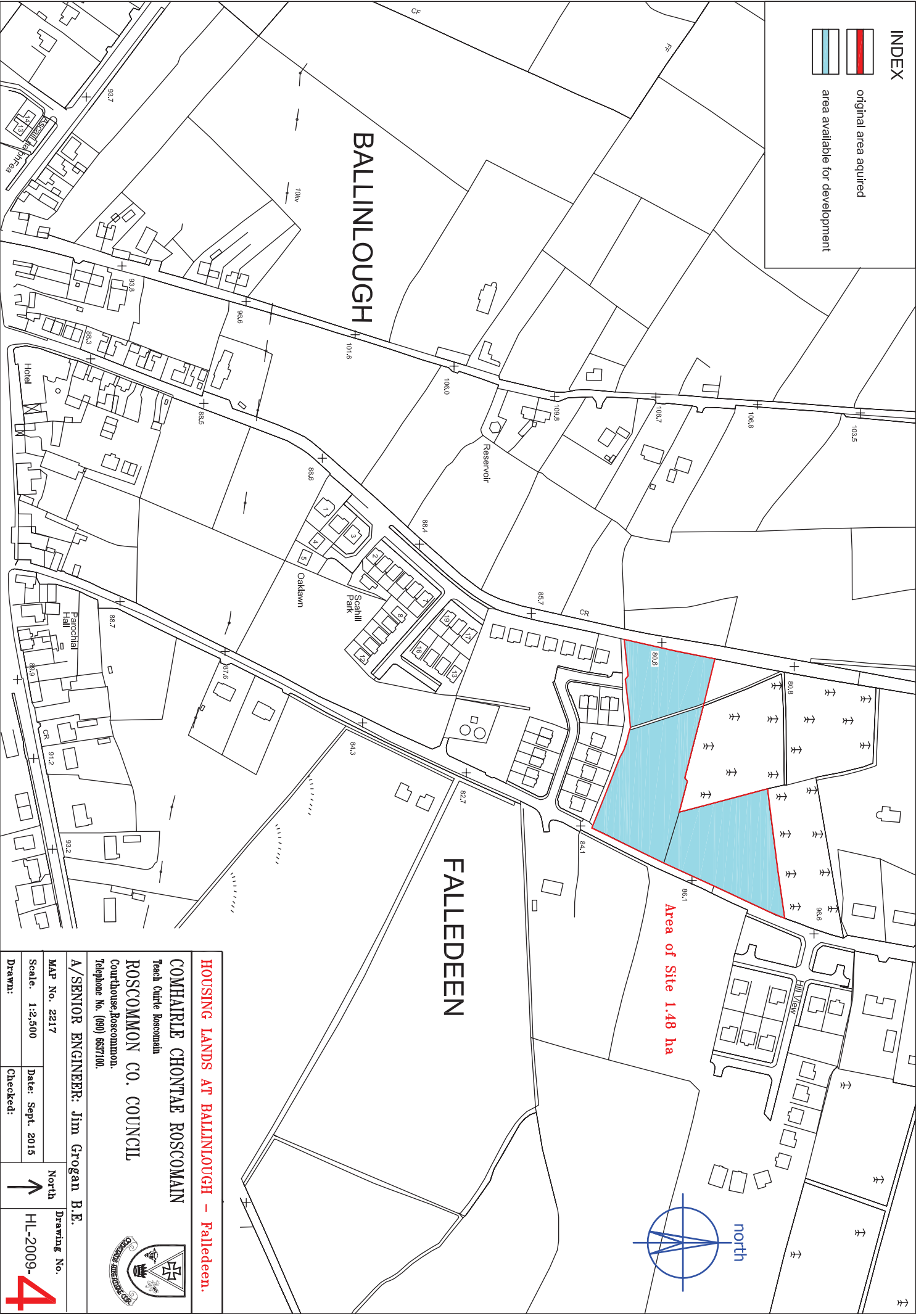
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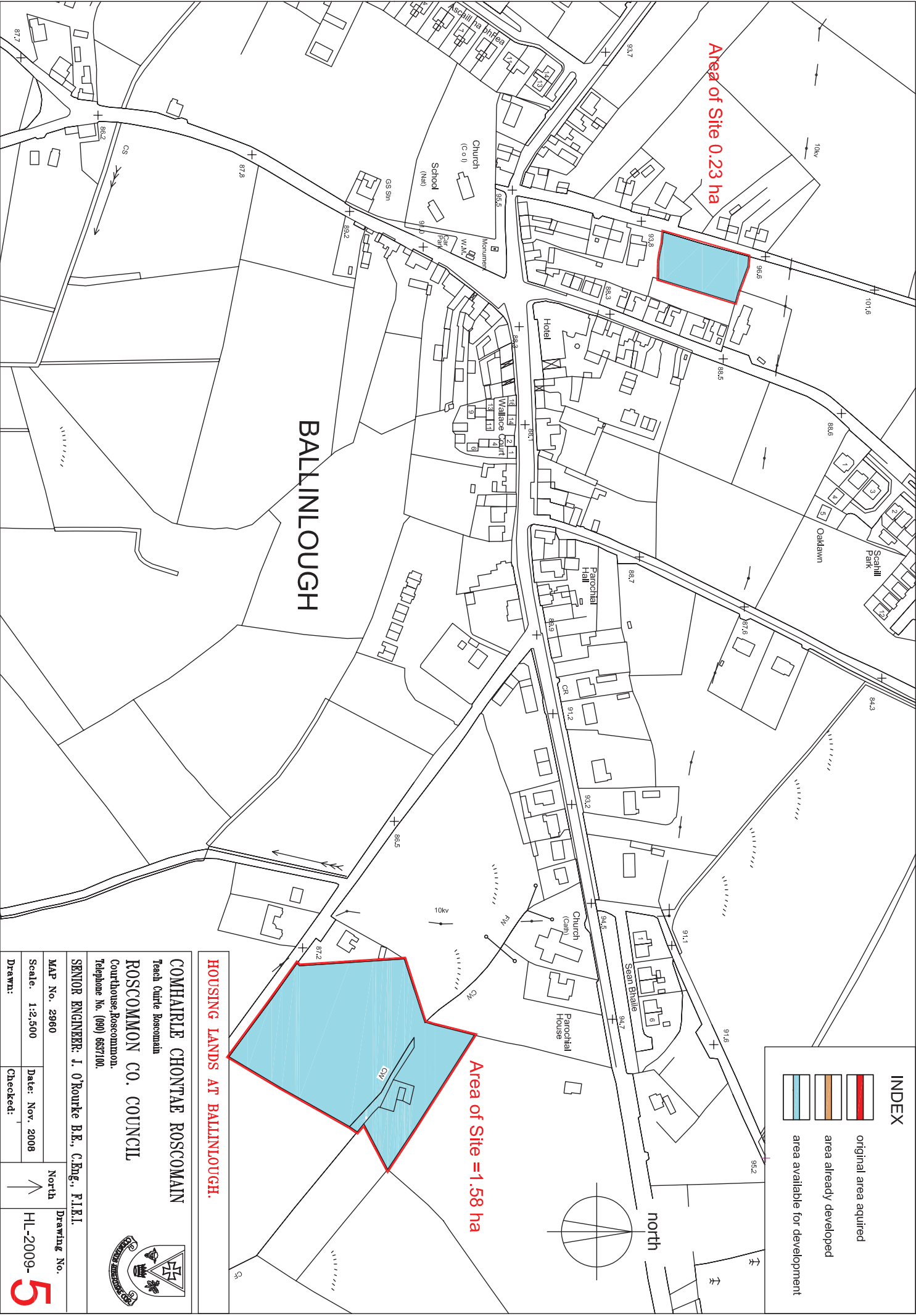
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Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Unsuitable
Council:	Roscommon	Folio:	RN18395	Potential:	Low
Object ID:	177	Title:	Freehold	Horizon:	NA
Site Ref. No.:	RN-0005	Site Size (ha)	1.5	Impediments:	High
Location	Lands are located on the L6576 in Ballinlough. X = 558474; Y = 777587				
Zoning:	Lands are not zoned and there is a moratorium on multi-unit development in this location.				
Development Status:	Greenfield site without planning permission.				
Services:	Service connections are available and site can be access from the local road network; however, gravity feed to existing FS network is not likely to be available.				
Development Potential:	Land position is not favourable to development. Grounds are low lying and vegetation and drainage features suggest the ground is soft and possible subject to localised flooding.				
Housing Demand:	Demand for housing is low.				
Conclusion:	Based on topography and ground conditions it may not be economically feasible to develop these lands in a location such as Ballinlough. In any case, current demand would not justify development regardless of site complications. Consider selling these lands (expansion of adjacent plantation could be a viable use).				



Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN8029F	Potential:	Medium
Object ID:	174	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-00	Site Size (ha)	1.58	Impediments:	High
Location	Site is located on the L1608 approximately 360 m from its junction with the N60 in Ballinlough. X = 558705; Y = 776943				
Zoning:	Lands are not zoned and there is a moratorium on multi-unit development in this area. Despite its proximity to the N60, the site is currently outside the village core.				
Development Status:	Greenfield site without planning permission.				
Services:	Site is not serviced but is accessible from the local road network.				
Development Potential:	Current potential is poor due to lack of services. Provision of services and upgrade to local road would be required to facilitate orderly development (road, footpath, surface water, FS, Public lighting, etc.).				
Housing Demand:	Housing demand is low.				
Conclusion:	Current demand and potential cost to service the site would not justify development at this time. Provision of services is also dependent on third parties. Retain as future reserve site.				



INDEX

- original area acquired
- area already developed
- area available for development

HOUSING LANDS AT BALLINLOUGH.

COMHAIRLE CHONTAE ROSCOMMON
Teach Cuire Roscommon
ROSCOMMON CO. COUNCIL
Courthouse, Roscommon.
Telephone No. (090) 663700.

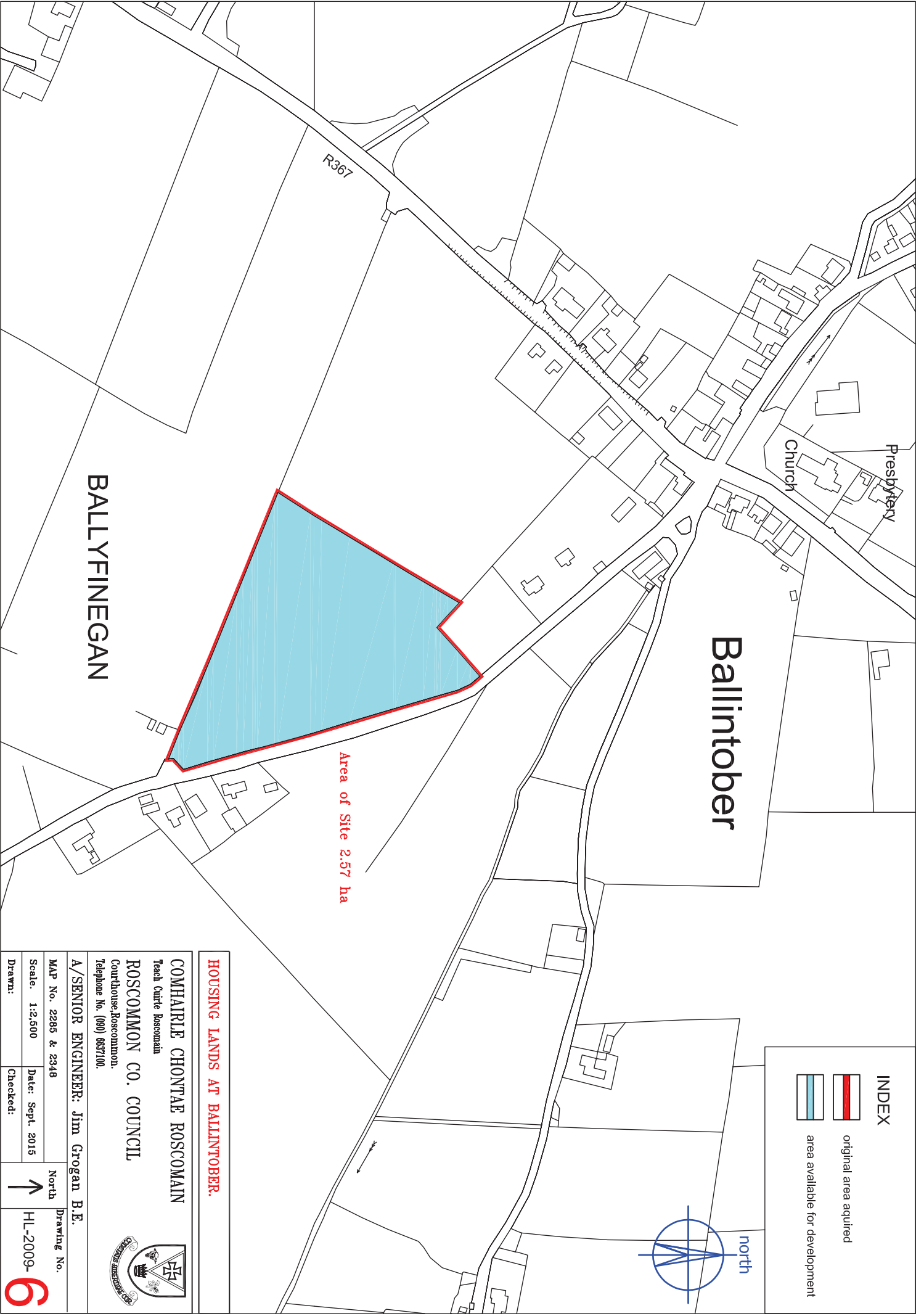
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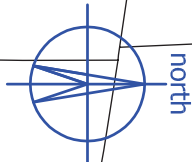
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Council:	Roscommon	Folio:	RN41039F	Potential:	Medium
Object ID:	173	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0007	Site Size (ha)	0.24	Impediments:	High
Location	Site is located on local road L6571 in Ballinlough. X = 558110; Y = 777237				
Zoning:	Lands are not zoned and there is a moratorium on multi-unit development in this area.				
Development Status:	Greenfield site.				
Services:	Service connections are available; however, access to site is an issue. Due to known safety issue with existing junction between the L6571 and the N60, any development that would intensify the use of this junction would not be advisable. A longer alternative route is available; however, it is not likely to be used voluntarily and options for constructing a shorted link to parallel road L1243 are limited by topography. Further development could not be considered unless the L6571/N60 junction is decommissioned/closed (pedestrian access only). Ideally, a shorter link to the L1243 should also be provided prior to development.				
Development Potential:	Not feasible at this time for access reasons outlined. In addition the site itself is relatively steep and would require careful assessment of layout options with regard to maximum gradients (road, footpaths, accessibility, etc.).				
Housing Demand:	Housing demand is low.				
Conclusion:	No suitable for development unless access issues are resolved (contingent on public acceptance). Current demand would not justify cost of resolving said issues.				

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN13157F	Potential:	High
Object ID:	178	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0008	Site Size (ha)	2.55	Impediments:	Low
Location	Site is located on the L1635 approximately 250m from the village centre (main cross-roads) X = 573110; Y = 774029				
Zoning:	Lands are not zoned (agricultural land just outside the village core). Multi-unit housing development would not be encouraged by RCC/Planning.				
Development Status:	Green-field site in agricultural use.				
Services:	Site is not services but can be accessed from the local road network and service connections are available at the public road (capacity to be verified).				
Development Potential:	Elevated site with good development potential.				
Housing Demand:	Housing demand is low and would not support the development of the lands in question.				
Conclusion:	Development not justified at this point in time; keep as a future reserve site.				



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- area available for development



HOUSING LANDS AT BALLINTOBER.

