

Comhairle Contae
Ros Comáin
Roscommon
County Council

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Roscommon County Council

CHIEF EXECUTIVE'S REPORT

Ballaghaderreen Carparking Scheme

Part 8 Development

9th October 2025



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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 Part XI 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 Ballaghaderreen Carparking Scheme. The consultation process for this project commenced on 8th August 2025 and closed on 19th September 2025. Within this period 34No submissions were received. 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 carparking facilities as detailed later in this report.

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 8th August 2025. Site notices were erected at three locations within the proposed development area.

Plans and particulars of the proposed development were placed on public display 8th August 2025

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 Department of Housing, Local Government & Heritage
- An Taisce
- Fáilte Ireland
- Irish Water
- The Arts Council

Further consultation was undertaken within Roscommon County Council, with plans and particulars of the proposed development issued to the following:

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

Submissions and/or observations regarding the proposed development were accepted up to and including 19th September 2025

2.0 Nature and Extent of the Proposed Development

The works to be carried out as part of the Ballaghaderreen Carparking Scheme will include the following;

- Provision of a new carpark in “The Plots” area in the backlands to the north of Barrack St.
- New access road and footpath linking the existing Plots Carpark with the new Plots Carpark.
- Upgrade of the pedestrian walkway between the new Plots Carpark and the Square
- Provision of 14No additional parking spaces in the Square to include disabled and age friendly parking
- Landscaping, public lighting, drainage and associated services
- All other associated Site and Ancillary Works.

3.0 Environmental Considerations

An Environmental Impact Assessment (EIA) screening report for this proposed public realm enhancement project was carried out. The purpose of the report was to screen the proposed project to establish whether it requires Environmental Impact Assessment (EIA) and as a result if an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

Having considered the nature, scale and location of the proposal, the characteristics and location of the proposed development, and having regard to the characteristics of potential impacts, it was considered that the proposed project was unlikely to give rise to significant environmental impacts.

It should also be noted that a separate Appropriate Assessment Screening Report was undertaken for the proposed project. This concluded that the proposed Ballaghaderreen Carparking Scheme is not likely to have significant effects on any European site.

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 8th August 2025.

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 2018 to 2027, the National Development Plan (NDP) 2018-2027. 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. The first NSO as set out in Project Ireland 2040, aims to address the issue of

securing compact growth and states *“Compact and smart urban growth will be pursued to ensure sustainable growth of more compact urban and rural settlements, supported by jobs, houses, services and amenities, rather than continued sprawl and unplanned, uneconomic growth”*.

Arising from Project Ireland 2040, the Rural Regeneration and Development Fund (RRDF) has been established to support more compact and sustainable development, through the regeneration and rejuvenation of Ireland’s towns villages and rural areas, in line with the objectives of the National Planning Framework and National Development Plan. This is to enable a greater proportion of housing and commercial development to be delivered within the existing built-up footprints of our towns and villages and to ensure that more parts of our urban areas can become attractive and vibrant places in which people choose to live and work, as well as to invest and to visit.

The proposed Ballaghaderreen Carparking Scheme, prepared by Roscommon County Council as project leader, in collaboration with Ballaghaderreen Business and Community representatives mediation and BDP Consultants has been tailored to provide a carparking solution to meet the needs of the town centre. The proposed main car park in the Plots is conveniently located within 60m of the Square, while the additional spaces located within the Square serve the needs of those of more limited mobility with direct access to surrounding businesses.

It is intended that the new parking scheme will compliment the ongoing public realm enhancement scheme and that the community and visitors will benefit from a revitalised amenity infrastructure within the town centre which will bring with it the benefits of an enhanced public realm and an increase in town centre footfall.

It is envisaged that the new Plots Carpark will integrate with the proposed masterplan for development of the entire Plots area to stimulate opportunities for new residential and commercial development within the town. This town centre investment will support the delivery of new services and amenities which will help to achieve the ‘resilient communities’ and ‘compact growth’ ambitions that underpin Project Ireland 2040.

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.

Roscommon County Development Plan (RCDP) 2022-2028

The Roscommon County Development Plan 2022-2028 (and any subsequent variations to the Plan) 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 requirements of Roscommon County Council to seek to advance developments which are considered to be consistent with the proper planning and sustainable development of County Roscommon.

RCDP seeks to promote the regeneration and renewal of towns and villages throughout County Roscommon, and create healthy place-making by improving the attractiveness, quality, design, viability and vibrancy of towns and villages

Having regard to the nature of the works proposed, the development as proposed is deemed to be consistent with the policies and objectives of the current County Development Plan as set out below:

RCDP seeks to promote the regeneration and renewal of towns and villages throughout County Roscommon, and create healthy place-making by improving the attractiveness, quality, design, viability and vibrancy of towns and villages.

Chapter 4 of the Plan – Towns and Villages, principally 4.2 addresses opportunities to develop urban centres, which is associated with the principles of ‘Placemaking’.

In the context of improvement in the public realm and a more pedestrian friendly environment, Policy Objective TV 4.9 aims to encourage the redevelopment of centrally located vacant and/or underutilised areas within towns and villages.

Policy Objectives 4.10 and 4.11 identify priority intervention projects, which will create a sense of place and also encourage funding initiatives to support and deliver social and physical regeneration of towns like Ballaghaderreen.

The Plan encourages the promotion of initiatives to enhance the character and urban design quality of the County’s towns to ensure that they are attractive places to live, invest and visit.

It is considered that the proposed car park development is designed to reimagine an underutilised area of the town, to provide additional car parking spaces which also demonstrate accessibility and permeability into the town core.

Ballaghaderreen Settlement Plan 2022-2028

The overarching aim of this Settlement Plan is to provide a framework for the development to take place in a coordinated, sensitive and orderly manner, thereby safeguarding both the built and natural environment in and around the town’s central urban environs.

The policies and objectives of the Ballaghaderreen Settlement Plan are consistent with and support the strategic aims and objectives of the County Development Plan. In relation to the Town Core, BN 4 aims to Promote the development of the Town Core as an intensive, high quality, well-landscaped and accessible environment. Facilitate an appropriate mix of residential, commercial, service, tourism, enterprise, public and community uses that provides a range of services, facilities and amenities to serve the local community and visitors to Ballaghaderreen.

The proposal to enhance the backlands ‘Plots’ area of the town, to create an accessible and linked car park, is deemed broadly consistent with the policies and objectives set out within the existing Ballaghaderreen Settlement Plan.

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 which were notified of the proposed development:

- Uisce Éireann
- Department of Housing, Local Government & Heritage

Copies of the referral responses received are attached (see Appendix B)

Chief Executive's Response to Submissions from Prescribed Bodies

A detailed synopsis of the referrals received, along with the Chief Executive's response and recommendation to each referral are outlined below.

