



Comhairle Contae
Ros Comáin
Roscommon
County Council

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Roscommon County Council

CHIEF EXECUTIVE'S REPORT

Proposed Indoor Recreation and Outdoor Sport (IROS) Park
Part 8 Development
PT8RN370

25th June 2026



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Ros Comáin
Roscommon
County Council



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1.0 Introduction

This report forms part of the statutory procedure for the preparation of the Local Authority own development proposals and is prepared in accordance with the requirements of Section 179(3)(b) of the Planning and Development Act, 2000, as amended, thus enabling consideration of submissions/observations as part of the Part 8 planning process.

The purpose of this Chief Executive's report is primarily to provide an account of the submissions/observations that have been received as part of the consultation process on the proposed indoor recreation and outdoor sports park development at Ardnanagh, Roscommon Town, Co Roscommon. The consultation process for this project commenced on 10th April 2026 and closed on 25th May 2026. Within this period eleven (11) submissions were received as follows:

- 3 No submissions from Prescribed Bodies
- 2 No internal submission from Roscommon County Council
- 6 No submissions from the public

These submissions are addressed in detail within this report.

Legislative Background

This report is prepared in accordance with Part XI, Section 179, Subsections 3(a) and 3(b) of the Planning and Development Act 2000 (as amended).

The specified development as proposed, is for the development of an Indoor Recreation and Sports park and as set out in Section 2.0 below.

Notice of the Proposed Development

In accordance with the requirements of Part 8 of the Planning and Development Regulations 2001 (as amended), the following procedures were followed:

Notice of the proposed development was published in the Roscommon People dated 09th April 2026. A site notice was erected on the site of the proposed development. A copy of the site and newspaper notices are appended to this report.

Plans and particulars of the proposed development were placed on public display on 10th April 2026 at the reception area of Roscommon County Council.

The plans and particulars were also published on the Local Government Planning Portal (planning.localgov.ie). This portal can be accessed by members of the public.

Pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 82 of the Planning and Development Regulations 2001 (as amended), plans and particulars of the proposed development were issued to the following:

- The Minister for Culture, Heritage and the Gaeltacht
- An Taisce
- Fáilte Ireland
- Uisce Éireann
- The Arts Council
- The Heritage Council

The plans and particulars of the proposed development were also circulated within Roscommon County Council to the following sections:

- Planning Department, Roscommon County Council
- Roscommon Municipal District, Roscommon County Council
- Roads Department, Roscommon County Council

Submissions and/or observations regarding the proposed development were accepted up to and including 25th May 2026.

2.0 Nature and Extent of the Proposed Development

The proposed development involves the following:

- Redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities.
- Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts
- Perimeter trail for recreational walking, running, cycling and wheelchair usage
- Outdoor play park
- Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking
- Landscaping, and all other ancillary and associated development.
- All other associated site and ancillary works.

3.0 Environmental Considerations

Environmental Impact Assessment (EIA) and Appropriate Assessment screening reports were completed.

The reports concluded that a full EIAR is not required, and that the development does not need to proceed to Stage 2 Appropriate Assessment.

Both the Environmental Impact Assessment and Appropriate Assessment screening reports were included as part of the plans and particulars of the proposed development and were placed on public display on 10th April 2026.

4.0 Policy Context

Project Ireland 2040

Project Ireland 2040 is the overarching policy and planning framework for the social, economic and cultural development of Ireland. It includes both the 20-year National Planning Framework (NPF) and a detailed capital investment plan for the period 2026 to 2035, the National Development Plan (NDP) 2026-2035. The NPF outlines the broader policy principles and priorities to plan, in a more strategic, sustainable and coordinated manner, for future population and economic growth over the next 20 years.

Ten strategic outcomes, referred to as 'National Strategic Outcomes' (NSOs) have been set out as part of Project Ireland 2040. NSO 7 notes that enhancing sports facilities throughout Ireland, including major sporting infrastructure development through the Large-Scale Sport Infrastructure Fund as well as continued investment in the Sports Capital and Equipment Programme is a strategic investment priority.

The funding secured by Roscommon County Council, as project leader, in collaboration with the Mercy College Roscommon, aims to provide a multi-use state of the art sporting facility which is accessible for both the residents and visitors to Roscommon. The project proposes a development which offers shared facilities for community & sporting groups, health initiatives, classes, and regional/National events, helping to build stronger, more resilient, and vibrant community. It underpins NSO 7 of the National Planning Framework, which aims to ensure that we provide the appropriate community infrastructure & amenities to strengthen our rural communities & ensure that our cities, towns and villages are attractive and can offer a good quality of life.

Regional Spatial and Economic Strategy

The Regional Spatial and Economic Strategy (RSES) for the Northern & Western Regional Assembly provides a high-level development framework for the Northern and Western Region, aligned to the NPF. Having regard to the hierarchy of plans and the need for consistency within the plan framework, the proposal insofar as it accords with the NPF, also accords with the RSES.

The RSES for the Northern & Western Regional Assembly aims to identify regional policies and coordinate initiatives that support the delivery and implementation of Project Ireland 2040 – National Planning Framework (NPF) and National Development Plan (NDP) at regional, county and local level. Legislative requirements are now in place to ensure regional policies align with national policies. This provides a solid foundation for consistency at all levels to deliver transformational change in shaping the path of our built and natural environment. The Strategy recognises Roscommon town as a key town, outlining its regional significance as the principal town and administrative centre of the county. The town is strategically located in terms of the Galway Metropolitan Area Strategic Plan (MASP) and Regional Centres and has the potential to develop further and have a continued positive influence and impact on its hinterland and the overall county.

Growth Ambition 4 acknowledges the importance recreational facilities within urban areas and how they have a direct link to physical and mental wellbeing.

Roscommon County Development Plan 2022-2028

The Roscommon County Development Plan 2022-2028 sets out the strategic planning and sustainable development of the county over the six-year timeframe of the plan.

The proposal, as set out above, has been prepared having regard to the requirement of Roscommon County Council to seek to advance developments which are consistent with the proper planning and sustainable development of County Roscommon.

Having regard to the nature of the works proposed, the development as proposed is deemed to be consistent with strategic aims, policies and objectives of the current County Development Plan.

A central component of the RCDP is to provide opportunities for growing and diverse population to access a wide range of community, social, cultural and educational facilities.

Chapter 4 – Towns and Villages broadly aims to support the regeneration and repurposing of lands for the benefit of the community.

In terms of the provision of an improved public infrastructure with enhanced pedestrian and vehicular access and facilities Chapter 7 - Infrastructure, Transport and Communications promotes the maintenance and enhancement of the public road network throughout the county, in order to improve movement, access and safety for all road/footpath users.

Chapter 11 – Social, Community and Cultural Development provides the strategic policy objective framework for supporting the delivery of community infrastructure, such as developments of this nature.