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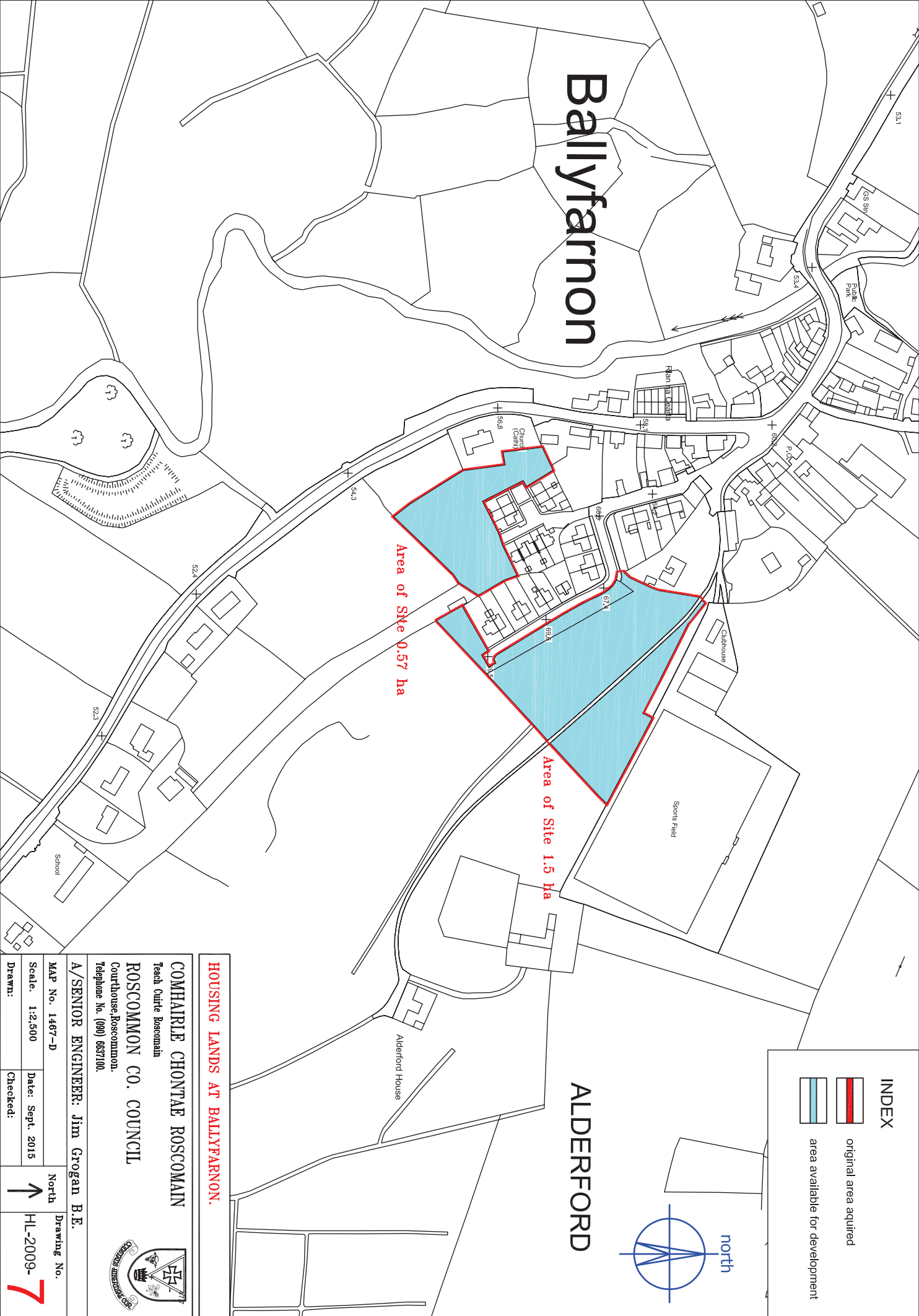


A/SENIOR ENGINEER: Jim Grogan B.E.

MAP No. 2285 & 2348
Scale. 1:2,500
Date: Sept. 2015
Drawn: Checked:

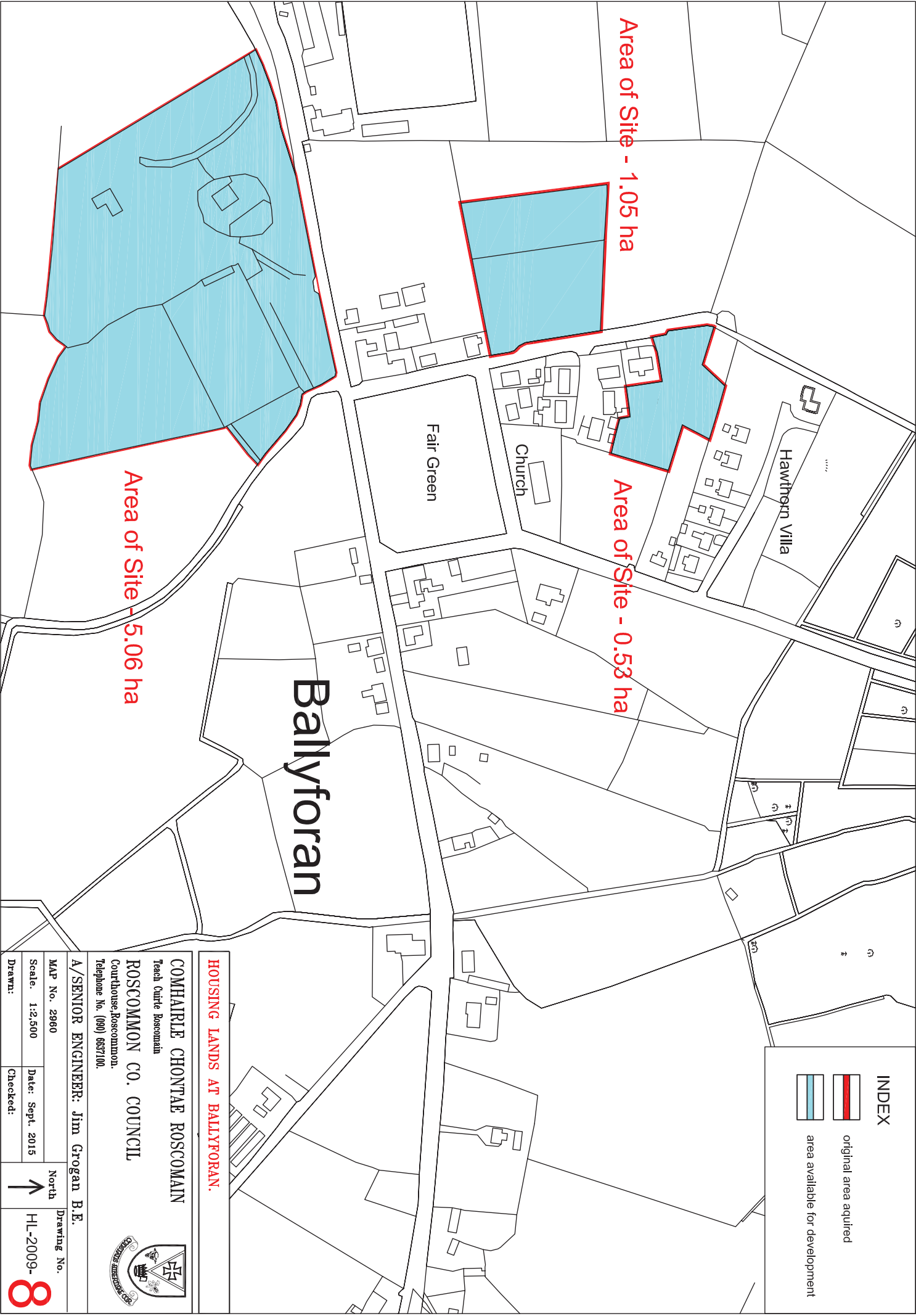
North
Drawing No.
HL-2009-6

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN23860F	Potential:	High
Object ID:	175	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0009	Site Size (ha)	0.57	Impediments:	Medium
Location	Lands are located on the L10056 in Ballyfarnon adjacent to existing development at Cois Cille. X = 586690; Y = 813540				
Zoning:	Lands are not zoned but a partially within the village core. Current planning policy would facilitate an additional 8-10 units.				
Development Status:	Green-field site possibly with Part 8 approval (Cois Cille phase 2, affordable sites) – assume new planning permission would be required.				
Services:	Service connections are available.				
Development Potential:	Southern portion of the site is steep and unsuitable for development. Remaining lands could support the development of 10 to 12 units.				
Housing Demand:	Housing demand is low.				
Conclusion:	Maintain as reserve site in the event that future demand justifies further development of Cois Cille.				





Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN17113F	Potential:	High
Object ID:	176	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0010	Site Size (ha)	1.47	Impediments:	Low
Location	Site is located in Ballyfarnon on the L10055 X = 586770; Y = 813612				
Zoning:	Lands are not zoned but site is partially within the village core. Small scale development within village core part of the site could be supported by RCC/Planning.				
Development Status:	Green-field site without planning.				
Services:	Site is not serviced				
Development Potential:	Ground is soft/poor and divided by a ROW (access to Alderford House). 8 to 10 units could be developed directly from the L10055 and alternative uses for the remainder of the site could be considered (parkland, etc.)				
Housing Demand:	Demand is low.				
Conclusion:	Site may have an alternative use but is not a strong candidate for social housing. May have been purchased for use as industrial development lands? Lands along L10055 should be kept as reserve social housing sites (8-10 units on approximately one third of the site).				

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN17590F	Potential:	High
Object ID:	179	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0011	Site Size (ha)	5.06	Impediments:	High
Location	Site is located in Ballyforan on the R363 opposite Claremount Estate. X = 582005; Y = 746593				
Zoning:	Lands are not zoned and are peripheral to Ballyforan (outside the village core). Contains Protected Structure – specialist conservation advice required.				
Development Status:	Land contains a protected structure (estate dwelling) and associated grounds.				
Services:	Site is not serviced but connections are available along frontage with R363.				
Development Potential:	Development potential for social housing is uncertain. Likely to be zoned for alternative purpose given the sites history and location (proximity to the River Suck).				
Housing Demand:	Low				
Conclusion:	Clarify RCC's intentions for these lands? Current demand and social mix requirements would not justify development on this scale at this location.				



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HOUSING LANDS AT BALLYFORAN.

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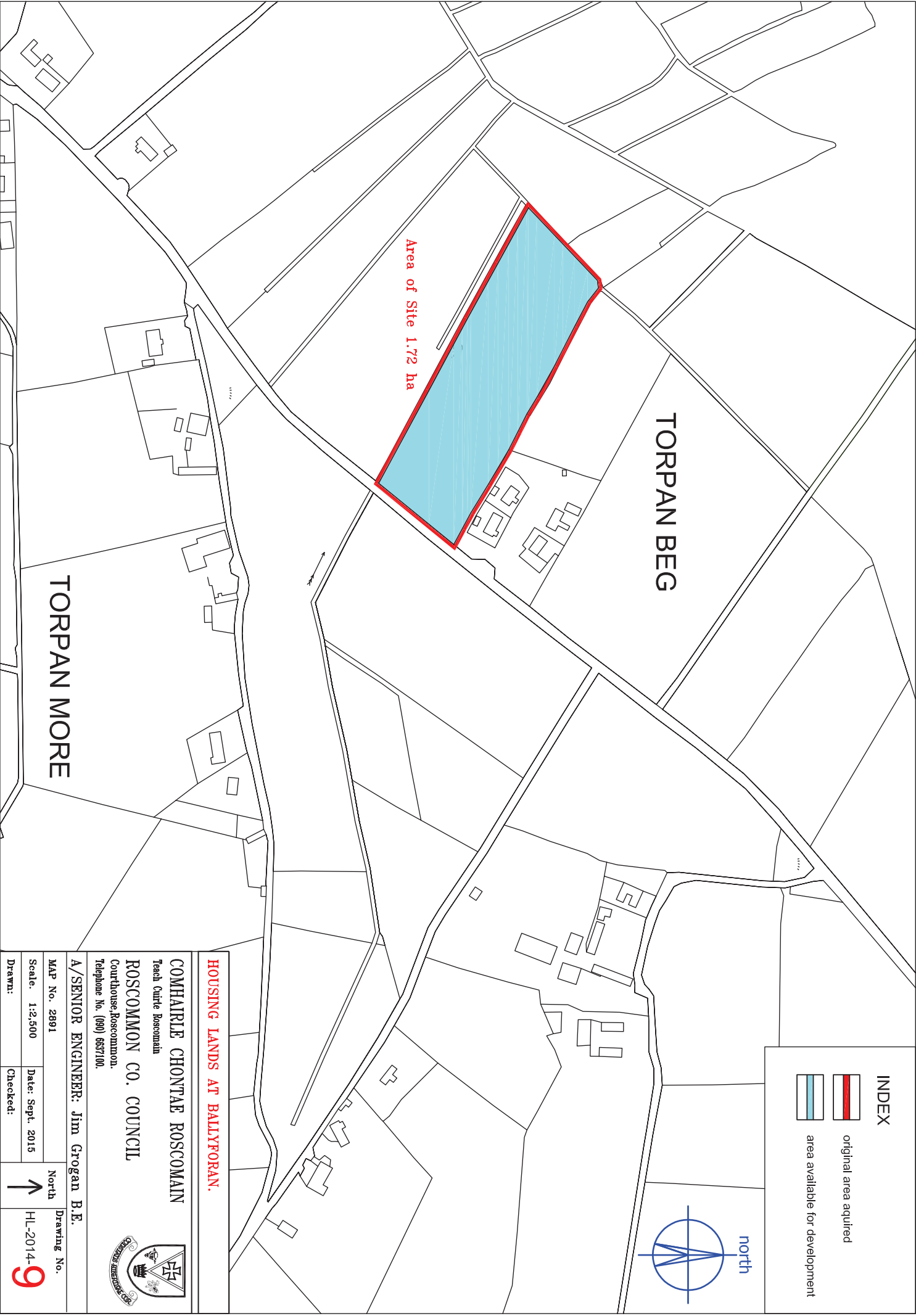
A/SENIOR ENGINEER: Jim Grogan B.E.

MAP No. 2960	North	Drawing No.
Scale. 1:2,500	Date: Sept. 2015	HL-2009-
Drawn:	Checked:	8



Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN9287F	Potential:	High
Object ID:	180	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0012	Site Size (ha)	0.53	Impediments:	Low
Location	Lands are located in Ballyforan between Ashbrook Avenue and Hawthorn Avenue X = 582102; Y = 746963				
Zoning:	Lands are not zoned but a within the village core. Appropriate development would be supported (8-10 units).				
Development Status:	Green-field sites possibly with planning permission (site are sub-divided and may have been intended as affordable sites)				
Services:	Service connections are available.				
Development Potential:	Site could accommodate in the order of 8 to 10 units and has no known issues other than moderate topography (level changes).				
Housing Demand:	Low				
Conclusion:	Clarify any attached obligations (affordable sites). Hold as reserve site.				

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Unknown
Council:	Roscommon	Folio:	RN3L	Potential:	High
Object ID:	181	Title:	Leasehold	Horizon:	Long-term
Site Ref. No.:	RN-0013	Site Size (ha)	1.13	Impediments:	High
Location	Site is located in Ballyforan on the L75311 and to the rear (north) of existing Claremount development				
Zoning:	Lands are not zoned.				
Development Status:	This leasehold folio does not appear in RCC assets.				
Services:					
Development Potential:	NA – ownership to be confirmed				
Housing Demand:					
Conclusion:	Ownership to be confirmed				

Info Date:	Sept 2017	Annual Maint.	Nominal	Classification:	TA Site
Council:	Roscommon	Folio:	RN37111F	Potential:	Low
Object ID:	?	Title:	Freehold	Horizon:	NA
Site Ref. No.:	RN-0014	Site Size (ha)	1.82	Impediments:	High
Location	Lands are located on the L2014 approximately 2 km north of Ballyforan in the Townland of Torpan Beg and are adjacent to existing traveller-specific development (Pairc Naomh Phadraig, Torpan Beg) X = 582980; Y = 748691				
Zoning:	Lands are not zoned.				
Development Status:	Undeveloped Greenfield site with temporary construction access road (stoned road now overgrown) on northern boundary (used to construct new pump station at rear of existing development contained in folio RN9370F (1.67 ha)				
Services:	Site is not serviced but is adjacent to an existing serviced development.				
Development Potential:	Lands are low-lying, cut-away bogland adjoining remaining raised boglands. Development potential for new development is low; however, lands have potential to facilitate modest extension of existing facilities in adjacent development.				
Housing Demand:	Demand for additional units is low; however, demand for larger units is high (trend away from day units with caravans in favour of more conventional housing). Project involving the extension of 4 existing units including extension of gardens into subject site/folio is in progress (Stage 1 approval granted).				
Conclusion:	A small portion of this site will be used to facilitate the extension of four existing units in the neighbouring development (Pairc Naomh Phadraig). The site is otherwise likely to remain in use as agricultural land.				



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HOUSING LANDS AT BALLYFORAN.