Submission No. 1	
Name & Address: Uisce Éireann	
Issue Raised	CE Response
• Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.	• Noted and agreed.
Submission No. 28	
Name & Address: Department of Housing, Local Government and Heritage, Custom House, Dublin Ireland D01 W6X0	
Issue Raised	CE Response
Due to the scale of the development the Department recommends that Archaeological Monitoring, as described below, should be required as a condition of planning. Archaeological Monitoring shall be carried out under the terms of a licence issued by this Department. Archaeological Monitoring • The applicant is required to employ a qualified Archaeologist to monitor all groundworks associated with this development. • 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	• Noted and agreed.

to obtain a licence to carry out the work. • The Report of the Archaeological Monitoring should include photographs of the area before, during and after monitoring has taken place, as well as detailed photographs of specific areas, as required. • A Key Plan, clearly showing the location and direction from which photographs were taken should be included in the Report. (An annotated Site Location Map will suffice for this purpose). • Should archaeological material be found during the course of monitoring, the Archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the Archaeologist in recording any material found. • The Planning Authority and the Department shall be furnished with a report describing the results of the monitoring. Reason To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.	
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Internal Referrals

Internal consultation referrals were sent to the Planning Department, Roads and Transportation Department and Boyle Municipal District Office of Roscommon County Council.

One internal consultation response was received from the Planning Department and is summarised below:

“It is recognised that the works aim to provide additional car parking within the central urban environs of Ballaghaderreen. It is hoped this car park development, deemed necessary, will be actively utilised by all stakeholders and may serve as a catalyst for additional development within this area of the town..... The development will support the transformation of a central, underutilised area of the town into a visually amenable and functional space”.

“It is concluded that the proposed scheme accords well with the policies and objectives as well as the development management guidelines and standards of both the RCDP 2022–2028 and the associated Ballaghaderreen Settlement Plan”.

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

• *All proposed hardscaping, landscaping and surface finishes, along with all associated materials associated with this scheme should be of high quality and be durable.*

• *Landscaping should be undertaken in accordance with the details lodged and any failed hedges, shrubs, trees, grassed areas and/or flowers should be replaced as soon as reasonably possible, in accordance with best horticultural practice.”*

Chief Executive’s Response to Internal Referral from Planning Department

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

6.0 Consultation / Submissions

In addition to the referral responses detailed above, 34 No submissions in respect of the proposed development were received, these can be viewed in Appendix A.

A summarised version of the submissions is set out below. Detailed analysis of the submissions has been carried out and 11 recurring themes identified. A detailed response to each theme has been prepared as set out in the table below. These detailed responses are used to provide a response to the concerns raised in each individual submission. It should be noted that each submission in its entirety has been fully considered, in preparation of this Chief Executive’s Report.

Response No	Description	Detail
1	Consultation	Extensive consultation has been carried out with the local community and businesses in relation to the new proposals which have been drawn up based upon the agreed position following the recent mediation process. 2 No well attended in-person public consultation events were held in Ballaghaderreen Library over 2 days on 27 th & 28 th August 2025. The plans of the proposed works were on display throughout these events and representatives from RCC and the Design Team were available to address any queries or concerns raised.
2	Roundabout Design & Road Widths	The roundabout has been designed as a mini roundabout in accordance with DMURS, allowing longer vehicles to cross over the central island. Tracking analysis has been carried out on the design confirming that the proposed layout can accommodate HGV movements. Narrowing of the carriageways is designed in accordance with DMURS to encourage lower vehicle speeds within the urban center, leading to improved safety for pedestrians and all road users.
3	Additional Parking	In line with the agreed outcome of the mediation process, the new proposals (when compared to the previously approved scheme) provide for an additional 14 parking spaces within the Square together with 49 new spaces in close proximity in the new Plots carpark, providing improved accessibility to the town centre for all users. The design of the parking and associated entrances / exits is in accordance with DMURS and subject to safety audit. Vehicles entering and exiting the Square will be intermittent and slow moving and there is ample space provided for all manoeuvres. With drivers arriving at and leaving this area periodically throughout the day, an increase in congestion is not envisaged.
4	Plots Carpark – Land Purchase & Development	Land purchase negotiations are ongoing. Roscommon Co Co Chief Executive has confirmed the Councils commitment to acquiring the required land. In accordance with mediation agreement, Part 8 approval to be secured prior to works commencing in the Square. RCC will bring forward the new Plots carpark detailed design and construction under RRDF or other applicable funding schemes (Note: RCC has an RRDF application submitted to the Dept for the design stage).
5	Landscape Design and Maintenance	The planting arrangement is designed to soften the public realm design and create a more sustainable, natural and eco-friendly friendly environment in the urban center. The extent of the soft landscaping is considered appropriate for the location. Notwithstanding, following comments raised at the public consultation event, it has been decided to omit 2 small areas of planting in the Square adjacent to the parking area and replace this with a line of bollards. This is to facilitate better use of the space on occasions where the entire Square is closed for an event. All trees selected will be suitable for a town centre environment and will be detailed with appropriate anchoring to suit the requirements. Maintenance of beds has now resumed following contractors return to site and his obligations in this regard will continue until 1 year after works completion. This will ensure the establishment of all planted areas prior to these being handed back to the council. The council is aware of the challenges of maintenance across the County

		and are in the process of establishing a resource to assist & support local communities to ensure an adequate resource for the continued up keep of public realm green areas following this initial establishment period.
6	Cathedral St	In line with the mediation agreement, Cathedral St layout has been redesigned to eliminate parking on one side and increase the carriageway width. Kerblines at Pound St junction also to be realigned to improve accessibility for larger vehicles.
7	Closing of Square Through Road	The creation of a public multi-use open space in the Square is central to the ethos of the scheme and associated funding approval. Closing the through road in the Square responds to competing demands for vehicles and pedestrian safety and provides improved segregation between traffic and pedestrian movement and eliminates the oblique junction with Barrack St where sight lines were problematic. The new proposals have been developed in line with the outcome of the recent mediation process.
8	Safety / Security / Anti-Social Behaviour	RCC is committed to a collaborative approach, working with the community in Ballaghaderreen and the Local Community Safety Partnership including An Garda Síochána, to enhance and improve safety and address anti-social behaviour. The new Plots carpark is to be developed as part of overall masterplan for revitalisation of Plots area. Safety, security considerations will inform the design of this development, together with appropriately designed public lighting. The increased passive surveillance associated with open civic spaces should also contribute to the management of anti-social behaviour. Passive surveillance will also improve in the new Plots Carpark as the masterplan develops in the years ahead, with the proposed new community park forming the first stage of the development in 2026.
9	Disabled Parking	2nr. Disabled bays will be provided and relocated to the north-west end of the parking area. 2No age-friendly spaces are already included. Reference attached amended GA Drawing LP 201.
10	Wildlife surveys	Any necessary wildlife surveys to be carried out in advance of any works commencing in new plots Carpark. Specific proposals will be developed as required to address any protected species or habitats identified.
11	Loading Bay	New proposals are in accordance with mediation agreement - RCC are happy to provide a loading bay within the parallel parking bays in / around the Square if acceptable location can be identified / agreed with the local community and businesses.

Chief Executive's Response

A detailed synopsis of the 34 submissions, along with the Chief Executive's response and recommendation in relation to submissions are outlined below. Having regard to the volume of submissions received in the interest of practicality the submissions which have been addressed in this report can be viewed if required. An electronic copy of the submissions will be made available together with this report to the Boyle Municipal District elected members as

presented at the Boyle Municipal District meeting on 14th October 2025. In addition, the original submissions received will be made available for inspection at the Boyle Municipal District meeting on the 14th October 2025.