Strategic Aim No 13 - Ensure that the county is served by adequate community facilities and amenities, which add to the quality of life of residents of the county.

Policy Objective TV 4.1 - Promote and facilitate the sustainable development of a high quality built environment in order to create a distinctive sense of place, with attractive streets, spaces and neighbourhoods that are accessible and provide safe places for the community to meet and socialise.

Policy Objective TV 4.9 – Encourage the redevelopment of centrally located underutilised areas within towns and villages

Policy Objective TV 4.10: Identify priority intervention projects within towns and villages which will help to provide a ‘sense of place’ and enhance their existing built environment.

Policy Objective TV 4.12 – Support initiatives by local community groups and stakeholders seeking to enhance their towns and villages.

Policy Objective SCCD 11.3 - Ensure that an appropriate range of community facilities is provided in all communities taking account of the county’s young and growing older population and growth targets identified in the Core Strategy of this *County Development Plan*.

Policy Objective SCCD 11.4 - Retain existing community facilities and support the development of new facilities where a need is established and where locationally appropriate, and in particular within the boundaries of the towns and villages of the county.

Having regard to the nature of works set out in this Part 8 application, it is considered that this proposed scheme accords with the principles and associated policy objectives set out in the current Roscommon County Development Plan.

Roscommon Local Area Plan 2024 - 2030

The overarching aim of this Local Area Plan (LAP) is to set out a vision and provide a framework for the development of Roscommon Town to ensure that social and economic development takes place in a coordinated, sensitive and orderly manner, thereby safeguarding both the built and natural environment in and around the town.

The LAP identifies the site as being within the ‘Outer Core’. The Land Use zoning Matrix of the LAP identifies that developments relating to recreation, leisure and community are all considered appropriate in this location.

The policies and objectives of the Roscommon LAP are consistent with the strategic aims and objectives of the County Development Plan.

This site sits outside the Architectural Conservation Area (ACA) as set out in the LAP.

Further support for the proposed development can be found in Objective RN 85 which seeks to support the provision of amenity facilities within the town, including sports and recreation facilities, youth clubs and supervised places.

The following objectives are also noted for consideration:

RN 79: Facilitate and support, through the Public Participation Network, the involvement of the community of the town in consultative structures and public participation in Local Government policy and decision making.

RN 80: Facilitate a collaborative and co-ordinated approach with all relevant community and commercial stakeholders, to protect and support the retention and expansion of local social, community and cultural facilities at a scale and range that meets the needs of communities of all ages, cultures and ethnic backgrounds.

5.0 Referrals

Prescribed Bodies

Pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 81 of the Planning and Development Regulations 2001 (as amended), consultation responses were received from the following bodies that were notified of the proposed development:

- Uisce Éireann
- An Taisce
- Department of Housing Local Government and Heritage

A copy of the referral responses is attached (see Appendix A).

Chief Executive's Response to submissions from Prescribed Bodies.

Submission No 1 - Date Received 12 th May 2026	
Name & Address: Uisce Éireann, Bosca PO 6000, Baile Átha Cliath 1, D01 WA07	
Issue Raised	CE Response & Recommendation
Uisce Éireann's Assessment/Observation(s): 1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. 2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries. 3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure. 4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.be required. UE will carry out this work with fees to be agreed at connection application stage.	Response The response from Uisce Eireann has been noted. RCC will engage formally with UE early in the detailed design phase regarding a foul & potable water connection for the development. It shall enter into a connection agreement with UE & the development shall comply with UE Standards & Code of Practice. There shall be no build over of UE assets as part of the proposed development. There shall be no impact to the public drinking water sources or abstraction points and its infrastructure. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

Submission No 2 - Date Received 25th May 2026

Name & Address: An Taisce, 5 Foster Place, Dublin 2. D02 V0P9

Issue Raised	CE Response & Recommendation
An Taisce's Assessment/Observation(s): 1. The potential for microplastic introduction arising from the proposal's operational phase requires close consideration by the Council. Alternative infill material which is environmentally friendly should be considered, including but not limited to cork and sand. 2. lighting design specifications should be assessed against Dark Sky Ireland (DSI) guidance, as contained in their 'Environmentally Friendly Lighting Design' guidance document. Consideration by the Council to reduce adverse effects upon nocturnal wildlife, essential pollinators, human health (especially given surrounding residential receptors), and the continued enjoyment of the night sky as a cultural resource.	Response The response from An Taisce has been noted. It is noted that there will be a complete ban on the future sale of polymeric infills used within synthetic turf surfaces by October 2031 therefore full consideration will be given to the use of alternative infill material as part of the synthetic surface design and installation for all of the pitches of the proposed development. Regarding the lighting design, consideration of potential impacts from floodlighting has been considered. A lighting assessment has been undertaken and confirms no impact on residents from the proposed floodlighting. The accompanying light spill drawing shows that the spill from the proposed floodlighting will be minimal. Furthermore, walkway lighting will be provided through low-level bollard fixtures designed to comply fully with the latest IPB guidance and where appropriate, Dark Sky Ireland Guidance. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

Submission No 3 - Date Received 25th May 2026 Amended 27th May 2026

Name & Address: The Department of Housing Local Government and Heritage, Government Offices, Newtown Road, Wexford, Y35 AP90.

Issue Raised	CE Response & Recommendation
The Department's Assessment/Observation(s): The proposed development site is large in area. Therefore, in line with the 'Framework and Principles for the Protection of the Archaeological Heritage' (1999) national policy for the protection of the archaeological heritage, the Department recommends that Archaeo-geophysical survey and a programme of targeted archaeological test excavation, be undertaken and that a report of the testing should be submitted to the Department of Housing, Local Government and Heritage.	Response The response from the Department of Housing Local Government and Heritage has been noted. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

Internal Referrals

internal consultation responses were received from the Planning Department and the Roads Department.

The contents of those submissions were duly considered as part of the Part 8 process.

A detailed synopsis of the internal referrals received, along with Chief Executives response and recommendation is outlined below. Copies of the referral responses received are attached (see Appendix A).