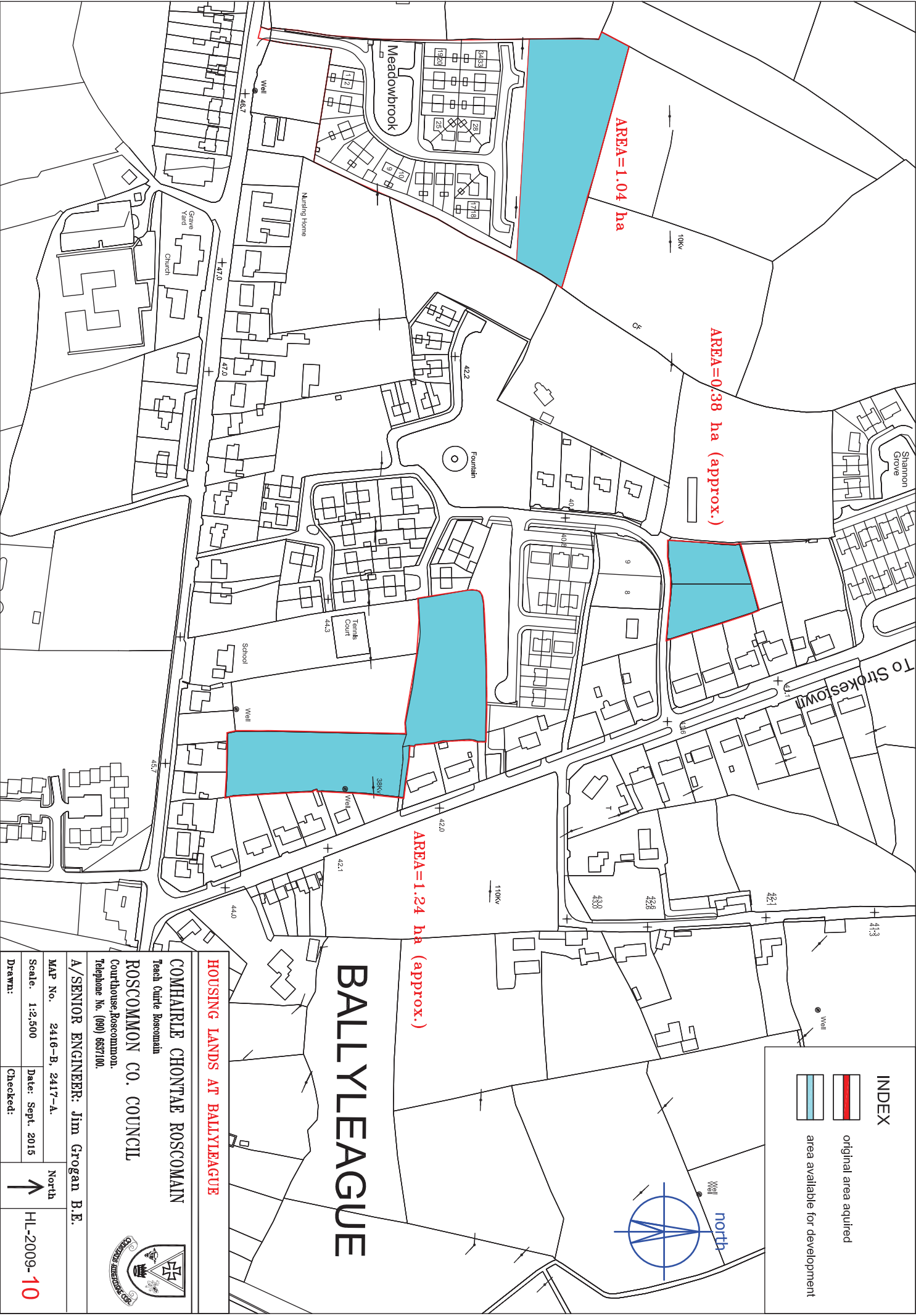
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
A/SENIOR ENGINEER: Jim Grogan B.E.

MAP No. 2891	North	Drawing No.
Scale. 1:2,500	Date: Sept. 2015	HL-2014-9
Drawn:	Checked:	

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Primary
Council:	Roscommon	Folio:	RN2144F	Potential:	High
Object ID:	???	Title:	Freehold	Horizon:	Medium
Site Ref. No.:	RN-0015	Site Size (ha)	1.04	Impediments:	Medium
Location	Lands are located at the rear (north) of existing Council development at Meadowbrook, Ballyleague X = 599619; Y = 769839				
Zoning:	Lands are not zoned but are contiguous to existing core residential development.				
Development Status:	Green-field site possibly with Part 8 approval (assume a new Part 8 would be required)				
Services:	Service connections are available and site can be accessed from the existing road network				
Development Potential:	Site contains an OH power line with exclusion zone but may still accommodate in the order of 15-20 units.				
Housing Demand:	Moderate (proximity to Roscommon)				
Conclusion:	Progress development to Stage 1 approval but fine tune priority with respect to other development options in the Ballyleague area.				



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HOUSING LANDS AT BALLYLEAGUE

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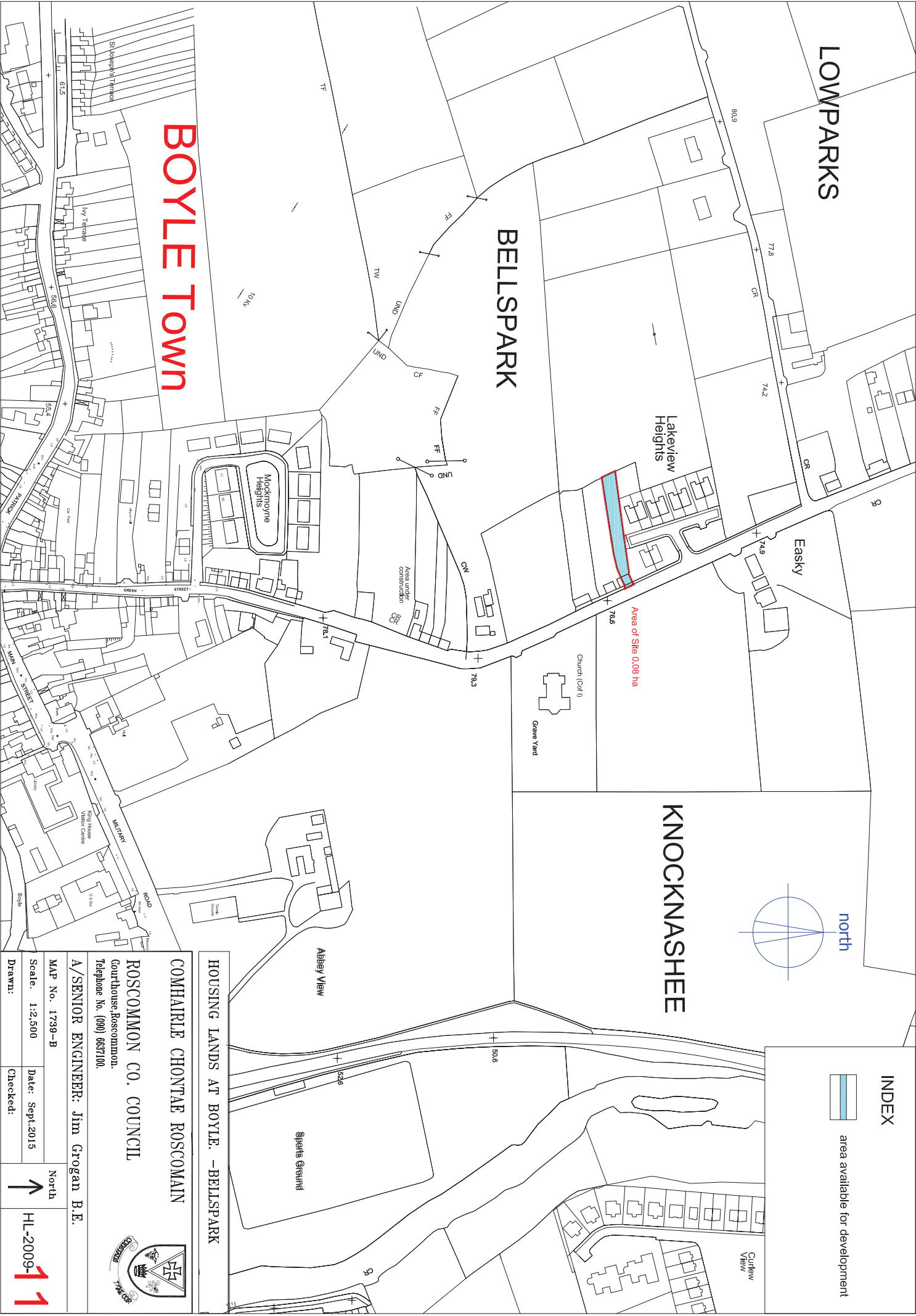
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Scale. 1:2,500	Date: Sept. 2015
Drawn:	Checked:

HL-2009-10

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Primary
Council:	Roscommon	Folio:	RN15933	Potential:	Medium
Object ID:	???	Title:	Freehold	Horizon:	Medium-term
Site Ref. No.:	RN-0016	Site Size (ha)	0.38	Impediments:	Medium
Location	Site is located on the L61137 in existing residential area (Strokestown Road, Cluain Dara, Lough Ree Park, Shannon Heights), Ballyleague X = 599949; Y = 769953				
Zoning:	Lands are not zoned but are within and existing and established residential area.				
Development Status:	Green-field site with hard stand area (possibly used for parking and turning manoeuvres – adjacent agri business).				
Services:	Service connections are available and site can be accessed from existing estate road (L61137).				
Development Potential:	Site could accommodate four semi-detached units. Open drainage features along boundary lines will require consideration (culverts may be required). Folio RN15933 (0.75 ha) also contains additional RCC owned lands on the opposite side of the local access road.				
Housing Demand:	Moderate (proximity to Roscommon is a plus).				
Conclusion:	Advance as a small capital scheme (submit application for stage 1 approval). Consider in conjunction with other development options in Ballyleague.				

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN25846	Potential:	Medium
Object ID:	???	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0017	Site Size (ha)	1.24	Impediments:	High
Location	Lands are located in residential area of Ballyleague near the R371 and adjacent to Lough Ree Park and Cluain Dara. X = 600018; Y = 769763				
Zoning:	Lands are not zoned but are located within an existing residential area.				
Development Status:	Green-field site without planning permission.				
Services:	Service connections are available and site could be accessed via Lough Ree Park (L61137 and L61139) or from the R371 directly through folio RN138F which is also owned by RCC (Folio RN138F contains one occupied LA house)				
Development Potential:	<p>Development potential for approximately half of this site is good (20 to 25 units). Access to the remaining half may be contingent on provision of a new access from the R371 and may involve the loss of an existing LA house. OH lines may also reduce development potential of the portion of the site (confirm above with site visit).</p> <p>Potential for soft ground in this general area; SI works should be carried out at initial planning/design stage.</p> <p>In addition, RCC appears to own additional lands at Shannon Heights (folio RN25846)</p>				
Housing Demand:	Housing demand is moderate; proximity to Roscommon (high demand area) would also be a factor.				
Conclusion:	Investigate potential for development of half these lands as an extension of existing residential development in the area (20 to 25 units). Consider in conjunction with other development options in Ballyleague – most likely a future reserve site.				

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN9762F	Potential:	Low
Object ID:	???	Title:	Freehold	Horizon:	Medium-term
Site Ref. No.:	RN-0018	Site Size (ha)	<0.1	Impediments:	Medium
Location	Site is located on the L5129 near the Church of Ireland in Boyle and near Lakeview Heights Estate. X = 580036; Y = 803109				
Zoning:	Site is located just outside the Boyle urban area. Adjacent Lakeview Heights Estate is also outside the current development zone (rural planning policy would apply).				
Development Status:	Brownfield site (contains ruin).				
Services:	Service connections are available and site is accessible from the public road.				
Development Potential:	<p>RCC appears to own adjacent site folio RN36740F (0.16 ha) as well as above referenced site. Both folios contain derelict (ruined) structures.</p> <p>Site could accommodate 2 units onto L5129 and 2 units fronting into Lakeview Heights.</p> <p>RCC also appear to own a site on the opposite side of the road (RN41049F containing 0.67 ha); however, this may be designated for other purposes (church car park, etc.)</p>				
Housing Demand:	Housing demand is high (urban centre with consistent demand historically) – however, impact of recent acquisitions to be assessed in parallel.				
Conclusion:	Seek zoning review and clarify ownership of adjacent folio. Potential for four units to match existing development at Lakeview Heights (RCC own two units within this existing estate).				



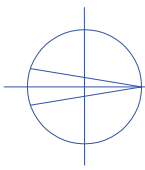
LOWPARKS

BELLSPARK

BOYLE Town

KNOCKNASHEE

north



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area available for development

HOUSING LANDS AT BOYLE. –BELLSPARK

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MAP No. 1739-B

Scale. 1:2,500 Date: Sept.2015

Drawn: Checked:

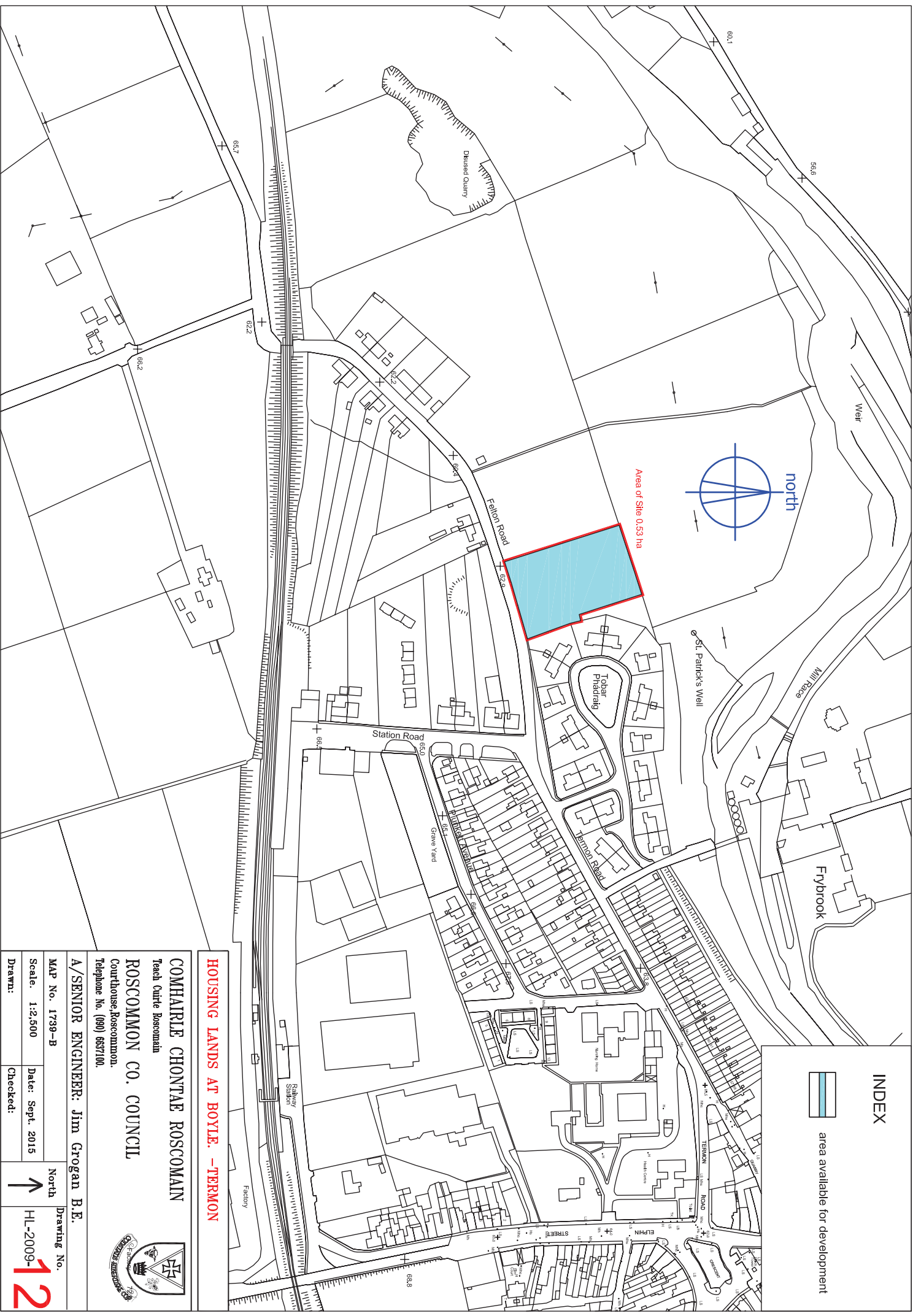
North



HL-2009-11



Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Unsuitable
Council:	Roscommon	Folio:	RN12540	Potential:	Low
Object ID:	???	Title:	Freehold	Horizon:	Medium-term
Site Ref. No.:	RN-0019	Site Size (ha)	0.53	Impediments:	High
Location	Site is located on Felton Road in Boyle Town (adjacent to Tobar Phadraig). X = 579639; Y = 802297				
Zoning:	Lands are not zoned and are located immediately outside the current development plan area for Boyle (rural planning policy would apply and multi-unit development would not be supported).				
Development Status:	Green-field site without planning.				
Services:	Service connections available and site can be accessed from the public road network.				
Development Potential:	Difficult topography (steep site) with unsuitable fill material in parts. On balance not a good candidate for housing development.				
Housing Demand:	Demand is high, urban area with consistent demand; however, impact of recent acquisitions should be assessed in parallel.				
Conclusion:	Poor site conditions; not a good candidate for housing development.				