Ballaghaderreen Carparking Scheme - Part 8 Planning Submissions				
Submission Number	Date Received	Name & Address	Issue Raised	CE Response
1	07/09/25	Uisce Eireann, PO Box 6000, Dublin 1, Ireland	Refer to Section 5 Referrals.	Noted and agreed
2	29/08/25	Colm Garvey, Rinn, Kilkelly, Co. Mayo	A. Generally in support of the proposals. B. Proposes seating areas next to Bank of Ireland. C. Suggests that the proposed roundabout is too restrictive particularly for HGV s passing through the town. D. Suggests inclusion of car sharing spaces E. Proposes cycle rack near Pound St F. Suggests working with NTA to provide improved bus shelters at The Hatch & Library.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>2 – Roundabout Design and Road Widths</i> • Issues C & F relate to previously approved scheme and are not material to the proposals under consideration. • Bench seating is included in the previously approved scheme. Locations vary in new arrangement - as per General Arrangement Drawing No LP 201. • To encourage a turnover of carparking availability in the Square it is not deemed suitable to place car sharing facilities within this area. Given that they often can go unused for longer periods, these would be better placed in the Plots Car Park. RCC

				would be open to provision of same if an approach materialises from a provider. • 3nr cycle stands (6 bicycles) are provided in front of the chemist in the previously approved scheme. These will be retained in the proposed scheme with a slight adjustment in location as per General Arrangement Drawing No LP 201. A further 4No cycle stands are also provided to the east of the access road into the new parking area as per the above drawing. • RCC are engaging with NTA in relation to the provision of bus shelters at the new Pound St bus stop. Underground ducting has already been laid as part of the current works, to accommodate the servicing of the new shelters. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
3	03/09/2025	Colm Durkin, Kilcolman, Ballaghaderreen, Co. Roscommon F45 XP83	A. Objection to the reduction of car parking spaces in the town centre. B. Concern regarding narrow access to and from the new proposed car park. C. Noted that no land has been acquired as of yet for the proposed car park. D. Suggests that the proposed roundabout	Response Please refer to detailed responses in Section 6.0 of the report above. 2. Roundabout Design & Road Widths 3. Additional parking 5. Plots Carpark - Land Purchase &

			is too restrictive particularly for HGV s passing through the town.	<i>Development</i> • Issues A & D relate to previously approved scheme and are not material to the proposals under consideration. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
4	08/09/2025	Angela Beirne, Kilcolman, Ballaghaderreen, Co. Roscommon	A. Objection to the ongoing works. B. Concern raised regarding general accessibility issues, with particular reference to children having to cross 2 busy roads to get to school. C. Busses to school previously used Church carpark but wide footpaths make access to carpark more difficult. D. Noted that flower beds have been left unattended for a number of months now. E. Concern raised regarding accessibility for emergency vehicles on Cathedral St. F. Suggests that closing the through road in Square will cause traffic problems.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>5. Landscape Design & Maintenance</i> <i>6. Cathedral St</i> <i>7. Closing of Square Through Road</i> • All issues raised relate to previously approved scheme and are not material to the proposals under consideration. • New proposals include for level access throughout the Square including the proposed parking area. Under separate proposals, and in line with the mediation agreement, a pedestrian crossing is to be installed at Charlestown Rd bus stops.

				RCC liaising with bus companies in relation to arrangements for pick up and drop off on Charlestown Rd and Pound St. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
5	08/09/2025	Maura Lowry, mauralowry@gmail.com	A. Suggests that the new Plots car park needs to be completed before the work starts on the square as it will hugely impact on businesses and jobs. B. Suggests that the through road should stay on the square as it helps reduce congestion near the library. C. Concern regarding lack of loading bay in the Square and resultant traffic tailbacks.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>7. Closing of Square Through Road</i> <i>4. Plots Carpark - Land Purchase & Development</i> <i>11. Loading Bay</i> Issue B raised relate to previously approved scheme and is not material to the proposals under consideration. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
6	14/09/2025	Denise Deery, denisedeery1@gmail.com	A. Concern raised regarding closing the through road in the Square. B. Concern raised regarding the long walk	Response In addition to the specific responses

			back up the hill to get to the Bank or chemist, especially for the elderly or people with young children or those who have medical conditions. C. Suggests that the Square development is dangerous. Concern raised regarding entry/ exit traffic from new parking area in the Square converging with 2-way traffic on Barrack Street. D. Suggests that a public outdoor space in the Square is not a necessity in Ballaghaderreen and will lead to increase in unacceptable anti-social behaviour issues in the town. E. The seat and wide footpath up at the Cathedral on Chapel Lane has already accelerated anti-social behaviour. F. Suggests that the Plots carpark will be underused as people are very reluctant to park in the backways of the town for safety reasons, noting that the already well illuminated Square hasn't deterred such behaviour. G. Concern raised regarding likelihood of delays and accidents due to vehicles entering and exiting the new carpark via the existing route opposite Sharkeys, noting that on each side of that entrance/exit is a large flowerbed or paved protruding area which require a wide turn on the part of the vehicle exiting on to a very busy Barrack's St. H. Suggests that the above	outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>5. Landscape Design & Maintenance</i> <i>6. Cathedral St</i> <i>7 Closing of Square Through Road</i> <i>8. Safety Security Anti-Social Behaviour</i> • Issues A, B, D, E, & H raised relate to previously approved scheme and are not material to the proposals under consideration. • Proposed new parking spaces in the Square are in close proximity to Bank and Chemist. • All streets & key junctions have been tracked by our design teams to ensure all manoeuvres can be made safely at slow speeds, in line with DMURS guidance. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
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			flowerbeds/pavement areas need to be removed together with the recently installed footpaths on the access road to the Plots to create ample space for two vehicles to meet in that entrance.	
7	15/09/2025	Bridget Coleman, Edmondstown, Ballaghaderreen F45A272	A. Requests 2 No disabled spaces and 2 No age friendly spaces outside Bank of Ireland. B. Concern raised regarding access for vehicles, particularly emergency vehicles on Chapel Lane / Cathedral St.	Response Please refer to detailed responses in Section 6.0 of the report above. 6. Cathedral St 9. Disabled parking • Issue B raised relates to previously approved scheme and is not material to the proposals under consideration. Recommendation The details of the submission have been noted. <i>Having considered the concerns raised the CEO recommends that one of the new standard parking spaces in the Square be replaced with an additional disabled space and that the 2No disabled spaces are moved to the western end of the parking bay (closer to Bank of Ireland and Chemist), Refer to amended GA Drawing LP 201 in Appendix D.</i> Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.