Chief Executive's Response to submissions from Internal Referrals

Submission No 4 - Date Received 25/05/26	
Name & Address:, Planning Dept, Roscommon County Council	
Issue Raised	CE Response & Recommendation
Planning Policy <u>Roscommon County Development Plan 2022-2028</u> A central component of the RCDP 2022 to 2026 is to provide opportunities for growing and diverse population to access a wide range of community, social, cultural and educational facilities. Chapter 11 – Social, Community and Cultural Development provides the strategic policy objective framework for supporting the delivery of community infrastructure, such as developments of this nature. Chapter 4 – Towns and Villages aims to support the regeneration and repurposing of underutilised and/or brownfield sites.	Response The response from the Planning Department of Roscommon County Council has been noted. The report states the proposed scheme generally accords with the policies and objectives as well as the development management guidelines and standards of both the RCDP 2022–2028 and the Roscommon LAP. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

Submission No 5 - Date Received 25/05/26	
Name & Address: Roads Dept, Roscommon County Council	
Issue Raised	CE Response & Recommendation
The Roads Section does not have concerns to the proposal in principle subject to the consideration of the following observations; • The raised table at the L-7042/L-7048/L-70425 junction should be extended to the south to include for pedestrian crossing on the Aras an Chontae side of the table. • Provision should be made for Age Friendly and Parent and Child Parking spaces in the carpark adjacent to the main entrance of the proposed Leisure Centre • It is unclear as to the make-up of the overrun area at the L-7042/L-70425 junction. Any change in level between the overrun area and the road carriageway along the line of the pedestrian crossing shall be DMURS compliant It is also recommended that the general conditions below are followed: In accordance with the CDP the development shall not cause a traffic hazard. There shall be no parking of works vehicles on the public road during construction. The Contractor should have a suitable compound on site for all works vehicles. Sightlines should be maintained clear from obstruction/overgrowth as per submitted drawings. All works to footpaths, junctions, road crossing etc. should be in accordance with DMURS. No surface water runoff from the site shall discharge onto the public road. Existing roadside drainage shall not be impaired by the proposed development. All on site surface water design and attenuation to be treated by nature-based solutions in so far as possible. Any damage to existing public road, footpath or other public facilities or services caused by the proposed development shall be fully reinstated to the satisfaction of Roscommon County Council, Roads Department. Reinstatement of the road surface for all service trenches to be in compliance with the Purple Book for Road Opening and Reinstatement criteria.	Response The response from the Roads Department of Roscommon County Council has been noted. The provision of a pedestrian crossing on the Aras an Chontae side of the table will be considered as part of the detailed design and the road safety audit. The provision of Age friendly/Parent and Child parking will be considered as part of the detailed design and marking of the proposed car park adjacent to the proposed IROS Building. All works to footpaths, junctions, road crossing etc. will be in accordance with DMURS. The comments in respect of construction matters will be considered in the detailed design and pre-construction phases of the project. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

6.0 Submissions

Six (6) submission in respect of the proposed development were received from the public

Submission No 6 - Date Received 18/05/2026 Name & Address: Vera Mahon, Roscommon Town	
Issue Raised	CE Response & Recommendation
Tennis Courts: I'm very disappointed to see that there is only one tennis court planned for the proposed i'ROS park. There is a lot of interest in tennis in Roscommon with tennis lessons taking place over the past few summers. There were originally 6 tennis courts there and I feel we should retain at least two.	Response There are two tennis provision options available within the scheme. The three MUGA pitches will accommodate recreational tennis. The tennis court markings will be provided to the standard court size; however, due to the overall dimensions of the MUGA pitches in the submitted application, the run-off area at the rear will be reduced. These courts will therefore be suitable for informal play, coaching and general community use. In addition, a dedicated tennis court is provided separately, designed to meet the LTA recommended dimensions, including appropriate run-off areas, and is therefore suitable for more formal or competition-level tennis use. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.
Submission No 7 - Date Received 18/05/2026 Name & Address: Cahal Mahon, Roscommon Town	
Issue Raised	CE Response & Recommendation
Tennis Courts In relation to the proposed plans for the new iROS Park Project, I think it is disappointing that the no. of tennis courts is being reduced to just 1 court. Looking at the planned drawings for the park, could a 2nd tennis court not be included alongside the planned court? There seems to be a brown-shaded area beside the tennis court that doesn't have a no. allocated to it,	Response As per submission 6 Response above. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

so it would appear that this area is not designated for any activity in particular.

Submission No 8 - Date Received 25th May 2026

Name & Address: Rosaleen McCourt, 5 Hyde Court Golf Links Road, Roscommon.

Issue Raised

Further to my previous submission (details below) I would like to add that for Outdoor Lawn Bowling an astroturf surface is perfect. We do not require any special measured areas as we do not enter any competitions. We are under the Active Age Initiative so meet regularly for exercise, being outdoors and mixing socially, all of which are very important in a community which has a high population of over 65s. Previous Submission "Active Age Roscommon Town set up in 2019, in conjunction with Roscommon Co Council and Roscommon Sports Partnership, an outdoor lawn bowling group which has been very successful and is still running twice weekly. The location where we play was kindly organised by Roscommon Co Council for Hawthorn Drive Astroturf Pitch two mornings, Monday and Wednesday, per week. This new development is greatly welcomed in the town and is badly needed. I would love to see a Lawn Bowling Pitch alongside the Tennis Courts as I am sure there would be of great interest to the general public along with the schools. It is very important to have an inclusive sport for all ages which is easily adaptable for special needs and disabilities". Sligo have a Lawn Bowling Pitch, which I visited as they do open days on Sunday mornings. The pitch is alongside their Tennis Courts with the view that if the Lawn Bowling didn't work it could be converted into a tennis court. (Sligo run a very successful Lawn Bowling Club run by Graham Cawley.) "

Thank you for the opportunity to make a submission.

CE Response & Recommendation

Response

= Outdoor Lawn Bowls can be accommodated using any of the synthetic sports surfaces provided throughout the proposed development, albeit without dedicated Outdoor lawn bowls markings. Consultation with key stakeholders will take place during the detailed design process to ensure surfaces are suitable for Lawn Bowls.

Recommendation

No amendments to the scheme as presented in this report are recommended in response to this referral.

Submission No 9 - Date Received 28th April 2026**Name & Address: Claire Carty of Roscommon Leader Partnership, The Cube Flexi Space, Lanesborough Road, Roscommon Town**

Issues Raised	CE Response & Recommendation
Roscommon LEADER Partnership fully supports the development of the IROS Park and commends Roscommon County Council for its leadership and vision. We believe this project represents a significant opportunity to deliver lasting social, health and economic benefits for Roscommon Town and the wider county, while also strengthening the delivery and impact of SICAP and Social Prescribing supports.	Response The submission from Roscommon Leader Partnership has been noted. The submission reiterates the rationale & need for the proposed development in Roscommon & the benefits its provision will make from a community, social, economic, recreational, educational, cultural & overall wellbeing perspective. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

Submission No 10 - Date Received 11th May 2026**Name & Address: Helen McGinty of Roscommon Town Team**

Issue Raised	CE Response & Recommendation
Roscommon Town Team Ltd strongly supports the proposed development of an indoor Recreation and Outdoor Sports Park (IROS). Roscommon Town Team believe this project represents a significant opportunity to deliver lasting social, health and economic benefits for Roscommon Town and surrounds.	The submission from Roscommon Town Team has been noted. The submission reiterates the rationale & need for the proposed development in Roscommon & the benefits its development will make from a community, social, economic, recreational, educational & wellbeing perspective. The Design Team will engage with Roscommon Town Team as the project progresses. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