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HOUSING LANDS AT BOYLE. -TERMON

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MAP No. 1739-B

North

Drawing No.

Scale. 1:2,500

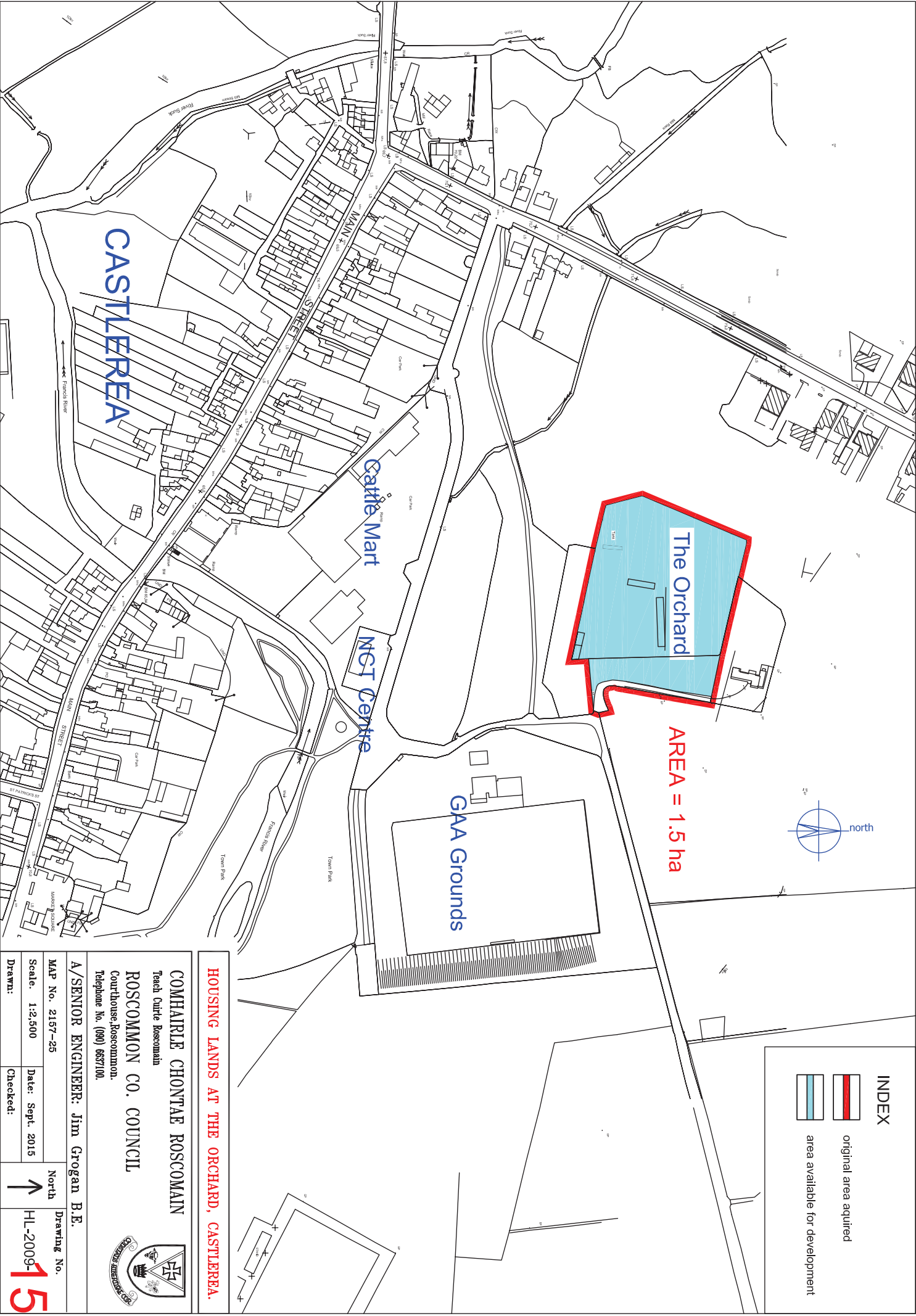
Date: Sept. 2015

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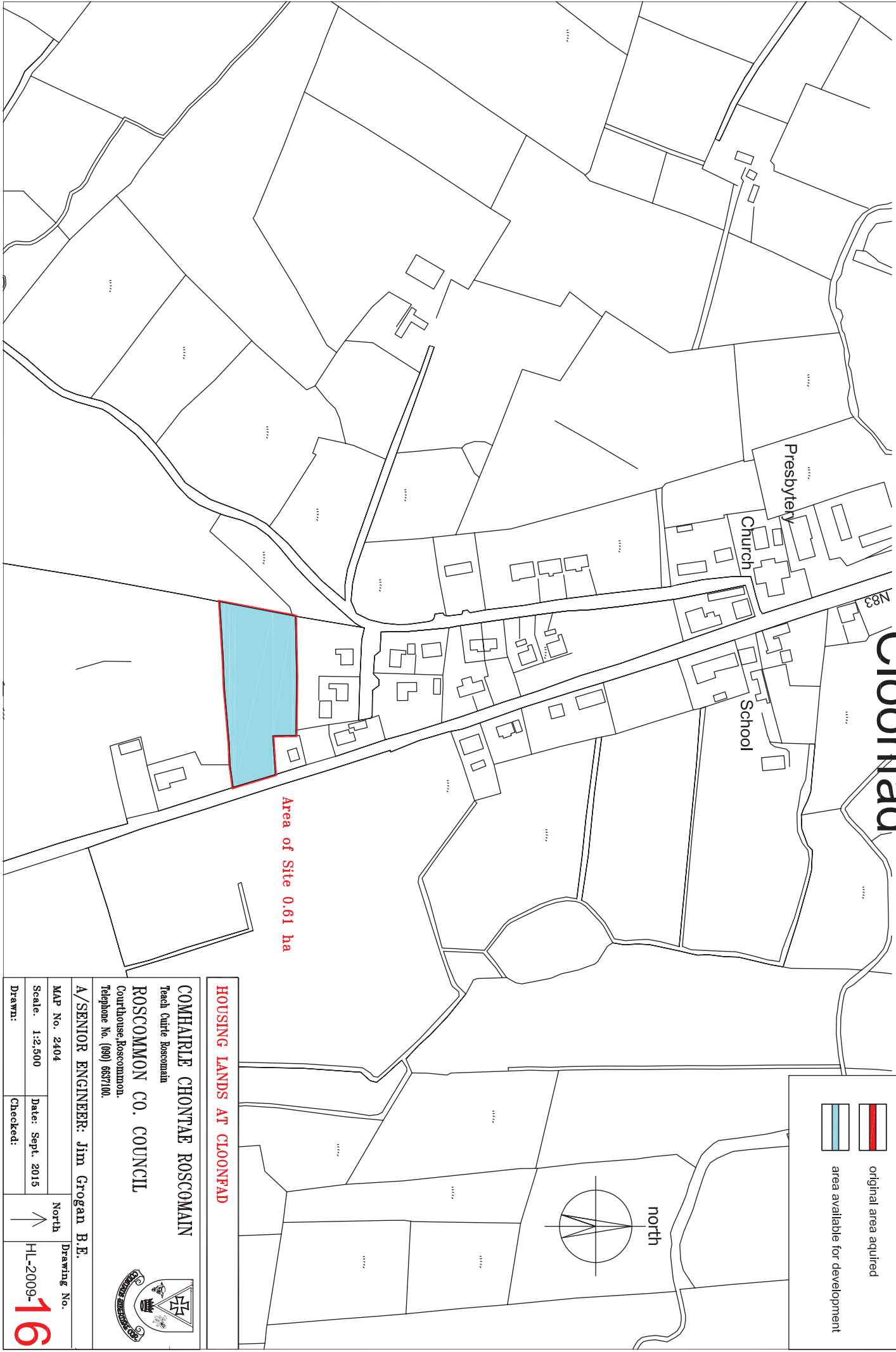
HL-2009-

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Primary
Council:	Roscommon	Folio:	RN28588	Potential:	High
Object ID:	182	Title:	Freehold	Horizon:	Short
Site Ref. No.:	RN-0020	Site Size (ha)	1.5	Impediments:	High
Location	Site is located in Castlerea on the L6551 approximately 600 m from its junction with the R361 X = 567680; Y = 780324				
Zoning:	Lands are located within the Castlerea urban limits and are zoned 'transitional agriculture'. Current view of RCC/Planning is that development of this site would be premature and that a housing development would be incompatible with current zoning provision.				
Development Status:	Green-field site without planning.				
Services:	Site is not serviced. Service connections likely to be available approximately 200m from the site. Site can be access from local road network (deficient).				
Development Potential:	Local access road is not capable of supporting development; infrastructure improvement s works required to facilitate development (road widening, footpaths public lighting, drainage, etc.). RCC is not aware of any listed monuments on the site; however, the site may contain features that would need to be retained/incorporated into any development of the site (site visit may provide further insight). Lands could accommodate in the order of 30 to 40 units. Site appears to contain a ROW to a large private residence/structure to the immediate north of subject site.				
Housing Demand:	Housing demand is high.				
Conclusion:	Discuss zoning implications with RCC/Planning.				



Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN3707F	Potential:	Low
Object ID:	183	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0021	Site Size (ha)	0.6	Impediments:	High
Location	Site is located in Cloonfad village on the N83 (just inside the southern urban limits). X = 550432; Y = 770547				
Zoning:	Lands are not zoned but site is just within the urban limits (speed limits) of Cloonfad. Moratorium on multi –unit development at this location and site in question is deemed to be outside the village core.				
Development Status:	Folio RN3707 plan 127_2 contains 0.8 ha of which 0.6 ha could be considered for development.				
Services:	Service connections are available.				
Development Potential:	Green-field site with difficult topography; development cost could be prohibitively high. Rear half of the site has been filled with imported material (approximately 6m deep)				
Housing Demand:	Housing demand is low in this area.				
Conclusion:	RCC has plans to construct 2 units closer to the village centre on a more suitable site. Due to fill requirements and potentially expensive foundation detail, development of this site could be disproportionately expensive at this time. Retain as a future reserve site or consider selling.				

Cloonfad



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HOUSING LANDS AT CLOONFAD

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MAP No. 2404

Scale. 1:2,500

Drawn:

North

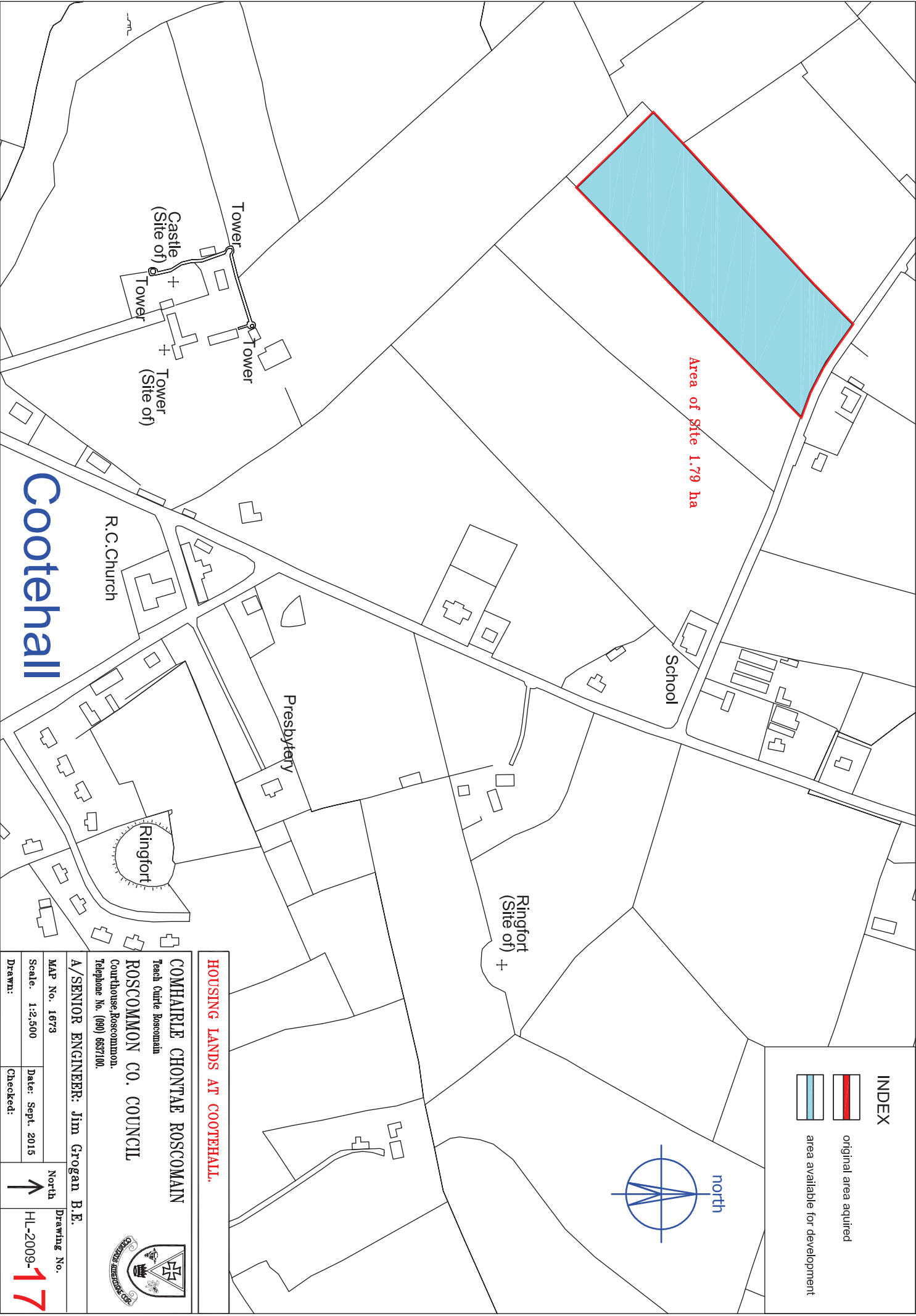
Date: Sept. 2015

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Drawing No.

HL-2009-16

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Unsuitable
Council:	Roscommon	Folio:	RN34837F	Potential:	Low
Object ID:	184	Title:	Freehold	Horizon:	NA
Site Ref. No.:	RN-0022	Site Size (ha)	1.8	Impediments:	High
Location	Site is located on the L1017 north of Cootehall Village in the Townland of Clegna X = 589371; Y = 804339				
Zoning:	Lands are not zoned and site is outside the speed limit/urban limit of Cootehall.				
Development Status:	Green-field site acquired under Part V settlement.				
Services:	Site is rural and is not serviced. Site can be accessed from the local road network.				
Development Potential:	Development potential is poor; location and local road network would not support urban development.				
Housing Demand:	Housing demand is low.				
Conclusion:	Lands have little or no potential for social housing and should be sold or re-assigned.				



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HOUSING LANDS AT COOTEHALL.