8	17/09/2025	Kathleen McHugh, McHughs Wholesale , Main St., Ballaghaderreen, Co. Roscommon	General objection expressed.	Noted.
9	17/09/2025	Pat Towey	A. Industry on the Dublin side of Town very dependent on the passing vehicle. The by pass in 2014 resulted in the loss of 30% of my trade. B. The proposed works and parking challenges will further discourage an older generation from coming into town.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> • Issues A & B raised relate to previously approved scheme and are not material to the proposals under consideration. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
10	17/09/2025	Paul McHugh, McHughs Wholesale, Main Street, Ballaghaderreen, Co. Roscommon	General objection expressed.	Noted
11	18/09/2025	Ailin O'Hara, Roosky, Ballaghaderreen, Co. Roscommon F45A893	• Objection due to parking spaces on the square only accessible via a single entrance/exit. This, combined with the narrowing of the existing carriageway from 3 lanes to 2, will cause a backlog of traffic on the square, especially at school times.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>4. Additional Parking</i> Recommendation The details of the submission have been

				noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
12	18/09/2025	Aodhan Egan, Barrack St., Ballaghaderreen, Co. Roscommon F45VP92	General objection to the following: A. The development of the square B. The closing of the road at bank of Ireland C. The removal of the parking on the square D. The amount of plants being put in place	Response Please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>5. Landscape Design & Maintenance</i> <i>7. Closing of Square Through Road</i> • All Issues raised relate to previously approved scheme and are not material to the proposals under consideration. Recommendation The details of the submission have been noted. <i>Having considered the concerns raised the CEO recommends the omission of 2 small areas of planting in the Square adjacent to the parking area and replace with a line of bollards. This is to facilitate better use of the space on occasions where the entire Square is closed for an event, Refer to amended GA Drawing LP 201 in Appendix D.</i> Apart from the aforementioned no amendments to the scheme as published are recommended as part of this submission.

13	18/09/2025	Brian Mulligan, Cloverhill Ballaghaderreen Co. Roscommon. F45VX81	Absolute opposition expressed. A. Widening footpaths and narrowing of the carriage ways will have hugely detrimental consequences for our town. B. The loss of car parking spaces on and around the square will cause people to shop elsewhere. C. The proposed Plots carpark will be an unused and very expensive white elephant, as it is perceived to be an unsuitable and unsafe area. D. Suggests that the residents and businesses in Ballaghaderreen are best placed to know what works and what will not work in our town and that this plan as it stands will not work.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>1. Consultation</i> <i>2. Roundabout Design & Road Widths</i> <i>3. Additional Parking</i> <i>8. Safety/ Security/ Anti-social Behaviour</i> • Issues A, B & D raised relate to previously approved scheme and are not material to the proposals under consideration. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
14	18/09/2025	Claire Kerrane, Lissacurkia Tibohine Castlerea F45EC44	A. Welcomes the proposed changes include parking on The Square. B. Remains concerned as to the huge reduction of parking available on the Square. C. Remains concerned as to the closure of the through-road in front of Bank of Ireland. D. Welcomes the new carpark noting that it will link in well with the new Park. E. Every effort needs to be made to ensure that this carpark is usable to avoid it becoming a hub for anti-social behaviour.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>2. Roundabout Design & Road Widths</i> <i>3. Additional Parking</i> <i>7. Closing of the Square Through Road</i> <i>8. Safety/ Security/ Anti-social Behaviour</i> • Issues B, C & F raised relate to previously

			F. Concerns on width of footpaths also remain and I hope the changes that have been causing problems will also be rectified as promised.	approved scheme and are not material to the proposals under consideration. • All alterations to the previously approved scheme, outside the redline boundary, will be implemented as agreed through the mediation process. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
15	18/09/2025	Colin Towey, cmtowey@hotmail.com	Absolute strongest objections expressed. A. The development is taking away all the footfall from businesses and making them almost inaccessible. B. Suggests that the square in Ballaghaderreen is iconic and should be left the way it is. C. Suggests that proposed plans are not suitable for a working market town. D. Suggests that no approach has been made to the owners of the land involved in the proposed car park at the plots and that no funding is available. E. Concern regarding only one disabled parking place remaining at the square. F. The flower beds are a mess with weeds and in certain locations, cigarette butts. G. Suggests that flower beds also a hazard in the way they protrude so far into the	Response Please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>4. Plots Carpark - Land Purchase & Development</i> <i>5. Landscape Design & Maintenance</i> <i>7. Closing of the Square Through Road</i> <i>8. Safety/ Security/ Anti-social behaviour</i> <i>9. Disabled Parking</i> <i>10. Wildlife Surveys</i> • Issues A, B, C, F, G, H & I raised relate to previously approved scheme and are not material to the proposals under consideration.

			street, particularly in snow conditions. H. Concern regarding trees in stormy conditions. I. Suggests that the money could be better spent on health services and housing. J. Concern regarding presence of several protected species residing in the plots including bats, red squirrels and numerous species of wild birds.	Recommendation The details of the submission have been noted. <i>Having considered the concerns raised the CEO recommends that one of the new standard parking spaces in the Square be replaced with an additional disabled space and that the 2No disabled spaces are moved to the western end of the parking bay (closer to Bank of Ireland and Chemist), Refer to amended GA Drawing LP 201 in Appendix D.</i> Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
16	18/09/2025	Colleen Towey, topsidemeats@hotmail.com	• Suggests that new Plots carpark should commence before the Square development.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above <i>4. Plots Carpark - Land Purchase & Development</i> Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.

17	18/09/2025	Damien Hanley, The Square Ballaghaderreen Roscommon F45X239	Registered strong objection to the proposed parking changes in The Square and the relocation of parking to “The Plots” area. A. As a first responder and member of the local Fire Brigade, I would be forced to walk almost 10 minutes to reach my car. B. As a resident of The Square I will lose direct access to a parking space outside my own home. C. Concerned about the wider impact on the historic market town, which depends on accessibility and footfall in the town centre. Removing parking from The Square will effectively drive trade and customers away from local businesses. These changes will not revitalise the town—they will damage it, potentially beyond repair.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>7. Closing of the Square Through Road</i> • Issues B & C raised relate to previously approved scheme and are not material to the proposals under consideration. • The parking bay on Market St extends to Hanleys boundary. As per the mediation agreement, this parking bay has now been extended by 2.4m across the front curtilage of Hanleys. This is the maximum extension possible, as it is in close proximity to the adjacent pedestrian crossing. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
18	18/09/2025	Geraldine O'Hara, Rooskey Ballaghaderreen Roscommon F45A893	• Suggests that entrance and exit to the car park will lead to further congestion of traffic. • Suggests that parking is too far away for elderly people to get to the chemist.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report

			• Concern regarding antisocial behaviour which is already an issue in that area so won't be used at night.	above. <i>3. Additional Parking</i> <i>8. Safety/ Security/ Anti-social Behaviour</i> Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
19	18/09/2025	James Towey, jim.towey@hotmail.com	Absolute strongest objections expressed. A. The development is taking away all the footfall from businesses and making them almost inaccessible. B. Suggests that the square in Ballaghaderreen is iconic and should be left the way it is. C. Suggests that proposed plans are not suitable for a working market town. D. Suggests that no approach has been made to the owners of the land involved in the proposed car park at the plots and that no funding is available. E. Concern regarding only one disabled parking place remaining at the square. F. The flower beds are a mess with weeds and in certain locations, cigarette butts. G. Suggests that flower beds also a hazard in the way they protrude so far into the street, particularly in snow conditions. H. Concern regarding trees in stormy conditions.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>4. Plots Carpark - Land Purchase & Development</i> <i>5. Landscape Design & Maintenance</i> <i>7. Closing of the Square Through Road</i> <i>9. Disabled Parking</i> <i>10. Wildlife Surveys</i> • Issues A, B, C, F, G, H & I raised relate to previously approved scheme and are not material to the proposals under consideration. Recommendation The details of the submission have been noted. <i>Having considered the concerns</i>