Submission No 11 - Date Received 10/04/2026**Name & Address: Miriam Hunt of Mercy College Roscommon Town**

Issue Raised	CE Response & Recommendation
On behalf of the Board of Management of Mercy College Roscommon formerly known as Convent of Mercy, I hereby confirm the full support of the Board of Management for the proposed development of the Indoor Recreation and Outdoor Sport (IROS) Park.	Response The submission from Mercy College Roscommon has been noted. The Design Team will continue to engage with the College as a key stakeholder as the project progresses. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

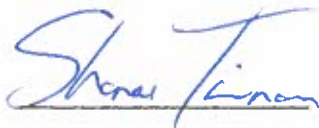
7.0 Chief Executive's Recommendation

Roscommon County Council proposes the redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities. • Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts • Perimeter trail for recreational walking, running, cycling and wheelchair usage • Outdoor play park • Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking • Landscaping, and all other ancillary and associated development. • All other associated site and ancillary works.

The design solution presented has been developed in iteratively through engagement with the community and sporting organisations to cater for their current & future needs. Non-statutory and statutory consultation has taken place with key stakeholders and the public.

The proposed project, in partnership with Educena, has been developed with the overarching aim of realising the potential of these strategically important lands in Roscommon to play a more central role in everyday recreational, sporting and community life.

In conclusion, this IROS Sports facility represents an opportunity to provide a sense of place and much needed modern sporting and recreational facilities which can be enjoyed by both the existing and future population of Roscommon Town, Roscommon county, and indeed the wider region.



Shane Tiernan

Chief Executive

Date: 08th June 2026

Appendix A

Submissions and Referrals

Submission Details

Submitter

Name	Uisce Eireann
Address	PO Box 6000, Dublin 1 F42 PY52
Note	

RECEIVED 12/05/2026

In relation to application

Application Number	PT8RN370
Applicant Name	Roscommon County Council
Development Address	Ardnanagh Roscommon F42 PY52

RECEIVED: 11/05/2026

Uisce Éireann's Ref: PN26000039987

Planning Ref: Part 8 Consultants Report Request from Roscommon County Council_PT8RN370

Planning Authority: Roscommon County Council

Issue Date: 12 May 2026

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Development Location: Ardnanagh, Roscommon, Co. Roscommon

Development Description: Redevelopment and extension of the Roscommon Leisure Centre, Ardnanagh, Roscommon, Co. Roscommon. The proposed works will include the following: • Redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities. • Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts • Perimeter trail for recreational walking, running, cycling and wheelchair usage • Outdoor play park • Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking • Landscaping, and all other ancillary and associated development. • All other associated site and ancillary works.

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and has the following observations;

The applicant has engaged with UÉ via a Pre-Connection Enquiry and UÉ can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant. The COF notes the following:

In relation to Water, UÉ can confirm a connection is feasible subject to infrastructure upgrade by UÉ.

The CoF notes that approximately 160 metres of new 150 mm ID water main shall be laid parallel to the existing 150 mm CI main along the R366 Road and approximately 100 metres of new 100 mm ID connection main extended from the newly proposed 150 mm ID water main is required to facilitate the proposed development at peak demand. UÉ has no plans under the current capital investment programme to undertake these works. Accordingly, these works must be completed to specifically serve the proposed development. UÉ would complete the required works, all of which are within the public road/space. The customer would be required to fund these works, the cost of which would be included in a Connection Agreement following receipt of the connection application. The details of the required upgrade works can be agreed at Connection Application Stage.

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Gerard Britchfield, Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thatbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

In relation to Wastewater, UÉ can confirm a connection is feasible subject to infrastructure upgrade by UÉ.

The CoF notes that there is existing UÉ infrastructure within the proposed development site. Should any development activities be proposed in the vicinity of this existing infrastructure, the applicant will be required to enter into a diversion agreement with UÉ, prior to the commencement of any development activity. The applicant can be advised to forward all associated diversion and build-over enquiries to the following email address: diversions@water.ie.

The CoF further notes; To allow the development to be connected to the UE network, flow balancing will be required. The development will be required to provide storage to the on site pumping station and pump flows over 24hr period.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following;

1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.
3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**.
4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

Queries relating to the terms and observations above should be directed to planning@water.ie

Yours sincerely,



Dermot Phelan
Connections and Developer Services

Advisory Note(s):

*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

** Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies

and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).

Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: <https://www.water.ie/business/trade-effluent/about/> . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Uisce Éireann does not permit surface waters into the public sewer network.

Submission Details

Submitter

Name	An Taisce - The National Trust for Ireland
Address	5 Fosters Place Dublin 2 D02 V0P9 F42 PY52
Note	

RECEIVED: 25/05/2026

In relation to application

Application Number	PT8RN370
Applicant Name	Roscommon County Council
Development Address	Ardnanagh Roscommon F42 PY52



An Taisce

The National Trust for Ireland
5 Foster Place
Dublin 2, Ireland
D02 V0P9

RECEIVED
25/05/2026

20260525-20-PT8RN370

Roscommon County Council,
Planning Department,
Áras an Chontae,
Co. Roscommon.

Submitted via online consultation portal.

25th May 2026

Ref: PT8RN370

App: Roscommon County Council

For: Redevelopment and extension of the Roscommon Leisure Centre, Ardnanagh, Roscommon, Co. Roscommon. The proposed works will include the following: • Redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities. • Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts • Perimeter trail for recreational walking, running, cycling and wheelchair usage • Outdoor play park • Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking • Landscaping, and all other ancillary and associated development. • All other associated site and ancillary works.

Site: Ardnanagh, Roscommon, Co. Roscommon

A Chara,

We thank you for referring the above application to An Taisce for comment.

1. Microplastics

It should be clarified whether the proposal seeks to utilise crumb rubber on the artificial playing surface which is likely to contain a significant amount of microplastics. Crumb rubber has been noted to be a toxic and flammable substance whose sale will be banned in the EU from 2031 under the REACH regulation (EC 1907/2006) due to concern over microplastics. This should be taken into

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An Taisce - The National Trust for Ireland | *Protecting Ireland's heritage, safeguarding its future*

Registered Office: Tailors' Hall, Back Lane, Dublin, D08 X2A3, Ireland | www.antaisce.org | +353 1 707 7076 | info@antaisce.org

Company Limited by Guarantee no. 12469 | Charity CHY4741 | Charity Regulator no. 20006358 | EU Transparency Register no. 275657497595-21

Directors: Terri Morrissey (Chair), Nell Whoriskey (Vice Chair), John Conroy (Treasurer), Laura Segura Gutierrez (Secretary),

Finbarr Murray, Helen Shaw, Tony Holohan

account by the Council when assessing the proposed infill material for the playing surface. As highlighted by Zuccaro et al (2024)¹:

"Crumb rubber infill of artificial turf fields (derived from shredded end-of-life automobile tires) represents one of the largest individual contributors to microplastics at 38% of the total estimated release from intentionally added products into the European environment. Such infill has been demonstrated to contain hundreds of chemical agents with potentially adverse health effects, some of which can be associated with microplastic particles...Notably, the EU recently placed a PAH restriction of 20 mg/kg for artificial turf infill granules in acknowledgement of crumb rubber's capacity to spread its chemical constituents to field users and the surrounding environment. It should be recognised that other, more environmentally friendly infill materials are available, e.g., coconut fibers, cork and sand."