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MAP No. 1673

Scale. 1:2,500

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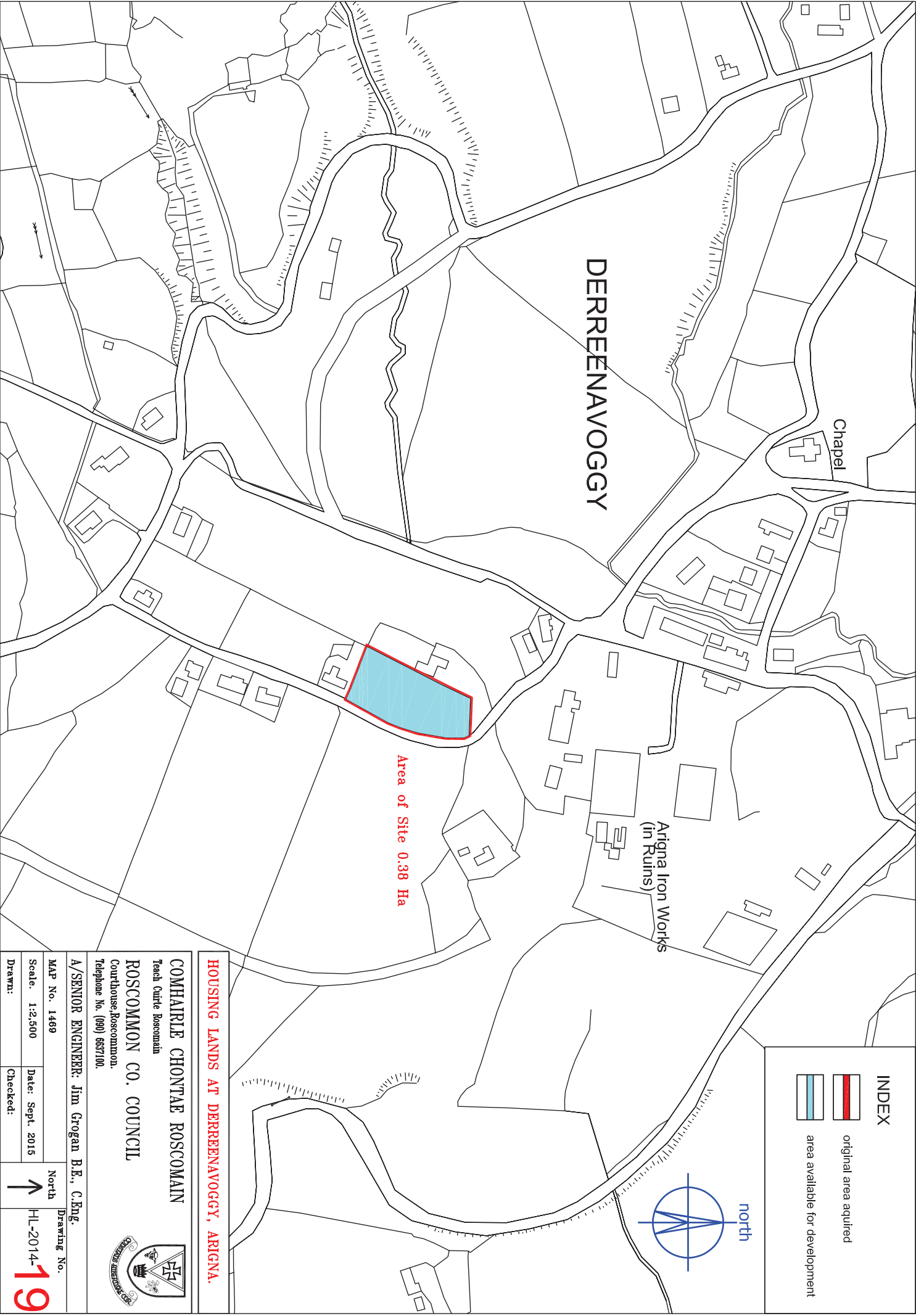
North

↑

Drawing No.

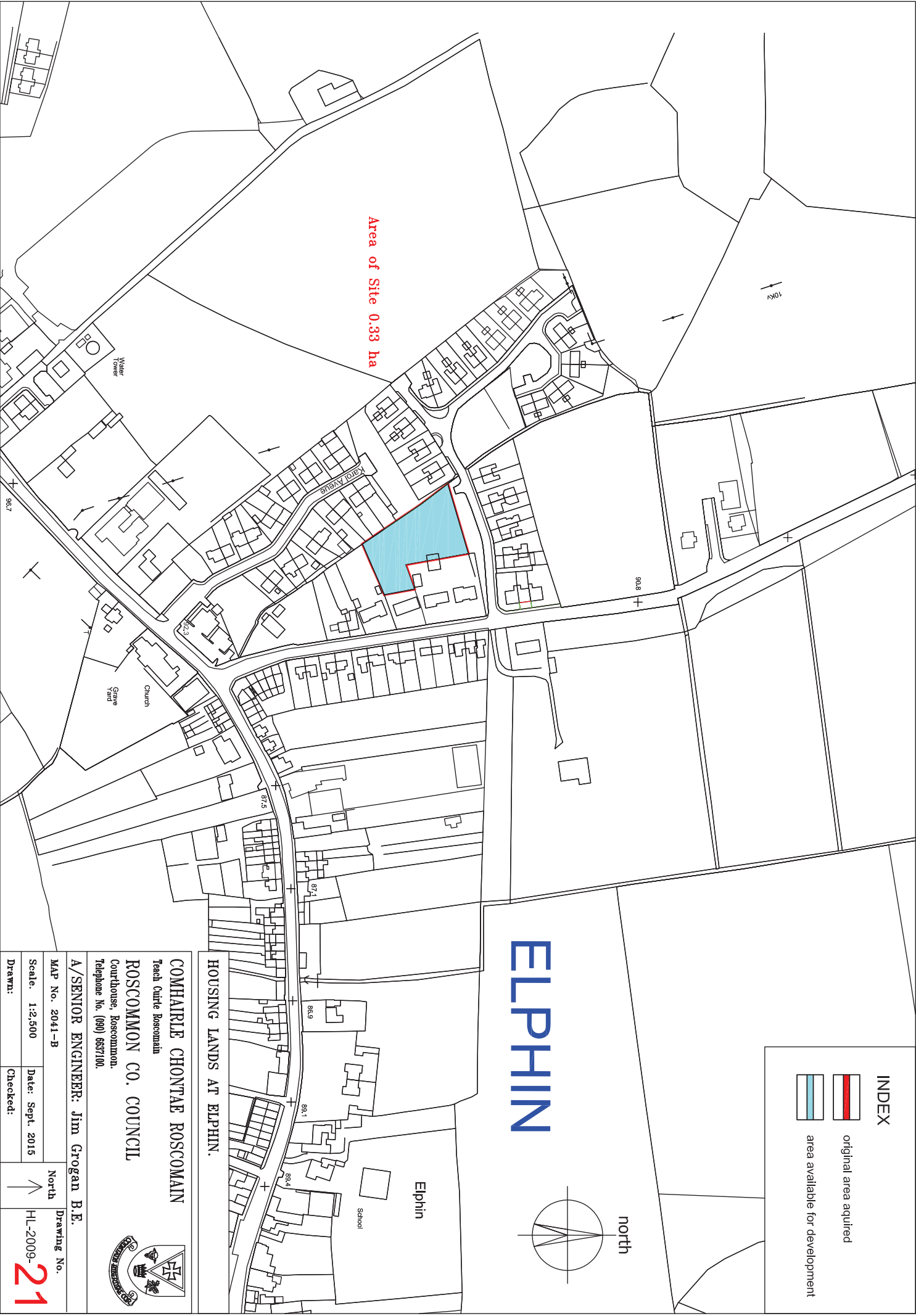
HL-2009-17

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN30382	Potential:	Medium
Object ID:	186	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0023	Site Size (ha)	0.47	Impediments:	Medium
Location	Lands are located in Arigna on the L1004 near its junction with L1041. X = 592896; Y = 813830				
Zoning:	Lands are not zoned and considered to be outside the village core. Multi-unit development would not be supported by RCC/Planning.				
Development Status:	Undeveloped green-field site.				
Services:	Site can be accessed from the local road network and service connections (power, water and FS) are available.				
Development Potential:	Development potential is moderate (verify with site visit – check topography in particular). Buildable ground with potential for 4 to 6 units at existing density levels.				
Housing Demand:	Housing demand is low and is likely to remain low. Sparsely populated area with few facilities or amenities				
Conclusion:	Retain as reserve site in the event that future demand justifies development or consider designating for alternative use or consider selling. Review options in conjunction with other development opportunities in the Arigna area.				





Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN23946F	Potential:	Medium
Object ID:	187	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0024	Site Size (ha)	0.33	Impediments:	Medium
Location	Located to rear of existing social housing development at Cnoc an Tobair, Derryinisky, Arigna. X = 592863; Y = 815064				
Zoning:	Lands are not zoned and would be treated as rural development by RCC/Planning (rural policy would apply and multi-unit development would not be supported).				
Development Status:	Site is contained within folio RN23946 (0.83 ha in total); approximately 60% of this folio is occupied by Cnoc an Tobair.				
Services:	Existing site is serviced (connections available)				
Development Potential:	Remainder of the site may have Part 8 for a further 6-8 units.				
Housing Demand:	Housing demand is low.				
Conclusion:	Retain as reserve site in case future need arises (unlikely in the foreseeable future).				

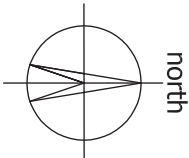
Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN34231F	Potential:	Medium
Object ID:	???	Title:	Freehold	Horizon:	Medium
Site Ref. No.:	RN-0025	Site Size (ha)	0.33	Impediments:	Medium
Location	Lands are located within existing residential social housing development at Windmill Park, Elphin. X = 586647; Y = 788633				
Zoning:	Lands are zoned for residential development.				
Development Status:	Green-field site with some boundary clarification issues; encroachment of existing out buildings associate with neighbouring development (detached private residential units).				
Services:	Connections to services are available at road frontage and site can be accessed from the existing estate access road.				
Development Potential:	Development potential is good and in many respects development of these lands would complete the development of Windmill Park and eliminate unused/derelict areas. Potential for 4-6 units.				
Housing Demand:	Housing demand is moderate.				
Conclusion:	Consider for development project in conjunction with all other development opportunities that would provide new housing stock in the Elphin area and refine Elphin priority site accordingly.				



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	original area acquired
	area available for development

ELPHIN



HOUSING LANDS AT ELPHIN.

COMHAIRLE CHONTAE ROSCOMMON
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Courthouse, Roscommon.
Telephone No. (090) 6637100.



A/SENIOR ENGINEER: Jim Grogan B.E.

MAP No. 2041-B

North

Drawing No.

Scale. 1:2,500

Date: Sept. 2015

Drawn:

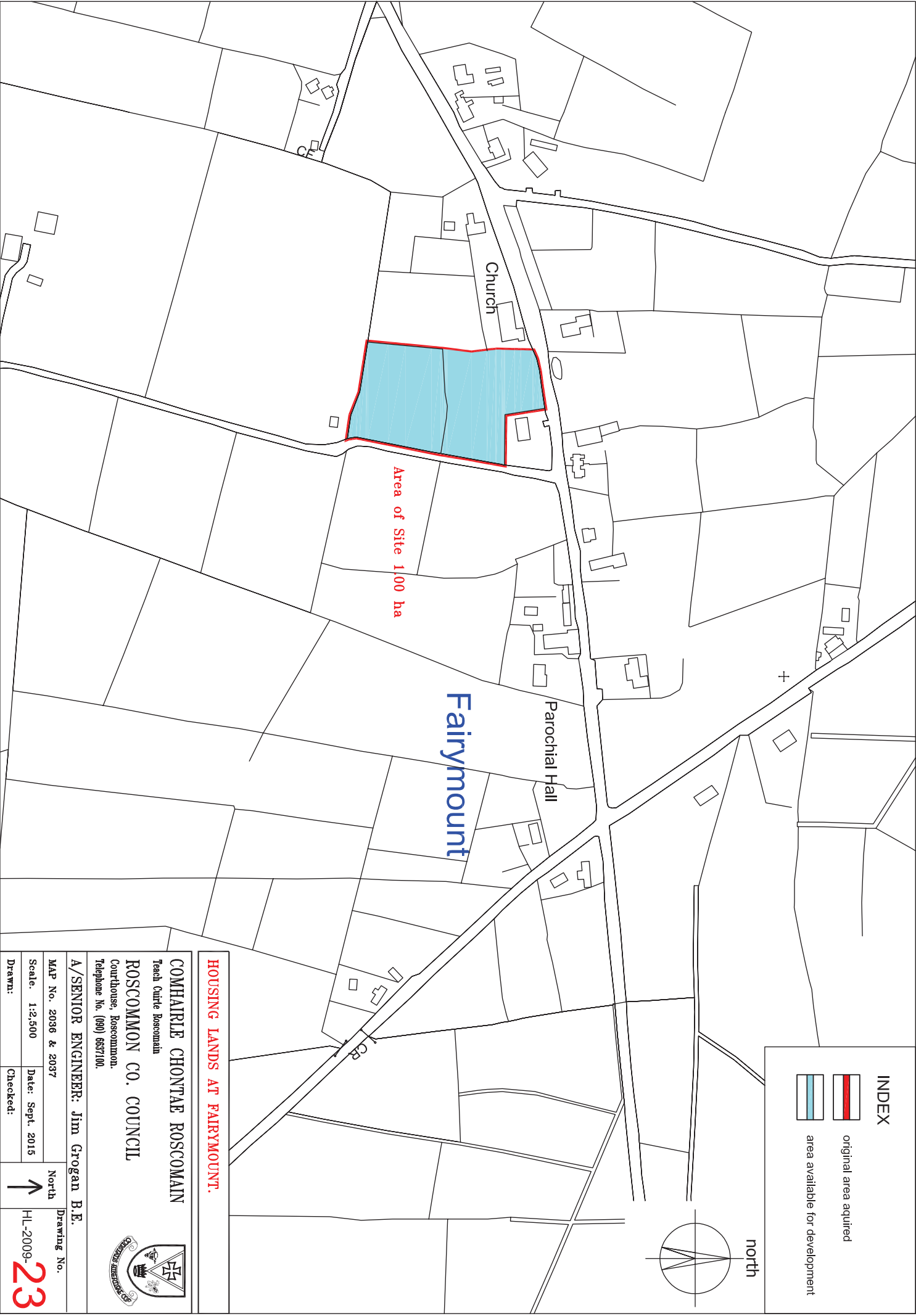
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
HL-2009-

21

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN23484F	Potential:	Low
Object ID:	189	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0026	Site Size (ha)	1.0	Impediments:	High
Location	Site is located in Fairymount on local primary L1226 near its junction with side road L5621 (adjacent to church site) X = 568173; Y = 787478				
Zoning:	Lands are not zoned.				
Development Status:	Green-field site in loosely defined rural village (maximum speed limit applies).				
Services:	Lands are not serviced but can be accessed from the local road networks.				
Development Potential:	Development potential is poor; poorly defined settlement with no services and no reduced speed limit.				
Housing Demand:	Demand for housing is low.				
Conclusion:	Lands not suitable for provision of social housing due to lack of services, facilities and low or no demand. Lands may be useful for other purpose (graveyard, church parking, etc.)				



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HOUSING LANDS AT FAIRYMOUNT.

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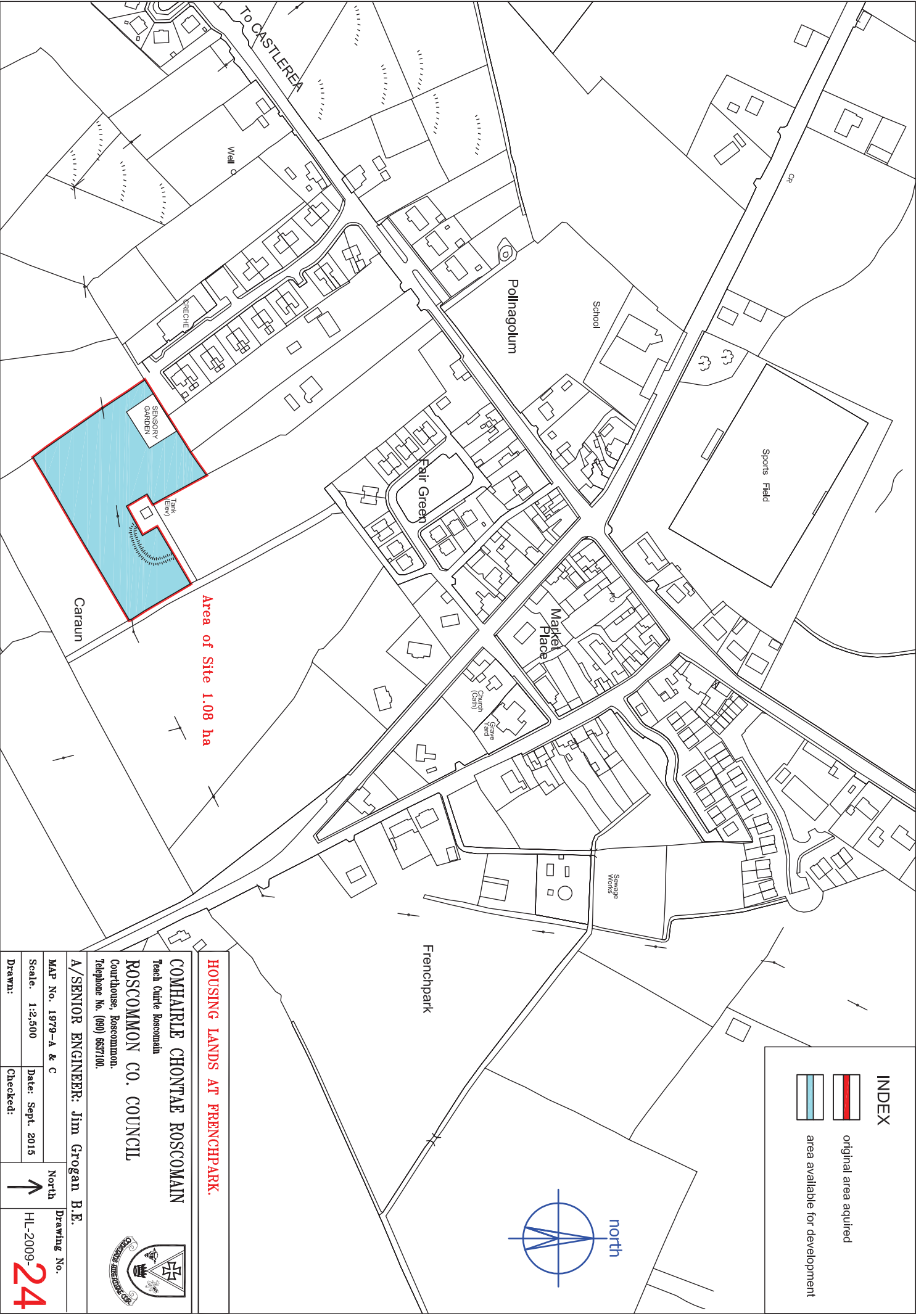
A/SENIOR ENGINEER: Jim Grogan B.E.