			I. Suggests that the money could be better spent on health services and housing. J. Concern regarding presence of several protected species residing in the plots including bats, red squirrels and numerous species of wild birds.	<i>raised the CEO recommends that one of the new standard parking spaces in the Square be replaced with an additional disabled space and that the 2No disabled spaces are moved to the western end of the parking bay (closer to Bank of Ireland and Chemist), Refer to amended GA Drawing LP 201 in Appendix D.</i> Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
20	18/09/2025	John Horan, Kilcolman, Ballaghaderreen, Co Roscommon F45 YW94	A. Concerned citizen and lorry driver – proposed works on the Square will create traffic jams and difficult turning manoeuvres and have knock on effect on other streets. B. If the square is blocked of beside the chemist there will be a large back log coming from pound Street. C. Concern regarding loss of parking on the Square and effect on businesses, people with disabilities and the elderly. D. Concern regarding oblique parking to east of the Square and associated reversing manoeuvre into oncoming traffic. E. Concern regarding lack of right turning lane at top of Barrack St and resultant delays. F. Concern regarding turning movements at Charlestown Rd junction and large vehicles meeting at this location.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above <i>2. Roundabout Design & Road Widths</i> <i>3. Additional Parking</i> <i>7. Closing of the Square Through road</i> • Issues B & C raised relate to previously approved scheme and are not material to the proposals under consideration. • Oblique parking is an accepted solution in response to the demand for maximum availability of parking spaces compared to that with parallel parking. • The legacy issues at the Charlestown Rd junction with its oblique angle to Market St, cannot be fully resolved under this scheme,

				however, in line with the mediation agreement, slight adjustments to the junction layout are being implemented to improve the situation as much as possible. Recommendation The details of the submission have been noted. Having considered the concerns raised, the CEO recommends no amendments to the scheme as published as part of this submission.
21	18/09/2025	Liz Hanley, The Square Ballaghaderreen Roscommon F45X239	A. Objection to the proposed parking changes in Ballaghaderreen, specifically the relocation of parking to “The Plots” area. B. Concern as a resident leaving for work at 5am, regarding lack of parking space near her home and distance to new Plots carpark. C. Safety concerns raised regarding walking alone in early hours referring to recent incidents in the town. this risk simply to reach their own vehicles. D. Suggests that she was previously promised parking outside Hanley’s, but now there is only a quarter of a space available. E. Concern regarding relocating parking away from the town centre and lack of convenient access to parking close to homes, leading to accessibility and safety issues.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>7. Closing of the Square Through Road</i> <i>8. Safety/ Security/ Anti-social Behaviour</i> • Issues C & E raised relate to previously approved scheme and are not material to the proposals under consideration. • The parking bay on Market St extends to Hanleys boundary. As per the mediation agreement, this parking bay has now been extended by 2.4m across the front curtilage of Hanleys. This is the maximum extension possible, as it is in close proximity to the adjacent pedestrian crossing.

				Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
22	18/09/2025	Lynda Hanley, lyndahanley05@gmail.com	A. Objection to the proposed parking changes in Ballaghaderreen, specifically the relocation of parking to “The Plots” area. B. Concern as a young student regarding lack of parking space near her home and distance to new Plots carpark. C. Safety concerns raised regarding walking alone in early hours referring to recent incidents in the town. D. Concern regarding relocating parking parking away from the town centre with associated damage to local businesses.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>7. Closing of the Square Through Road</i> <i>8. Safety/ Security/ Anti-social Behaviour</i> • The parking bay on Market St extends to Hanleys boundary. As per the mediation agreement, this parking bay has now been extended by 2.4m across the front curtilage of Hanleys. This is the maximum extension possible, as it is in close proximity to the adjacent pedestrian crossing. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.

23	18/09/2025	Maeve Cormican, Barrack Street, Ballaghaderreen, Co. Roscommon F45R838	A. Objection stating 32 car parking spaces will be lost in a market town where shoppers could park close to the shops and businesses. B. States that land has not yet been purchased for the new carpark. C. Concern regarding closing the through road in the Square. D Concern regarding accessibility for emergency vehicles on Cathedral St. E. Concerns regarding the roundabout and associated traffic congestion and turning manoeuvres for large vehicles. F. Suggests that access to parking on the Square will lead to further congestion. G. Concerns regarding abuse of Age Friendly parking spaces. H. Concerns regarding anti-social behaviour in the Square. I. Concerns regarding maintenance of the flowerbeds? J. Suggests investing in derelict properties and creating rate breaks for businesses.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>2. Roundabout Design & Road Widths</i> <i>3. Additional parking</i> <i>4. Plots Carpark - Land Purchase & Development</i> <i>5. Landscape Design & Maintenance</i> <i>6. Cathedral St</i> <i>7. Closing of the Square Through road</i> <i>8. Safety/ Security/ Anti-social Behaviour</i> • Issues A, C, D, E, H, I & J raised relate to previously approved scheme and are not material to the proposals under consideration. • Age friendly spaces will be clearly demarcated with accompanying signage and RCC would hope that this will be respected by all users. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
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24	18/09/2025	Martina Towey, m.towey05@gmail.com	Absolute strongest objections expressed. A. The development is taking away all the footfall from businesses and making them almost inaccessible. B. Suggests that the square in Ballaghaderreen is iconic and should be left the way it is. C. Suggests that proposed plans are not suitable for a working market town. D. Suggests that no approach has been made to the owners of the land involved in the proposed car park at the plots and that no funding is available. E. Concern regarding only one disabled parking place remaining at the square. F. The flower beds are a mess with weeds and in certain locations, cigarette butts. G. Suggests that flower beds also a hazard in the way they protrude so far into the street, particularly in snow conditions. H. Concern regarding trees in stormy conditions. I. Suggests that the money could be better spent on health services and housing. J. Concern regarding presence of several protected species residing in the plots including bats, red squirrels and numerous species of wild birds.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>4. Plots Carpark - Land Purchase & Development</i> <i>5. Landscape Design & Maintenance</i> <i>7. Closing of the Square Through Road</i> <i>9. Disabled Parking</i> <i>10. Wildlife Surveys</i> • Issues A, B, C, F, G, H & I raised relate to previously approved scheme and are not material to the proposals under consideration. Recommendation The details of the submission have been noted. <i>Having considered the concerns raised the CEO recommends that one of the new standard parking spaces in the Square be replaced with an additional disabled space and that the 2No disabled spaces are moved to the western end of the parking bay (closer to Bank of Ireland and Chemist), Refer to amended GA Drawing LP 201 in Appendix D.</i> Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
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25	18/09/2025	Shane Mulligan, Cloverhill Ballaghaderreen Co.Roscommon F45VX81	A. Objection suggesting that the plan will have a serious detrimental affect on accessibility, parking, trade and road safety in the town. B. Suggests that the streets are being narrowed to keep larger vehicle out of the town centre. C. Suggests that larger vehicles navigating the new town layout will make it less safe for motorists and pedestrians alike.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>2. Roundabout Design & Road Widths</i> <i>3. Additional Parking</i> <i>7. Closing of the Square Through Road</i> • Issues A, B, & C raised relate to previously approved scheme and are not material to the proposals under consideration. • RCC has no plans to eliminate larger vehicles from the town center. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
26	18/09/2025	Valerie Spelman, valerie.spelman@gmail.com	A. Suggests that comments on 2021 planning submission were ignored by RosCoCo. B. Suggests that no representative of regeneration team was present to address objections in 2025 during public plan viewing. C. Concern that location of pedestrian	Response • All Issues raised relate to previously approved scheme and are not material to the proposals under consideration. • All submissions on the previous Part 8 were given full consideration.