Furthermore, on 27 March 2023 the Environmental Protection Agency published a report² undertaken by Atlantic Technical University and University College Dublin highlighting how synthetic materials, such as those used on artificial football pitches, are contaminating the environment. This study identified several pathways, including on the boots and clothes of players, whereby microplastics can escape playing pitches and end up in local waterways either directly or via wastewater. This would have adverse implications for aquatic and marine ecosystems.

In May 2025 the UK's Department of Environment, Food and Rural Affairs (DEFRA) published a report³ in which it concluded that artificial sports pitches are the greatest source of "intentionally added" microplastics found in the environment. It estimated microplastic emissions from artificial pitches at 16,866 tonnes per annum; criticised 3G pitches in particular; and proposed various restrictions.

We submit that the potential for microplastic introduction arising from the proposal's operational phase requires close consideration by the Council. Alternative infill material which is environmentally friendly should be considered, including but not limited to cork and sand.

2. Artificial Lighting

It is submitted that lighting design specifications should be assessed against Dark Sky Ireland (DSI) guidance, as contained in their 'Environmentally Friendly Lighting Design' guidance document⁴. They highlight that *"there is a substantial growing body of evidence that shows that the colour temperature, CCT, of the lights can be particularly disruptive to circadian rhythms, sleep patterns and the production of melatonin."* Therefore, light pollution associated with the subject proposal requires close consideration by the Council to reduce adverse effects upon nocturnal wildlife, essential pollinators, human health (especially given surrounding residential receptors), and the continued enjoyment of the night sky as a cultural resource.

¹ Zuccaro et al. 2024. The European Union Ban on Microplastics Includes Artificial Turf Crumb Rubber Infill: Other Nations Should Follow Suit. Environmental Science & Technology. Vol 58/Issue 6.

² <https://pubs.acs.org/doi/10.1021/acs.est.4c00047#:~:text=In%20response%20to%20concerns%20over,9>

³ <https://www.atu.ie/news/artificial-pitches-impacting-on-freshwater-environment-report-finds>

⁴ <https://www.fidra.org.uk/news/pitches-new-plastics-report/#:~:text=The%20same%20can%20now%20be,the%20same%20level%20of%20protection>

⁵ [https://www.mayo.ie/getmedia/e27d142d-f652-4bd5-835a-7d57caa7aee2/DSI-Environmentally-Friendly-Lighting-Guide-\(2\).pdf](https://www.mayo.ie/getmedia/e27d142d-f652-4bd5-835a-7d57caa7aee2/DSI-Environmentally-Friendly-Lighting-Guide-(2).pdf)

More specifically, sports lighting should seek to achieve the following 8 design specifications:

1. A colour temperature of 3000K. This is not a maximum threshold and can be modified according to the site specific context, with the prevailing aim being to secure a colour temperature as low as possible while retaining adequate lighting for sports activity.
2. 0 Upward Lighting Distribution (0 ULOR).
3. Lux levels
 - a. Recreational/Amateur/Club Matches: 200-300 Lux
 - b. Inter-County Matches: 300-500 Lux
 - c. Televised Matches Only: >500 Lux
4. Lights to be hooded or have appropriate light distribution to keep light on the field of play.
5. No upwards tilt angle.
6. Calculation report (showing levels within and outside the pitch) is required. Outer pitch contours or colours should be as low as 1 and 0 lux.
7. Lighting of surrounding access paths and other courts are to be made independent of each other, allowing each court lighting to be switched off when needed.
8. Adaptive controls such as wireless control, programmable inbuilt timers and dimming are preferred.
9. High uniformity is preferable, e.g. above 0.60. Lighting uniformity refers to how evenly light is distributed across a surface. The higher the uniformity, the smaller the difference between the brightest and darkest areas: there are no patches of shadow or excessively bright spots – just a continuous balanced lighting experience.

Please acknowledge our submission and advise us of any decision made.

Is mise le meas,

Seán O'Callaghan
Planning and Environmental Policy Officer
An Taisce – The National Trust for Ireland



Your Ref: Proposed Indoor Recreation and Outdoor Sport (IROS) Park

Our Ref: **PART 8 PT8RN370 RN**

(Please quote in all related correspondence)

27 May 2026

Roscommon County Council
Regeneration
Áras an Chontae
Roscommon Town
F42 VR98

Via <https://planning.localgov.ie/>

Re: Notification under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001, as amended.

Re: Part 8 Application for Redevelopment and extension of the Roscommon Leisure Centre, Ardnagh, Roscommon, County Roscommon. The proposed works will include the following: • Redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities. • Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts • Perimeter trail for recreational walking, running, cycling and wheelchair usage • Outdoor play park • Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking • Landscaping, and all other ancillary and associated development. • All other associated site and ancillary works.

A Chara

I refer to correspondence on 26 May received in connection with the above.

Outlined below are archaeological observations/recommendations co-ordinated by the Development Applications Unit.

The Department wishes to acknowledge the desktop Archaeological Impact Assessment (AIA) prepared by Gahan and Long and concurs with the recommendations of the Report in Section 5 page 18.

The proposed development site is large in area. Therefore, in line with the 'Framework and Principles for the Protection of the Archaeological Heritage' (1999) national policy for the protection of the archaeological heritage, the Department recommends that Archaeo-



geophysical survey and a programme of targeted archaeological test excavation, be undertaken and that a report of the testing should be submitted to the Department of Housing, Local Government and Heritage.