MAP No. 2036 & 2037	North
Scale. 1:2,500	Date: Sept. 2015
Drawn:	Checked:

Drawing No.

HL-2009-**23**

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN22069F	Potential:	Medium
Object ID:	192	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0027	Site Size (ha)	1.16	Impediments:	High
Location	Site is located to the rear of existing social housing development (An Choirsceach) off the R361 in Frenchpark. X = 573159; Y = 790836				
Zoning:	Lands are not zoned and there is a moratorium on multi-unit development. Site is also considered to be outside the village core.				
Development Status:	Lands contain pumping facility and national monument (partial ring fort) and are traversed by 10kv power lines (to be confirmed on site).				
Services:	Access and connections to existing services are available via existing development. Access may require relocation of existing sensory garden located at the rear of the existing development.				
Development Potential:	Approximately 8 to 10 units could be facilitated at existing density levels (semi-rural). Relocation of power lines may be required (significant site restriction).				
Housing Demand:	Housing demand is low (sufficient existing stock in this area).				
Conclusion:	Demand for development not likely in the foreseeable future but retain as future reserve site.				



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original area acquired

area available for development

HOUSING LANDS AT FRENCHPARK.

COMHAIRLE CHONTAE ROSCOMMON

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A/SENIOR ENGINEER: Jim Grogan B.E.

MAP No. 1979-A & C

Scale. 1:2,500

Drawn:

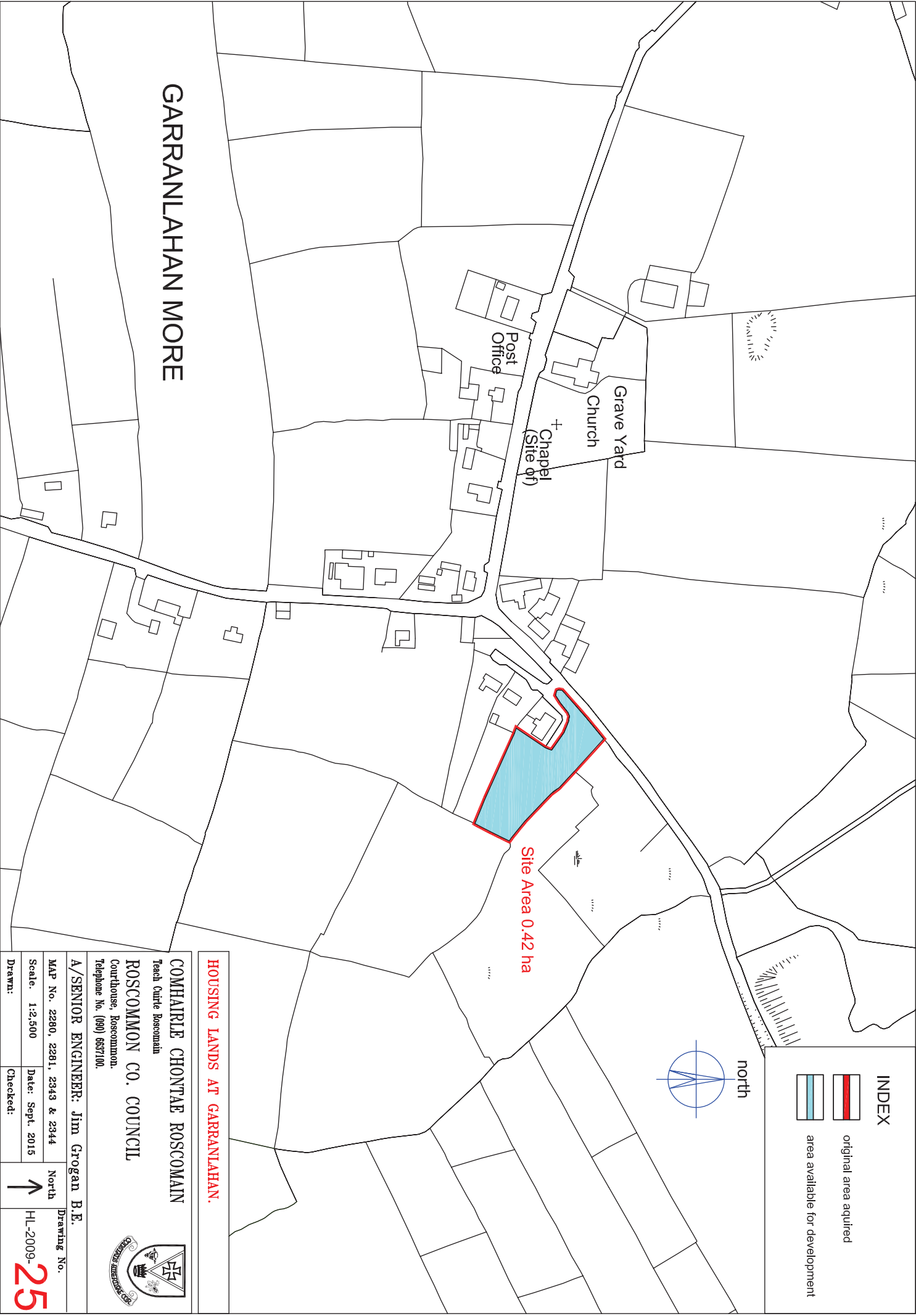
North

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Drawing No.

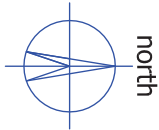
HL-2009-24

Info date:	Sept 2017	Annual Maint.	Nominal	Classification:	Unsuitable
Council:	Roscommon	Folio:	RN6693F	Potential:	Low
Object ID:	193	Title:	Freehold	Horizon:	NA
Site Ref. No.:	RN-0028	Site Size (ha)	0.42	Impediments:	High
Location	Site is located on the L1602 near its junction with the L6650 at Garranlahan. Site is contained within folio RN6693 which contains 0.7 ha in total. X = 556064; Y = 773955				
Zoning:	Lands are not zoned (rural housing policy would apply and multi-unit development would not be supported).				
Development Status:	Site is adjacent to existing semi-rural development containing four units on private access road including two social housing units.				
Services:	Site is not serviced.				
Development Potential:	Development potential is poor – difficult topography and pronounced low area occupies a significant portion of the available site. May be scope for 2 to 4 additional units on contour with existing social houses.				
Housing Demand:	Housing demand is low.				
Conclusion:	Site has poor development potential (expensive to develop) and demand is low in this area/region. No action required in the foreseeable future.				



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- area available for development



Site Area 0.42 ha

GARRANLAHAN MORE

HOUSING LANDS AT GARRANLAHAN.

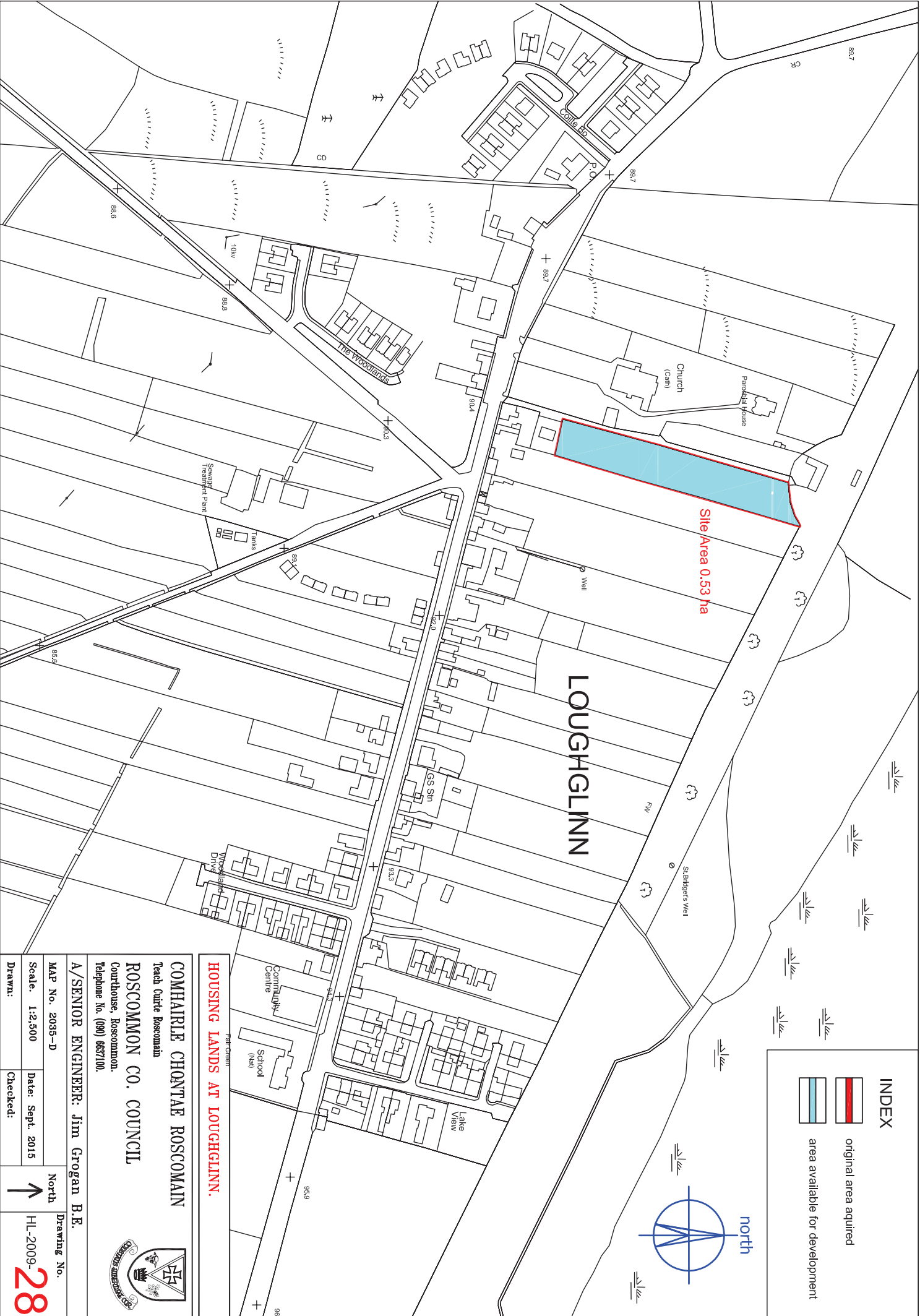
COMHAIRLE CHONTAE ROSCOMMON
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A/SENIOR ENGINEER: Jim Grogan B.E.		Drawing No. HL-2009- 25
MAP No. 2280, 2281, 2343 & 2344		
Scale. 1:2,500	Date: Sept. 2015	
Drawn:	Checked:	

Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN8229F	Potential:	Medium
Object ID:	195	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0029	Site Size (ha)	0.36	Impediments:	Medium
Location	Lands are located on local road L5011 in Keadue, to the rear/north of existing social housing development (22 units at Lios Beg) X = 590444; Y = 811820				
Zoning:	Lands are not zoned but are the remaining portions of the existing development (Lios Beg) within this folio. RCC/Planning consider this site to be outside the village core – rural housing policy may be applied and multi-unit development may not be supported.				
Development Status:	Existing development (Lios Beg) occupies approximately 2/3 of the folio. Half the remaining land (approximately 1/6) appear to contain a monument site (ring fort); the remaining 1/6 could be developed from local road L5011.				
Services:	Site is lower than existing development (Lios Beg); new gravity-dependent services would be required. Site would be access from adjoining local road rather than from the existing internal estate access road.				
Development Potential:	Site in question could accommodate approximately 6 additional units at existing density (semi-rural location). No know issues other than the fact that the site is lower than the adjoining/existing development and therefore, new services would be required.				
Housing Demand:	Housing demand in this area is low.				
Conclusion:	Retain as land bank in the event that future demand justifies development at this location.				

Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	Rural Cluster
Council:	Roscommon	Folio:	RN21436F	Potential:	Medium
Object ID:	196	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0030	Site Size (ha)	0.53	Impediments:	Medium
Location	Site is located on local side road L12271 near its junction with the R325 in the village of Loughglinn (adjacent to and east of the church grounds) X = 562920; Y = 786206				
Zoning:	Lands are not zoned, moratorium applies and site is considered to be outside the village core (multi-unit development would not be supported).				
Development Status:	Green-field site. Access road ends at car park for local playing pitch to the north of the site.				
Services:	Site is not serviced and existing local access road would require substantial upgrade in order to facilitate development; however, all units could be accessed from existing road (new road network not required).				
Development Potential:	Narrow site but capable of accommodating 10-12 units at existing density levels.				
Housing Demand:	Housing demand is low and recent approval for acquisition of six units by a Housing Association should satisfy current demand.				
Conclusion:	Retain as land bank in the event that future demand justifies development at this location.				



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area available for development

HOUSING LANDS AT LOUGHGLINN.

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A/SENIOR ENGINEER: Jim Grogan B.E.

MAP No. 2035-D

Scale. 1:2,500

Drawn:

Drawing No.