			crossing at Barrack Street is causing obstruction of commercial and residential access point - no visibility of oncoming traffic. D. West bound traffic is directed into private property gable wall on Barrack Street where incoherent road narrowing has been built. E. Barrack Street does not support two way traffic under this scheme. F. Structural and cosmetic damage to private property on Barrack Street was not repaired to an acceptable standard. G. The lowest point of Barrack Street has no drainage. RosCoCo did not respond to request to view planning application or plan for location of drains. H. RosCoCo refused to communicate regarding the movement of pedestrian crossing to the location of the public lighting poles on Barrack Street. This location is coherent, safe, not obstructing access points and ensures parking spaces for all residents. Current location is dangerous. Photo of optimal crossing location attached (see submission).	• Both Roscommon Co Co and the Design Team were represented at the recent public consultation. At least one member of the Regeneration team was present throughout. • Previously approved scheme has been designed in accordance with DMURS and is subject to 3 stage Safety Audit. • All carriageways will be clearly roadmarked prior to handover of the scheme. • Previously approved scheme has been designed in accordance with DMURS and is subject to 3 stage Safety Audit. • Any reported structural damage to property will be investigated and, where identified and confirmed as being caused by the works, will be rectified as appropriate, prior to handover of the scheme. • Adequate provision for drainage is available on the lower part of Barrack St. Previous e-mail correspondence between RCC and Ms Spellman confirms that any localised issues will be addressed during final road resurfacing works.
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				• RCC have engaged in person and by email with Ms Spellman in relation to this matter. Works have been constructed substantially in line with approved scheme drawings. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
27	19/09/2025	Anna Marie Kennedy, Barrack Street, Ballaghaderreen	A. Objection to the loss of parking outside the bank of Ireland and the large pavement outside Durkins bar. B. Concern regarding flower beds not being maintained. C. No parking outside my premises.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>2. Roundabout Design & Road Widths</i> <i>3. Additional Parking</i> <i>5. Landscape Design & Maintenance</i> • All Issues raised relate to previously approved scheme and are not material to the proposals under consideration. • Parking bays are available immediately in front of Kennedys premises on Barrack St. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.

28	19/09/2025	Department of Housing, Local Government and Heritage_PART_8, Custom House, Dublin Ireland D01 W6X0	Refer to Section 5 Referrals.	Noted and agreed.
29	19/09/2025	Jacqueline Moriarty, moriartyj80@gmail.com	A. Opposition to new Part 8 for The Square and new car park expressed. B. Suggests that location of new Plots carpark is not safe referencing recent violent incidents in the area. C. Opposition to removing spaces from outside businesses and homes stated.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>7. Closing of Square Through Road</i> <i>8. Safety/ Security/ Anti-social Behaviour</i> • Issue C raised relates to previously approved scheme and is not material to the proposals under consideration. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
30	19/09/2025	James and Finola Lavin, Newsround, Barrack st	• Objection to the part 8 scheme expressed with particular reference to removal of so many car parking spaces.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> • Issue raised relates to previously

				approved scheme and is not material to the proposals under consideration. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
31	19/09/2025	Nuala Egan, Barrack St, Ballaghaderreen, Co Roscommon	• Objection to the removal of car parking and road at The Square expressed.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i> <i>7. Closing of Square Through Road</i> • Issues raised relate to previously approved scheme and are not material to the proposals under consideration. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
32	19/09/2025	Rachel McGarry, jameslavin5@gmail.com	A. Objection to the part 8 development in front of my door particularly the closing of the through road and removal of car parking. B. Concern regarding removal of and loading bays.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>3. Additional Parking</i>

			C. Concern regarding the upkeep of the new flower beds.	<i>5. Landscape Design & Maintenance</i> <i>7. Closing of Square Through Road</i> <i>11. Loading Bay</i> • Issues A & C raised relate to previously approved scheme and are not material to the proposals under consideration. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
33	17/09/2025	Michael Mulligan, The Square, Ballaghaderreen, Co. Roscommon	Objection to the revised Public Realm Plan for the Square, and the proposed car park. A. Concern regarding loss of 32 parking spaces in the Square. B. Suggests that the new Plots carpark was to be constructed first and land is not yet purchased. C. Concern regarding closing of through road and effect on local businesses. D. Concern regarding traffic congestion at new roundabout. E. Suggests plan is dangerous and ill-thought out.	Response Please refer to detailed responses in Section 6.0 of the report above. <i>1. Consultation</i> <i>2. Roundabout Design & Road Widths</i> <i>3. Additional Parking</i> <i>4. Plots Carpark - Land Purchase & Development</i> <i>7. Closing of Square Through Road</i> • Issues A, C, D & E raised relate to previously approved scheme and are not material to the proposals under consideration. Recommendation The details of the submission have been

				noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.
34	17/09/2025	Maureen Mulligan, The Square, Ballaghaderreen, Co. Roscommon	Objection to the revised Public Realm Plan for the Square, and the proposed car park. A. Concern regarding loss of 32 parking spaces in the Square. B. Suggests that the new Plots carpark was to be constructed first and land is not yet purchased. C. Concern regarding closing of through road and effect on local businesses. D. Concern regarding safety of carparks due to antisocial behaviour. E. Concern regarding safety issues making a right hand turn onto Barrack St from plots carpark. F. Concern regarding reduction from 3 lane to 2 lane on Barrack St.	Response In addition to the specific responses outlined below, please refer to detailed responses in Section 6.0 of the report above. <i>2. Roundabout Design & Road Widths</i> <i>3. Additional Parking</i> <i>4. Plots Carpark - Land Purchase & Development</i> <i>7. Closing of Square Through Road</i> <i>8. Safety/ Security/ Anti-social Behaviour</i> • Issues A, C, E & F raised relate to previously approved scheme and are not material to the proposals under consideration. • All streets & key junctions have been tracked by our design teams to ensure all manoeuvre is safe and possible at slow speeds, in line with DMURS guidance. Recommendation The details of the submission have been noted. Having considered the concerns raised the CEO recommends no

				amendments to the scheme as published as part of this submission.
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7.0 Chief Executive's Recommendation

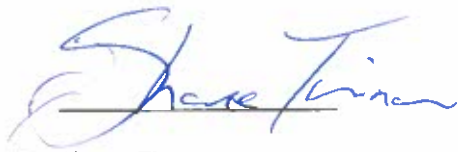
Town centres are experiencing significant changes in their traditional market town functions, as new economies, new retailing and new lifestyle patterns continue to emerge. These changes must be embraced, if towns like Ballaghaderreen are to successfully adapt and thrive to meet the challenges facing the future of our urban centres. The transition to a reimagined Ballaghaderreen brings with it new opportunities for living, working and tourism, as the social and economic benefits from a revitalised town centre are realised.