Archaeo-geophysical survey and Pre-development testing shall consist of the following:

- Archaeo-geophysical survey should be carried out across all proposed development areas.
- Once the Archaeo-geophysical survey is complete, the Applicant is required to engage the services of a suitably qualified Archaeologist (licensed under the National Monuments Acts 1930–1994) to carry out pre-development testing at proposed development areas of the site. No sub-surface work shall be undertaken in the absence of the Archaeologist without his/her express consent.
- The Archaeologist is required to notify the Department in writing at least four weeks prior to the commencement of site preparations. This will allow the Archaeologist sufficient time to obtain a licence to carry out the work.
- The Archaeologist shall carry out any relevant documentary research and shall excavate test trenches at locations chosen by the Archaeologist, having consulted the proposed development plans.
- Test trenches shall not only be targeted on anomalies (if any), discovered during the Geophysical survey but should be positioned in such a way as to assess the overall archaeological potential on the development site.
- Having completed the work, the Archaeologist shall submit a written report to the Planning Authority and to the Department.
- Where archaeological material is shown to be present, avoidance, preservation *in-situ*, preservation by record (excavation) and/or monitoring may be required. The Department will advise the Applicant/Developer with regard to these matters.
- No site preparation or construction work shall be carried out until after the Archaeologist's report has been submitted and permission to proceed has been received in writing from the Department.
- An Outline Construction Environment Management Plan (OCEMP) should be updated to incorporate any significant findings that emerge from the AIA process including, but not limited to, the locations of any archaeological constraints relevant to the proposed development. The Plan should present appropriate mitigation measures to be employed to protect the archaeological environment during proposed construction and decommissioning phases.
- It should be borne in mind that, if significant archaeological remains are found, refusal might still be recommended, and/or further monitoring or excavation required. No decision should be made on this application until the Department and the Planning Authority have had the opportunity to evaluate the Archaeological Assessment. The Department will forward a recommendation based on the Archaeological Assessment to the Planning Authority.



Reason:

To ensure the continued preservation (either *in-situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie, where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

Sinéad O' Brien
Development Applications Unit
Administration

Planning Ref. No.:	PT8RN370
Description of development:	PART 8 – Redevelopment and extension of the Roscommon Leisure Centre, Ardnanagh, Roscommon, Co. Roscommon. The proposed works will include the following: • Redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities. • Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts • Perimeter trail for recreational walking, running, cycling and wheelchair usage • Outdoor play park • Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking • Landscaping, and all other ancillary and associated development. • All other associated site and ancillary works.
Location:	Roscommon Town, Co. Roscommon
Applicant(s):	Roscommon County Council
Planning Operational Area:	North Roscommon

Site Description and Development Proposal

Overview of Proposed Works

The proposed works aim to provide an enhanced community and recreational facility in Roscommon town and provide the requisite pedestrian and vehicular infrastructure to serve same. The overall development comprises both outdoor and indoor sporting, leisure and recreational facilities which will serve all age groups. The proposal also includes extensive access, parking, landscaping and other ancillary works.

Environmental Impact Assessment and Appropriate Assessment

Accompanied by Environmental Impact Assessment Screening: Yes - Conclusion noted as follows - From the assessment undertaken and presented herein, it is considered that given the scale and nature of the Proposed Development there will be no significant effects on the environment and that EIAR is not required.

Accompanied by Appropriate Assessment Screening: Yes - The AA screening concluded that this project does not present significant effects on any Natura 2000 site.

Planning Policy and Planning Assessment

ROSCOMMON COUNTY DEVELOPMENT PLAN (RCDP) 2022 - 2028

A central component of the RCDP is to provide opportunities for growing and diverse population to access a wide range of community, social, cultural and educational facilities.

Chapter 11 – Social, Community and Cultural Development provides the strategic policy objective framework for supporting the delivery of community infrastructure, such as developments of this nature.

Chapter 4 – Towns and Villages broadly aims to support the regeneration and repurposing of lands for the benefit of the community.

In terms of the provision of an improved public infrastructure with enhanced pedestrian and vehicular access and facilities Chapter 7 - Infrastructure, Transport and Communications promotes the maintenance and enhancement of the public road network throughout the county, in order to improve movement, access and safety for all road/footpath users.

Having regard to the nature of works set out in this Part 8 application, it is considered that this proposed scheme accords with the principals and associated policy objectives set out in the current Roscommon County Development Plan.

ROSCOMMON TOWN LAP 2024-2030

The site is with the zoning envelope of the Roscommon Town Local Area Plan 2024 – 2030 and is zoned 'Outer Core'.

The land use zoning objectives for this site are set out on page 72 of the above referenced Local Area Plan and Figure 11.1, i.e. the Land Use Zoning Matrix sets out uses permitted in principle, open for consideration and not normally permitted within this land use zone.

The 'Outer Core' land use zone aims to support the growth of social, community and cultural facilities to serve the needs of the diverse population of the town.

This site sits outside the Architectural Conservation Area (ACA) as set out in the LAP.

Having regard to the redevelopment proposal put forwards for this site, it is considered that it generally accords with the zoning objectives and supporting policy objective framework of the Roscommon Town Local Area Plan 2024 – 2030 and as such, is considered to be acceptable in principle.

Planning Assessment

The works outlined above are intended to enhance community facilities in Roscommon town and provide facilities and accessibility for a growing and diverse community. This development will have a positive impact on the town.

The plan detail provided is considered to sufficiently clarify the detailed schedule of works. The proposed works outlined are considered appropriate in terms of layout and design.

Conclusion

In consideration of the foregoing, it is concluded that the proposed scheme accords well with the current overarching policy objectives, as well as the development management guidelines and standards of the Roscommon County Development Plan 2022–2028 and Roscommon Town LAP 2024 -2030 and thus accords with the proper planning and sustainable development of the area.

Recommendation

In the event this development proceeds, consideration should be given to the following:

- All surface finishes, hardscaping, lighting proposals etc. should be of high quality which enhance the integrity of the public infrastructure in the area.

A handwritten signature in black ink, appearing to be 'B. Farragher', written over a horizontal line.

Signed: _____

Brian Farragher
SEP

Date: 22/05/2026

Roads Section Planning Report

Planning Ref. No:	PT8RN370
Applicant:	Regeneration Department, Roscommon County Council
Proposed Development:	Proposed Indoor Recreation and Outdoor Sport (IROS) Park Redevelopment and extension of the Roscommon Leisure Centre, Ardnanagh, Roscommon, Co. Roscommon. The proposed works will include the following: • Redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities. • Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts • Perimeter trail for recreational walking, running, cycling and wheelchair usage • Outdoor play park • Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking • Landscaping, and all other ancillary and associated development. • All other associated site and ancillary works
Location:	St. Chiarain's Road, Ardnanagh, Co. Roscommon
Inspection Date:	20/05/2026
Speed Limit:	50 Km/h
Road Class (Number):	L-7042
Existing Alignment:	Good
Design Proposal:	General Conditions below to be followed.