HL-2009-28

North

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Date: Sept. 2015

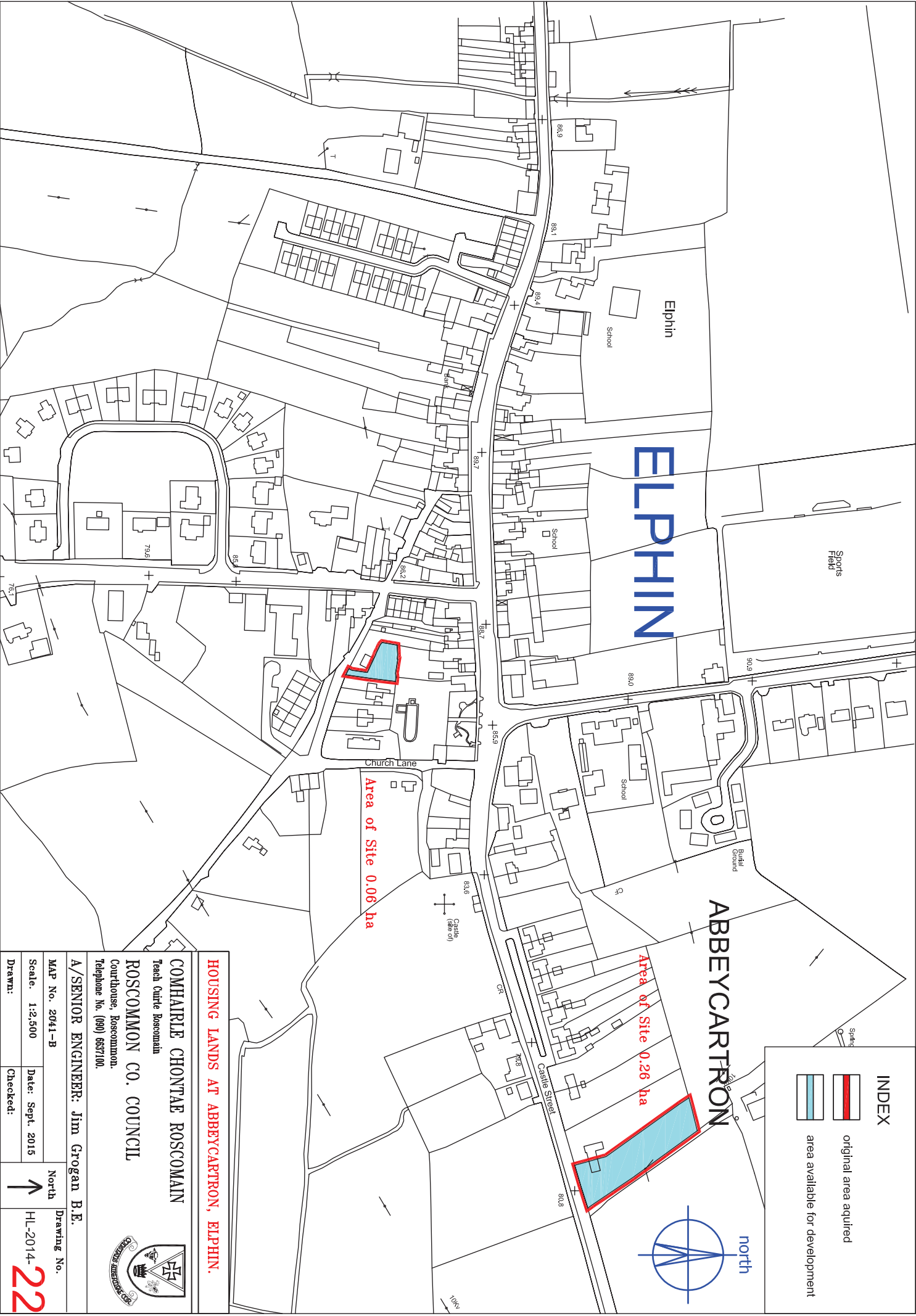
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Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	Primary
Council:	Roscommon	Folio:	RN6308F	Potential:	High
Object ID:	197	Title:	Freehold	Horizon:	Short
Site Ref. No.:	RN-0032	Site Size (ha)	1.8	Impediments:	High
Location	Lands are located at Ardsallagh Townland on the outskirts of Roscommon Town and can be accessed via Hawthorn Drive from the N61. X = 589125; Y = 764039				
Zoning:	Lands are zoned 'transitional agriculture' but are adjoining existing residential lands and existing community and educational use facilities. Current view of RCC/Planning is that development of this site would be premature and that a housing development would be incompatible with current zoning provision.				
Development Status:	Lands in question are green-field or brown-field. They are serviced by an existing estate road network and were previously intended for residential development (possibly affordable sites).				
Services:	Service connections are available and lands can be accessed via the existing estate road network.				
Development Potential:	Development potential is good (previously intended for development). Approximately 20 units could be constructed at current density.				
Housing Demand:	Housing demand is high.				
Conclusion:	Land zoning should be assessed and discussed with RCC/Planning; RCC/Housing to propose lands be zoned for residential development. In the event that these lands can be zoned for residential development, a suitably scaled social or mixed housing development should be progressed.				

Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	Primary
Council:	Roscommon	Folio:	RN30921 RN7544 (RN3556)	Potential:	High
Object ID:	72	Title:	Freehold	Horizon:	Medium
Site Ref. No.:	RN-0033	Site Size (ha)	3.697	Impediments:	High
Location	Sites are located in Lisnamult Townland in Roscommon Town on the L70525 near its junction with the L70524. X = 586422; Y = 763492				
Zoning:	Lands within folio RN30921 (2.10 ha) are not zoned. Lands within folio RN7544 contain developed residential lands, undeveloped lands zoned for amenity and undeveloped lands that are not zoned. Lands within folio RN3556 contain developed residential lands and undeveloped lands zoned for amenity. Rural housing planning policy and guidelines are often applied to un-zoned lands. Current view of RCC/Planning is that a housing development on these lands would be premature.				
Development Status:	In total there are approximately 3.7 ha of land in folios RN30921 and RN7544 that are not developed and not currently zoned (green-field site).				
Services:	General services are available at road boundary and site is accessible from the existing road network.				
Development Potential:	Development potential is good; no know issues.				
Housing Demand:	Housing demand is high in Roscommon.				
Conclusion:	Land zoning should be assessed and discussed with RCC/Planning; RCC/Housing to propose lands be zoned for residential development. In the event that these lands can be zoned for residential development, a suitably scaled social or mixed housing development should be progressed (possible PPP candidate).				

Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	Primary
Council:	Roscommon	Folio:	RN25140	Potential:	High
Object ID:	?	Title:	Freehold	Horizon:	Short-term
Site Ref. No.:	RN-0035	Site Size (ha)	2.22	Impediments:	Medium
Location	Site is located n The Walk Road in Roscommon Town and is adjacent to and west of existing residential development known as Cluain Fraoigh. X = 588142; Y = 765244				
Zoning:	Lands are zoned for residential development.				
Development Status:	This green-field site has a 2006/07 Part 8 planning approval for 53 social housing units.				
Services:	Service connections are available at site boundaries.				
Development Potential:	Subject site has been selected as a candidate for Social Housing Bundle 2 PPP project managed by the NDFA/NTMA.				
Housing Demand:	Housing demand is high in Roscommon Town.				
Conclusion:	Progress under Social Housing Bundle 2 PPP scheme.				

Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	Secondary
Council:	Roscommon	Folio:	RN36242	Potential:	Medium
Object ID:	190	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0038	Site Size (ha)	0.26	Impediments:	High
Location	Site is located on Castle Street and contains existing semi-detached bungalow (Castle Street, Elphin F45 YW71). X = 587804; Y = 788577				
Zoning:	Zoned for residential development.				
Development Status:	<p>Contains existing unoccupied semi-detached bungalow; however property is not registered in iHouse (investigation in progress – this may just be an unregistered void).</p> <p>RCC own adjoining semi-detached bungalow which is registered in iHouse and assigned/occupied.</p>				
Services:	<p>Site has road frontage and is adjacent to existing occupied dwellings (water, power and access is available). Not clear if connection to foul sewer and surface water sewer is available (considered unlikely).</p>				
Development Potential:	<p>Good but just one house (in-keeping with semi-rural location and existing development pattern). Restore and modernise existing unit to productive use – extension may be warranted.</p>				
Housing Demand:	Moderate				
Conclusion:	<p>Existing unit should be restored, modernised and possibly extended.</p> <p>Alternatively, demolish existing units (subject site and neighbouring property) and re-develop the site at higher density (0.5 ha could yield 10 plus units). Plan may depend on end of current tenancy of adjacent unit.</p>				



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HOUSING LANDS AT ABBEYCARTON, ELPHIN.

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A/SENIOR ENGINEER: Jim Grogan B.E.

MAP No. 2041-B

Scale. 1:2,500

Drawn: _____

North

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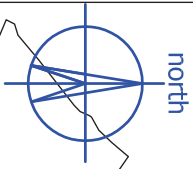
HL-2014-22

Drawing No.

22

Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	Unsuitable
Council:	Roscommon	Folio:	RN6969F	Potential:	Low
Object ID:	191	Title:	Freehold	Horizon:	NA
Site Ref. No.:	RN-0039	Site Size (ha)	0.061	Impediments:	High
Location	Site is located on Church Lane in Elphin (adjacent and to the east of 1 Church Lane, Elphin) X = 587412; Y = 788412				
Zoning:	Lands are zoned for residential development.				
Development Status:	Undeveloped site in a generally developed urban area. Majority of frontage with Church Lane is blocked by an existing shed on separate private site.				
Services:	Site is not serviced but services in the public road are accessible via narrow access strip also in RCC's ownership (RN22295F).				
Development Potential:	Development potential is poor and adjoining site between subject site and the public road would have to be acquired in order to proceed with an orderly development.				
Housing Demand:	Housing demand is moderate (medium).				
Conclusion:	Orderly development of subject site would require the acquisition of adjacent lands (not for sale). There are more efficient and economical means of addressing the demand in this area.				

Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	Unsuitable
Council:	Roscommon	Folio:	RN31616F	Potential:	Medium
Object ID:	185	Title:	Freehold	Horizon:	NA
Site Ref. No.:	RN-0040	Site Size (ha)	0.61	Impediments:	High
Location	Site is located behind Shannon Gael residential development on the R370 near the outskirts of the Cortober urban area of Carrick-on-Shannon. X = 592286; Y = 798700				
Zoning:	Lands are zoned as Transitional Agricultural. Current view of RCC/Planning is that development of this site would be premature and that a housing development would be incompatible with current zoning provision.				
Development Status:	Greenfield site. Lands were acquired under Part V settlement for the adjacent residential development and were zoned for residential development at this time. Lands have since been re-zoned as Transitional Agricultural lands.				
Services:	Lands are not serviced but are adjacent to a serviced development. Land could be accessed via existing adjacent development; however, this development has not been taken in charge and it is not clear if a right-of-way exists between the R370 and subject lands (numerous fragmented folios).				
Development Potential:	Not zoned for development and potential access issues. In addition, vegetation would suggest these are poorly drained lands, possibly cut-away boglands. Development costs are likely to be high and property prices are still relatively low.				
Housing Demand:	Housing demand in this area is moderate.				
Conclusion:	Despite a moderate demand in this general area, zoning, ground conditions (development cost), access rights and the peripheral nature of the site location make it a poor candidate for development now or in the foreseeable future.				



north
TULLYLEAGUE

DRISHOGE

Sports Ground

CORTOBER

Shopping Centre

Railway
Station

Sí an Iarain

Area of Site 0.61 ha

MULLAGHMORE

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area available for development

HOUSING LANDS AT MULLAGHMORE, CORTOBER.

COMHAIRLE CHONTAE ROSCOMMON

Tech Cuire Roscommon

ROSCOMMON CO. COUNCIL

Courthouse, Roscommon.

Telephone No. (090) 663700.

A/SENIOR ENGINEER: Jim Grogan B.E.

MAP No. 1804-C

Scale. 1:2,500

Date: Sept. 2015

Drawn:

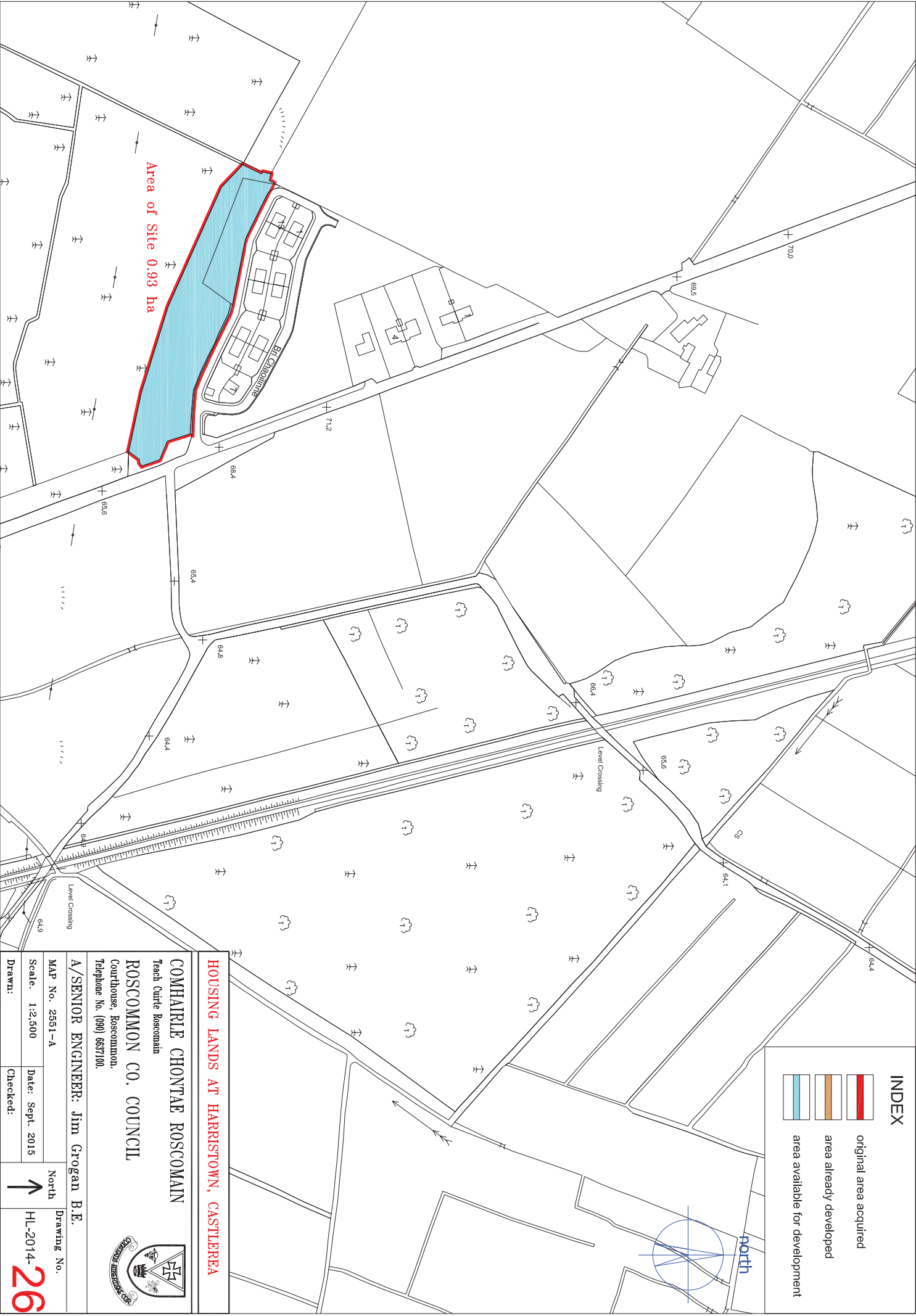
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Drawing No.

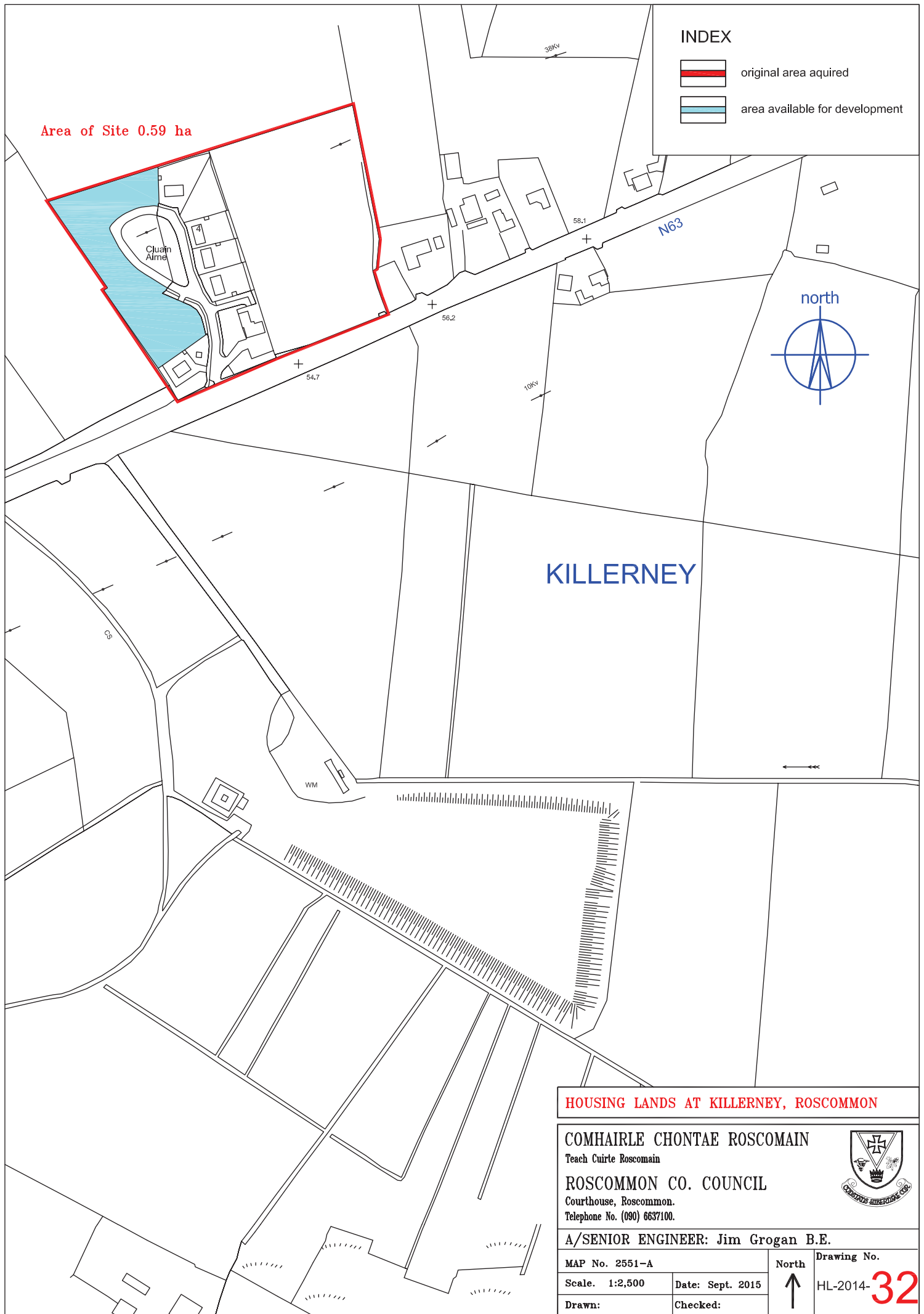
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HL-2014-**18**



Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	TA Site
Council:	Roscommon	Folio:	RN13608F	Potential:	High
Object ID:	194	Title:	Freehold	Horizon:	Long-term
Site Ref. No.:	RN-0041	Site Size (ha)	0.75	Impediments:	Medium
Location	Lands are located on the N60 south of Castlerea in the Townland of Harristown and adjoin existing halting site development (12 units) at Bri an Chaoinne. X = 568349; Y = 777876				
Zoning:	Lands are not zoned.				
Development Status:	<p>Subject site/folio is undeveloped but contains a hard stand area over approximately one third of the site.</p> <p>Existing development on folio RN14942F (1.84 ha) contains 12 residential units and treatment plant/percolation area and green-belt in northern half of the site. Further development of lands within this folio does not appear to be an option.</p>				
Services:	The existing halting site is serviced and subject site can be accessed from existing access road; however, there are portions of subject site that are substantially lower (approximately 1 m lower) than the service road. Existing foul sewer collection system and pump station may not be capable of servicing the entire site.				
Development Potential:	There is potential to construct 4 to 6 additional units on subject site. Assume good potential for 4 units with marginal potential for 2 additional units depending on site levels and cost implication of modifying existing FS infrastructure.				
Housing Demand:	There is no demand for additional units at this time. Existing units are not fully occupied. Unoccupied units are blocked up in order to prevent vandalism, illegal dumping and other anti-social behaviour.				
Conclusion:	Subject site can be considered to be a long-term reserve area for the existing halting site in the event that future demand arises. The site could accommodate 4 additional units (based on site topography and existing development house type and density).				



Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	TA Site
Council:	Roscommon	Folio:	RN17960F	Potential:	High
Object ID:	198	Title:	Freehold	Horizon:	Long-term
Site Ref:	RN-0042	Site Size (ha):	(0.637283 ha)	Impediments:	Medium
Location	Lands are located on the N63 east of Roscommon Town in the Townland of Killarney. X = 589555; Y = 765777				
Zoning:	Lands are not zoned but northern boundary adjoins lands zoned for business enterprise park, light industry and warehousing.				
Development Status:	<p>Western half of lands in this site (folio RN37195 and part of folio RN17960F) are developed and occupied by existing halting site and 6 traveller-specific dwellings. Eastern half of the lands in this site (remainder of folio RN17960F) are used for agriculture and to provide a green belt/buffer zone between the halting site and pre-halting site development (dwellings).</p> <p>Folio RN17960F contains 3.01 ha and folio RN37195 contains 0.48 ha.</p>				
Services:	The existing halting site is serviced; however, existing onsite treatment plant is difficult to maintain and RCC is to investigate removing the plant and providing a gravity discharge to a more recently constructed pumping station (this option was not available when the original halting site was constructed).				
Development Potential:	<p>There is potential to construct approximately 5 additional units within the partially developed western portion of the site (0.637283 ha brownfield/greenfield).</p> <p>The undeveloped eastern half of the site appears to function as a buffer zone and green-belt may have to be maintained as such.</p>				
Housing Demand:	There is no demand for additional units at this time.				
Conclusion:	<p>Completion of the partially developed portion of the lands (western half) could address any future demand for additional traveller-specific units.</p> <p>Development of the eastern portion of the site may not be feasible and this land is likely to remain as agricultural land and green-belt/buffer zone.</p>				



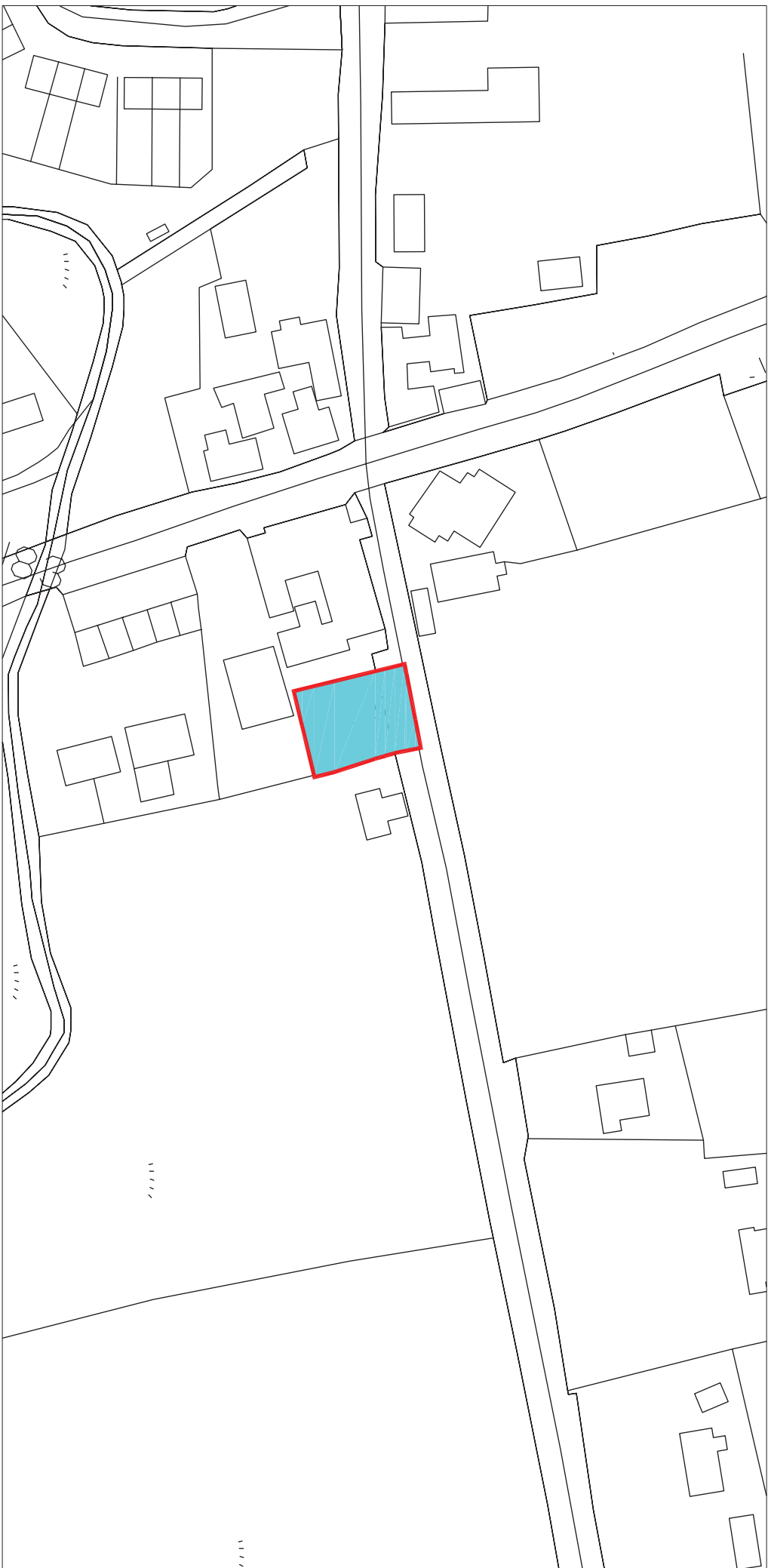
HOUSING LANDS AT KILLERNEY, ROSCOMMON		
COMHAIRLE CHONTAE ROSCOMAIN Teach Cuirte Roscomain		
ROSCOMMON CO. COUNCIL Courthouse, Roscommon. Telephone No. (090) 6637100.		
A/SENIOR ENGINEER: Jim Grogan B.E.		
MAP No. 2551-A		Drawing No.
Scale. 1:2,500	Date: Sept. 2015	HL-2014-32
Drawn:	Checked:	

North ↑



Info Date:	Sep 2017	Annual Maint.	Nominal	Classification:	Primary
Council:	Roscommon	Folio:	RN41155F	Potential:	Medium
Object ID:	???	Title:	Freehold	Horizon:	Short-term
Site Ref:	RN-0043	Site Size (ha):	0.05284	Impediments:	Low
Location	Site is located in Cloonfad on the R327 a short distance from its junction with the N83 (village core) X = 550376; Y = 771115				
Zoning:	Lands are not zoned and there is a moratorium on multi-unit housing developments. Infill development within the village core would be allowable.				
Development Status:	This is a developed site in the village core (previously a HSE local Health Centre/Office).				
Services:	Site is serviced.				
Development Potential:	Existing structure is derelict and should be demolished. Site could accommodate 2 semi-detached two or three bed units (two storey). Site has been approved for development (stage 1 approval)				
Housing Demand:	Housing demand is low.				
Conclusion:	Progress the project from application/approval stage to detailed design stage. Scale of development is appropriate and project was advanced based on all areas of choice (isolated decision).				

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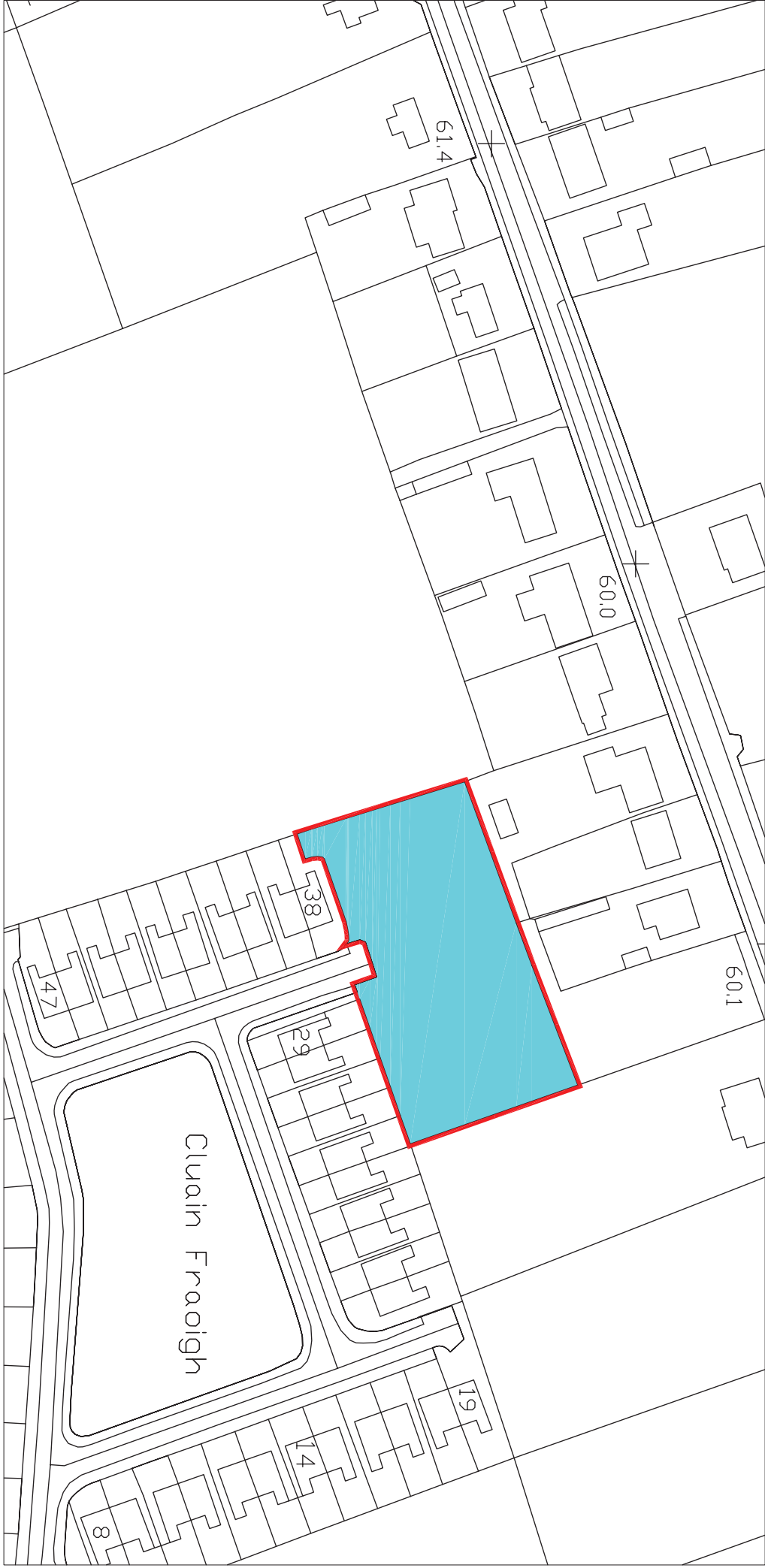
ROSCOMMON COUNTY COUNCIL
Housing Section,
Ais na Chloinne, Roscommon.
Phone 0800 66 37100
Head of Finance & Housing :- Mr. Derek Calbeck


Landowner		Signed	
Roscommon Co. Council			
Address		Witness	
Ais na Chloinne, Roscommon, Co. Roscommon			
Area	Area= .05 Hectares(0.1 Acres)	Date	
Townland(s)	Cloonfad Td.	OS Map No.	2342

Title: HOUSING LANDS AT CLOONFAD, ROSCOMMON			
Area:	Acquisition shaded in Red <input type="checkbox"/>	Area available for development <input type="checkbox"/>	
Scale:	Date:	Filename:	Drawing No.:
1:2500	14/06/2018		2018-HSE-RCC-2031-001
Design:	Drawn:	Checked:	
	C. Kelly	J.F.	

Info Date:	June 2018	Annual Maint.	Nominal	Classification:	Primary
Council:	Roscommon	Folio:	RN41826F	Potential:	High
Object ID:	???	Title:	Freehold	Horizon:	Short-term
Site Ref:	RN-0044	Site Size (ha):	0.35235	Impediments:	Low
Location	Site is located at Cloonybeirne Td., Roscommon with access from both the N63 via Cluain Fraoigh housing estate and The Walk Road L-1807. X = 588224; Y = 765324				
Zoning:	Lands are zoned for residential development.				
Development Status:	The greenfield site was secured by RCC under Part V of the Planning and Development Act. It is intended to apply for Part 8 planning permission for 7 No. Residential units on the site in 2018.				
Services:	Site is serviced.				
Development Potential:	Stage 1 approval has been sought for development of 4 No. 3 bedroom single storey semi-detached units and 3 No. 3 bedroom single storey detached units.				
Housing Demand:	Housing demand is high in Roscommon Town.				
Conclusion:	Progress the project from application/approval stage to detailed design stage. Scale of development is appropriate and project was advanced based on all areas of choice (isolated decision).				

THIS IS A COMPUTER GENERATED MAP





ROSCOMMON COUNTY COUNCIL
Housing Section,
Aras na Chontae, Roscommon,
Phone 080 66 37100
Head of Finance & Housing :- Mr. Derek Calbeck

Landowner		Signed
Roscommon Co. Council		
Address	Arais an Chontae, Roscommon, Co. Roscommon	
Area	Area= .34 Hectares(0.84 Acres)	
Townland(s)	Cloonysbeirne Td.	
Witness		Date
		OS Map No. 2482-C

Title: HOUSING LANDS AT CLUAIN FRAOIGH, THE WALK, ROSCOMMON			
Area: Acquisition shaded in Red <input type="checkbox"/>	Area available for development <input type="checkbox"/>		
Scale: 1:2500	Date: 14/06/2018	Filename:	Drawing No.: 2018-JSE-RC-2031-001
Design: J.F.	Drawn: C.Kelly	Checked: J.F.	