The ongoing Ballaghaderreen Public Realm Enhancement Scheme was developed with the strategic aim of realising the potential of the town centre to become a safer urban space and a more central part of everyday residential, commercial and community life.

The current proposals, which are the subject of this Part 8 process, aim to further enhance the reimagined urban center of Ballaghaderreen, addressing the issue of long term parking provision going forward. The new parking areas are designed to be convenient and easily accessible from the town centre, with the Square parking in particular affording direct adjacency to essential services including the bank, chemist etc, thus addressing the issue of access for all, including people with disabilities, the elderly and others with limited mobility.

The works that are planned under these proposals will make Ballaghaderreen town centre a more inviting, attractive and functional place in which to live, work and visit.

I recommend that the development hereby presented in this report be proceeded with.



Shane Tiernan
Chief Executive

Date: 9th October 2025

Appendix A
Submissions & Referrals

Planning Ref. No.:	PT8RN276
Description of development:	PART 8 - The construction of a new carpark in “The Plots” area in the back lands to the north of Barrack St, together with additional parking in The Square, Ballaghaderreen. The proposed works will include the following: • New Carpark in “The Plots” area • New access road and footway linking the existing Plots carpark with the new carpark. • Upgrade of pedestrian access way between the new carpark and the Square • Construction of additional parking spaces in the Square • Public lighting, drainage and associated services • All other associated site and ancillary works
Location:	The Plots Town Park, Ballaghaderreen, Co. Roscommon.
Applicant(s):	Roscommon County Council

Site Description and Development Proposal

Development Proposal

The development proposal is for the provision of a new car parking scheme within the central urban environs of Ballaghaderreen.

A specific breakdown of the proposed works is set out as follows:

1. Provision of New Carpark in “The Plots” area
2. New access road and footway linking the existing Plots carpark with the new carpark.
3. Upgrade of pedestrian access way between the new carpark and the Square
4. Construction of additional parking spaces in the Square
5. Public lighting, drainage and associated services
6. All other associated site and ancillary works

Built Heritage and Archaeology

In terms of built heritage and archaeology, the works are just east of the existing Architectural Conservation Area (ACA), identified in Ballaghaderreen. The car park proposal is not considered to have a negative impact upon the architectural character of the area nor any protected structures within the vicinity of the site.

Having regard to the nature of the works, which are principally associated with providing additional car parking spaces, lighting and linkages to the Square, it is considered that the works are acceptable in the context of their impact upon built heritage and archaeology.

Flood Risk

The works do not overlap any areas identified as liable to flooding as per assessment of available GIS/OPW Flood data.

Environmental Impact Assessment and Appropriate Assessment

Accompanied by Environmental Impact Assessment Screening:

Yes – undertaken by BDP Consultants on behalf of RCC.

The conclusion of the EIA Screening, states that there is no requirement for an EIA Report to be carried out for this proposal.

Accompanied by Appropriate Assessment (AA) Screening:

Yes - undertaken by BDP Consultants on behalf of RCC.

Within designated site(s):	No
Adjacent to designated sites(s):	No

Details of designated site(s) and distance from application site:

See AA screening report provided.

The AA screening concluded that this development is not likely to have any significant effects on any European site and, consequently, a Stage Two AA (NIS) is not required.

Planning Policy and Planning Assessment

Planning Policy

The proposed development can be assessed against the relevant planning policies and objectives which are in place for County Roscommon as set out in the current Roscommon County Development Plan and Roscommon Local Area Plan referred to below.

ROSCOMMON COUNTY DEVELOPMENT PLAN (RCDP) 2022 - 2028

Chapter 4 of the Plan – Towns and Villages, principally 4.2 addresses opportunities to develop urban centres, which is associated with the principles of ‘Placemaking’.

In the context of improvement in the public realm and a more pedestrian friendly environment, Policy Objective TV 4.9 aims to encourage the redevelopment of centrally located vacant and/or underutilised areas within towns and villages.

Policy Objectives 4.10 and 4.11 identify priority intervention projects, which will create a sense of place and also encourage funding initiatives to support and deliver social and physical regeneration of towns like Ballaghaderreen.

The Plan encourages the promotion of initiatives to enhance the character and urban design quality of the County’s towns to ensure that they are attractive places to live, invest and visit.

It is considered that the proposed car park development is designed to reimagine an underutilised area of the town, to provide additional car parking spaces which also demonstrate accessibility and permeability into the town core.

This proposed parking scheme accords with the relevant policy objective base set out in the County Development Plan.

BALLAGHADERREEN SETTLEMENT PLAN 2022-2028

The overarching aim of this Settlement Plan is to provide a framework for the development to take place in a coordinated, sensitive and orderly manner, thereby safeguarding both the built and natural environment in and around the town's central urban environs.

The policies and objectives of the Ballaghaderreen Settlement Plan are consistent with and support the strategic aims and objectives of the County Development Plan.

In relation to the Town Core, BN 4 aims to *Promote the development of the Town Core as an intensive, high quality, well-landscaped and accessible environment. Facilitate an appropriate mix of residential, commercial, service, tourism, enterprise, public and community uses that provides a range of services, facilities and amenities to serve the local community and visitors to Ballaghaderreen.*

The proposal to enhance the backlands 'Plots' area of the town, to create an accessible and linked car park, is deemed broadly consistent with the policies and objectives set out within the existing Ballaghaderreen Settlement Plan. Accordingly, this proposal is in accordance with the proper planning and sustainable development of the area.

Planning Assessment

It is recognised that the works aim to provide additional car parking within the central urban environs of Ballaghaderreen. It is hoped this car park development, deemed necessary, will be actively utilised by all stakeholders and may serve as a catalyst for additional development within this area of the town.

The detail provided is considered appropriate in terms of its design and layout. The development will support the transformation of a central, underutilised area of the town into a visually amenable and functional space.

Conclusion

In consideration of the foregoing, it is concluded that the proposed scheme accords well with the policies and objectives as well as the development management guidelines and standards of both the RCDP 2022–2028 and the associated Ballaghaderreen Settlement Plan.

Recommendation

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

- All proposed hardscaping, landscaping and surface finishes, along with all associated materials associated with this scheme should be of high quality and be durable.
- Landscaping should be undertaken in accordance with the details lodged and any failed hedges, shrubs, trees, grassed areas and/or flowers should be replaced as soon as reasonably possible, in accordance with best horticultural practice.