Notes

- Part 8 Reference No. PT8RN370 received 10/04/2026 for approval for the Redevelopment and extension of the Roscommon Leisure Centre, Ardnanagh, Roscommon, Co. Roscommon. The proposed works will include the following: • Redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities. • Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts • Perimeter trail for recreational walking, running, cycling and wheelchair usage • Outdoor play park • Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking • Landscaping, and all other ancillary and associated development. • All other associated site and ancillary works

Comments

The Roads Section does not have concerns to the proposal in principle subject to the consideration of the following observations;

- The raised table at the L-7042/L-7048/L-70425 junction should be extended to the south to include for pedestrian crossing on the Aras an Chontae side of the table.
- Provision should be made for Age Friendly and Parent and Child Parking spaces in the carpark adjacent to the main entrance of the proposed Leisure Centre
- It is unclear as to the make-up of the overrun area at the L-7042/L-70425 junction. Any change in level between the overrun area and the road carriageway along the line of the pedestrian crossing shall be DMURS compliant

It is also recommended that the general conditions below are followed.

General Conditions

1. In accordance with the CDP the development shall not cause a traffic hazard. There shall be no parking of works vehicles on the public road during construction. The Contractor should have a suitable compound on site for all works vehicles.
2. Sightlines should be maintained clear from obstruction/overgrowth as per submitted drawings.
3. All works to footpaths, junctions, road crossing etc. should be in accordance with DMURS.
4. No surface water runoff from the site shall discharge onto the public road. Existing roadside drainage shall not be impaired by the proposed development.
5. All on site surface water design and attenuation to be treated by nature-based solutions in so far as possible.
6. Any damage to existing public road, footpath or other public facilities or services caused by the proposed development shall be fully reinstated to the satisfaction of Roscommon County Council, Roads Department.
7. Reinstatement of the road surface for all service trenches to be in compliance with the Purple Book for Road Opening and Reinstatement criteria.

Signed: Seamus Lough

Date: 22/05/2026

Executive Engineer
Roads Department
Roscommon County Council

From: Vera Mahon <vemahon@gmail.com>
Sent: Monday 18 May 2026 21:23
To: Regeneration
Subject: Tennis courts

You don't often get email from vemahon@gmail.com. [Learn why this is important](#)

Caution: This email originated outside the organisation and may be malicious. Report all suspicious emails immediately by using the Meta Phish button above.

Hi,

I'm very disappointed to see that there is only one tennis court planned for the proposed i'ROS park. There is a lot of interest in tennis in Roscommon with tennis lessons taking place over the past few summers. There were originally 6 tennis courts there and I feel we should retain at least two.

Kind Regards,

Vera Mahon

From: Cahal Mahon <mahonc68@gmail.com>
Sent: Monday 18 May 2026 15:01
To: Regeneration
Subject: iROS Project

You don't often get email from mahonc68@gmail.com. [Learn why this is important](#)

Caution: This email originated outside the organisation and may be malicious. Report all suspicious emails immediately by using the Meta Phish button above.

Dear Roscommon Co.Co.,

In relation to the proposed plans for the new iROS Park Project, I think it is disappointing that the no. of tennis courts is being reduced to just 1 court.

Looking at the planned drawings for the park, could a 2nd tennis court not be included alongside the planned court? There seems to be a brown-shaded area beside the tennis court that doesn't have a no. allocated to it, so it would appear that this area is not designated for any activity in particular.

regards
Cahal Mahon
mahonc68@gmail.com

Submission Details

Submitter

Name	Rosaleen McCourt
Address	5 Hyde Court Golf Links Road F42 XC04 F42 PY52
Note	Further to my previous submission (details below) I would like to add that for Outdoor Lawn Bowling an astroturf surface is perfect. We do not require any special measured areas as we do not enter any competitions. We are under the Active Age Initiative so meet regularly for exercise, being outdoors and mixing socially, all of which are very important in a community which has a high population of over 65s. Previous Submission "Active Age Roscommon Town set up in 2019, in conjunction with Roscommon Co Council and Roscommon Sports Partnership, an outdoor lawn bowling group which has been very successful and is still running twice weekly. The location where we play was kindly organised by Roscommon Co Council for Hawthorn Drive Astroturf Pitch two mornings, Monday and Wednesday, per week. This new development is greatly welcomed in the town and is badly needed. I would love to see a Lawn Bowling Pitch alongside the Tennis Courts as I am sure there would be of great interest to the general public along with the schools. It is very important to have an inclusive sport for all ages which is easily adaptable for special needs and disabilities". Sligo have a Lawn Bowling Pitch, which I visited as they do open days on Sunday mornings. The pitch is alongside their Tennis Courts with the view that if the Lawn Bowling didn't work it could be converted into a tennis court. (Sligo run a very successful Lawn Bowling Club run by Graham Cawley.) " Thank you for the opportunity to make a submission. Regards Rosaleen McCourt on behalf of Roscommon Outdoor Lawn Bowling

In relation to application

Application Number	PT8RN370
Applicant Name	Roscommon County Council
Development Address	Ardnanagh Roscommon F42 PY52

Submission from Roscommon LEADER Partnership

Re: Development of an Indoor Recreation and Outdoor Sport (IROS) Park in Roscommon Town

Roscommon LEADER Partnership warmly welcomes and strongly supports the proposed development of an Indoor Recreation and Outdoor Sport (IROS) Park in Roscommon Town by Roscommon County Council.

This initiative represents a progressive and strategic investment in the social, recreational and economic fabric of the county. The development of a modern, inclusive IROS facility will significantly enhance quality of life for residents of all ages and abilities, while reinforcing Roscommon Town's role as a key hub for community activity, wellbeing and engagement.

From a community development perspective, the project aligns closely with the objectives of the LEADER Programme, as well as the Social Inclusion and Community Activation Programme (SICAP), both of which are delivered locally by Roscommon LEADER Partnership. In particular, the proposed IROS Park presents a valuable opportunity to support SICAP's goals of reducing poverty, promoting social inclusion and increasing access to community-based services for disadvantaged and marginalised groups.

The availability of a high-quality, accessible recreational space will enable the delivery of targeted programmes that engage individuals who may otherwise face barriers to participation, including young people at risk of disadvantage, older adults, people with disabilities and those experiencing long-term unemployment or social isolation. The IROS Park can act as a neutral, welcoming environment where individuals are supported to build confidence, develop skills and connect with their community.

Furthermore, the development strongly complements the objectives of the Social Prescribing Programme, which Roscommon LEADER Partnership also delivers. Social prescribing recognises the importance of non-clinical supports in improving health and wellbeing, particularly for individuals experiencing loneliness, mental health challenges or chronic conditions. The IROS Park would provide an ideal setting for a wide range of social prescribing activities, including guided physical activity programmes, group-based wellbeing initiatives and informal social engagement opportunities.

Access to both indoor and outdoor facilities will be especially beneficial in ensuring continuity of programmes throughout the year, allowing service providers to deliver consistent supports regardless of weather conditions. The integration of recreational, social and wellbeing functions within a single accessible space will enhance the effectiveness and reach of both SICAP and Social Prescribing interventions locally.

In addition to its social benefits, the IROS Park has strong potential to contribute to the local economy by attracting visitors, supporting local enterprises and enhancing the overall appeal of Roscommon Town as a place to live, work and visit. It may also create opportunities for community-led initiatives, training programmes and employment pathways linked to facility management and programme delivery.

Roscommon LEADER Partnership particularly welcomes the opportunity for the IROS Park to serve as a collaborative platform for a wide range of stakeholders, including community and voluntary groups, sports organisations, youth services, health and wellbeing providers and statutory agencies. Such collaboration will be key to maximising the long-term impact and sustainability of the facility.

We also encourage the continued emphasis on accessibility, inclusivity, environmental sustainability and meaningful community consultation throughout the design and development process. Ensuring that the facility reflects the needs of local communities, particularly those most marginalised, will be critical to its success.

In conclusion, Roscommon LEADER Partnership fully supports the development of the IROS Park and commends Roscommon County Council for its leadership and vision. We believe this project represents a significant opportunity to deliver lasting social, health and economic benefits for Roscommon Town and the wider county, while also strengthening the delivery and impact of SICAP and Social Prescribing supports.

Submission Details

Submitter

Name	Helen McGinty
Address	Tourist Information Office The Square F42 PY73 F42 PY52
Note	

RECEIVED: 11/05/2026

In relation to application

Application Number	PT8RN370
Applicant Name	Roscommon County Council
Development Address	Ardnanagh Roscommon F42 PY52

Re: Redevelopment and extension of the Roscommon Leisure Centre, Ardnanagh, Roscommon, Co. Roscommon.

To whom it concerns,

Roscommon Town Team Ltd strongly supports the proposed development of an Indoor Recreation and Outdoor Sport (IROS) Park in Roscommon Town by Roscommon County Council.

Roscommon Town Team supports the following proposed works: -

- Redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities.
- Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts
- Perimeter trail for recreational walking, running, cycling and wheelchair usage
- Outdoor play park
- Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking
- Landscaping, and all other ancillary and associated development.
- All other associated site and ancillary works.

Roscommon Town Team believe this project represents a significant opportunity to deliver lasting social, health and economic benefits for Roscommon Town and surrounds.

Sincerely,



Helen McGinty



Comhairle Contae
Ros Comáin
Roscommon
County Council



An Roinn Ealaíon, Oidhreachta,
Gnóthaí Féilgiúnaíochta, Tuisithe agus Gaeltachta
Department of Arts, Heritage,
Regional, Rural and Gaeltacht Affairs

Chairperson:
Secretary:
Treasurer:
Co. Registration No:

Marion Keigher
Larry Brennan
Helen McGinty
662165

Address: Tourist Information Office
Harrison Hall, Market Square,
Roscommon Town, Co. Roscommon
F42 PY73



01 April 2026

TO WHOM IT MAY CONCERN

On behalf of the Board of Management of Mercy College Roscommon, formerly known as Convent of Mercy Roscommon, I hereby confirm the full support of the Board of Management for the proposed development of the Indoor Recreation and Outdoor Sport (IROS) Park.

Yours sincerely,



Miriam Hunt
Secretary to the Board of Management

Appendix B

Notices of Proposed Development (Newspapers and Site Notice)



Comhairle Contae
Ros Comáin
Roscommon
County Council

Roscommon County Council

Working to make Roscommon
your county of choice



LOUGH FUNSHINAGH CLIMATE ADAPTATION PROJECT

PUBLIC CONSULTATION EVENT NO. 3 – ROUTE OPTIONS

Roscommon County Council wish to invite the public to the Lough Funshinagh Climate Adaptation Project Public Consultation Event No. 3 (Route Options Display) to be held on Tuesday 14th April 2026 in the Hodson Bay Hotel, Hodson Bay, Athlone, N37 XR82 from 16:00-20:00 hrs.

The meeting is open to all members of the public where representatives from the project team and Roscommon County Council will be in attendance.

Submission can be accepted at the event or from Tuesday 14th April 2026 until Friday 22nd May 2026 via <https://consult.roscommoncoco.ie>

Mark Keaveney
Director of Services
Economic, Planning and Physical Development



MWP



ARUP

NOTICE IN RELATION TO SPECIFIED DEVELOPMENT

PROPOSED INDOOR RECREATION AND OUTDOOR SPORT (iROS) PARK

Notice is hereby given pursuant to the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Article 81 of the Planning and Development Regulations 2001 (as amended) that Roscommon County Council proposes carrying out the following works:

Redevelopment and extension of the Roscommon Leisure Centre, Ardnagh, Roscommon, Co. Roscommon.

The proposed works will include the following:

- Redevelopment and extension of the existing Roscommon Leisure Centre to accommodate an indoor six-court sports hall, gymnasium, flexible multipurpose studio spaces, changing provision and café facilities.
- Replacement of the existing playing pitches with outdoor floodlit 3G GAA pitch, Outdoor floodlit 3G football pitch & Outdoor MUGAs, pétanque/boules area, ball wall and the relocation of existing tennis courts
- Perimeter trail for recreational walking, running, cycling and wheelchair usage
- Outdoor play park
- Enhancements to site access and provision of a new car park, including accessible parking, EV parking, coach/bus bays, bicycle parking
- Landscaping, and all other ancillary and associated development.

An Appropriate Assessment screening report and Environmental Impact Assessment screening report in respect of the development have been carried out and are available for inspection. The reports concluded that a full EIAR is not required, and that the development does not need to proceed to Stage 2 Appropriate Assessment.

Where any person considers that a development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of publication of the notice referred to in article 81(2), apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have such effects.

Plans and particulars of the proposed development will be available for inspection at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from 10th April 2026 until 11th May 2026 inclusive, during office hours at the offices of Community and Enterprise, Roscommon County Council, Áras an Chontae, Roscommon Town - telephone 09066 37100. Plans and particulars of the proposed development are also available for inspection online using the following link: <https://planning.localgov.ie/>

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated may be made before 4pm on the 25th May 2026, via <https://planning.localgov.ie/> or alternatively in writing or email marked "Proposed Indoor Recreation and Outdoor Sport (iROS) Park" and submitted to: Roscommon County Council, Regeneration, Áras an Chontae, Roscommon Town F42 VR98 or email regeneration@roscommoncoco.ie

Signed:
Mark Keaveney, Director of Services
Áras an Chontae, Roscommon Town
Email: regeneration@roscommoncoco.ie

Date of Notice: 10th April 2026





COMHAIRLE CONTAE ROS COMÁIN
ROSCOMMON COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) – Part 8
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Signed: - Mark Keaveney
Director of Services
Áras an Chontae
Roscommon Town
Email: regeneration@roscommoncoco.ie

Date of Notice: 10th April 2026

Appendix C. Plans and Particulars

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