Signed: _____
Brian Farragher - SEP

Date: 17/09/2025

Submission Details

Submitter

Name	Department of Housing, Local Government and Heritage_PART_8
Address	Custom House, Dublin Ireland D01 W6X0
Note	Please find attached the archaeological observations/recommendations of the Department of Housing, Local Government and Heritage in relation to this Part 8 Planning Application.

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen



RECEIVED: 19/09/2025

Your Ref: Ballaghaderreen Square & The Plots – New Car Park
Our Ref: **Part 8 PT8RN276** (Please quote in all related correspondence)

19 September 2025

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 the construction of a new carpark in “The Plots” area in the back lands to the north of Barrack St, together with additional parking in The Square, Ballaghaderreen. The proposed works will include the following: • New Carpark in “The Plots” area • New access road and footway linking the existing Plots carpark with the new carpark. • Upgrade of pedestrian access way between the new carpark and the Square • Construction of additional parking spaces in the Square • Public lighting, drainage and associated services • All other associated site and ancillary works at The Plots City, Ballaghaderreen State, County Roscommon

A Chara

I refer to correspondence on 7 August received in connection with the above.

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

Due to the scale of the development the Department recommends that Archaeological Monitoring, as described below, should be required as a condition of planning.

Archaeological Monitoring shall be carried out under the terms of a licence issued by this Department.

Archaeological Monitoring

- The applicant is required to employ a qualified Archaeologist to monitor all groundworks associated with this development.



RECEIVED: 19/09/2025

- 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 Report of the Archaeological Monitoring should include photographs of the area before, during and after monitoring has taken place, as well as detailed photographs of specific areas, as required.
- A Key Plan, clearly showing the location and direction from which photographs were taken should be included in the Report. (An annotated Site Location Map will suffice for this purpose).
- Should archaeological material be found during the course of monitoring, the Archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department with regard to any necessary mitigating action (e.g. preservation *in situ*, or excavation) and should facilitate the Archaeologist in recording any material found.
- The Planning Authority and the Department shall be furnished with a report describing the results of the monitoring.

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

Submission Details

Submitter

Name	Uisce Eireann
Address	PO Box 6000, Dublin 1 Ireland.
Note	

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

RECEIVED: 07/08/2025

RECEIVED: 07/08/2025

Uisce Éireann Ref: PN25000028171
Planning Ref: PT8RN276 - Ballaghaderreen Car Parking Scheme
Planning Authority: Roscommon County Council
Issue Date: 7 August 2025

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Development Location:

The Plots City: Ballaghaderreen State: Co. Roscommon

Development Description:

The construction of a new carpark in "The Plots" area in the back lands to the north of Barrack St, together with additional parking in The Square, Ballaghaderreen. The proposed works will include the following: • New Carpark in "The Plots" area • New access road and footway linking the existing Plots carpark with the new carpark. • Upgrade of pedestrian access way between the new carpark and the Square • Construction of additional parking spaces in the Square • Public lighting, drainage and associated services • All other associated site and ancillary works.

A Chara,

Please accept this submission in respect to the above-referenced planning application. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).

Uisce Éireann's Recommendation:

No Objection in Principle

Uisce Éireann's Assessment/Observation(s):

The applicant has not included a proposal for a new water / wastewater connection in this planning application. Furthermore, it is anticipated that there will be no adverse impact on any assets or sources belonging to Uisce Éireann.

Uisce Éireann's Standard Condition(s):

The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.

All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*.

Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

Reason: To provide adequate water and wastewater facilities.

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

Signed on behalf of Dermot Phelan
Connections and Developer Services

Damien Loughnane

From: James Towey <jim.towey@hotmail.com>
Sent: Thursday 18 September 2025 14:59
To: Regeneration
Subject: Monksland Community Hub - Ballaghaderreen Car Parking Scheme Part 8

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

Dear Sirs,

On examination of the plans and particulars of the proposed development of Ballaghaderreen Car Parking Scheme Part 8, I wish to lodge my absolute strongest objections to the proposed development. The development is taking away all the footfall from the few remaining businesses that are left in Ballaghaderreen and making them almost inaccessible, not just to able bodied people but totally inaccessible to those with disabilities or mobility issues. The square in Ballaghaderreen is iconic and should be left the way it is. Your proposed plans would be fine for a promenade in a seaside town but not for a working market town. I can assure you that the people who will be sitting on the square watching the world go by, will not be working people.

I have also been advised that no approach has been made to the owners of the land involved in the proposed car park at the plots. This would indicate that we will have 15 car parking spaces at the square and no car park as there is no money I am informed to purchase this land. There is only one disabled parking place remaining at the square.

This work should not proceed under its present guise. It is unrealistic for a market town and will create countless problems not just for the businesses concerned but for the general public trying to access those businesses. This will destroy our town which is already decimated.

The flower beds are a mess with weeds and in certain locations, cigarette butts. They are also a hazard in the way they protrude so far into the street. If we have snow, nobody will be able to see them and cars will be wrecked! The trees in a few years time will have to be cut down as a storm like Éoghan will bring them down on any cars that can find a parking space along their own street. Please stop this crazy development NOW. The money could be better spent in a country that is on its knees as regards health services and housing. Purchase some of the empty buildings with this money and refurbish them for families that have no accommodation.

I have also been informed that there are several protected species residing in the plots, which includes bats, red squirrels and numerous species of wild birds.

We, the people of Ballaghaderreen do not want this development. Please desist!

Yours sincerely,

James Towey
087-4132538

Damien Loughnane

From: Martina Towey <m.towey05@gmail.com>
Sent: Thursday 18 September 2025 14:48
To: Regeneration
Subject: Monksland Community Hub - Ballaghaderreen Car Parking Scheme Part 8

You don't often get email from m.towey05@gmail.com. [Learn why this is important](#)

Dear Sirs,

On examination of the plans and particulars of the proposed development of Ballaghaderreen Car Parking Scheme Part 8, I wish to lodge my absolute strongest objections to the proposed development. The development is taking away all the footfall from the few remaining businesses that are left in Ballaghaderreen and making them almost inaccessible, not just to able bodied people but totally inaccessible to those with disabilities or mobility issues. The square in Ballaghaderreen is iconic and should be left the way it is. Your proposed plans would be fine for a promenade in a seaside town but not for a working market town. I can assure you that the people who will be sitting on the square watching the world go by, will not be working people.

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I have also been informed that there are several protected species residing in the plots, which includes bats, red squirrels and numerous species of wild birds.

We, the people of Ballaghaderreen do not want this development. Please desist!

Yours sincerely,

Martina Towey
087-2654511

Valerie Spelman

[PROFILE](#)[SUBMISSIONS](#)[CONTACT](#)

Bio

Full Name: Valerie Spelman

Type: Individual



Contacts

E-mail: [REDACTED]



Observations

Part 8 Planning

Title: Obstructed Unsafe Access, Damage to Property, Lack of Drainage

Comments on 2021 planning submission were ignored by RosCoCo. RosCoCo also refused to respond to Ombudsman. No response from Mark Keaveney to any comment, concern or objection. No representative of regeneration team was present to address objections in 2025 during public plan viewing.

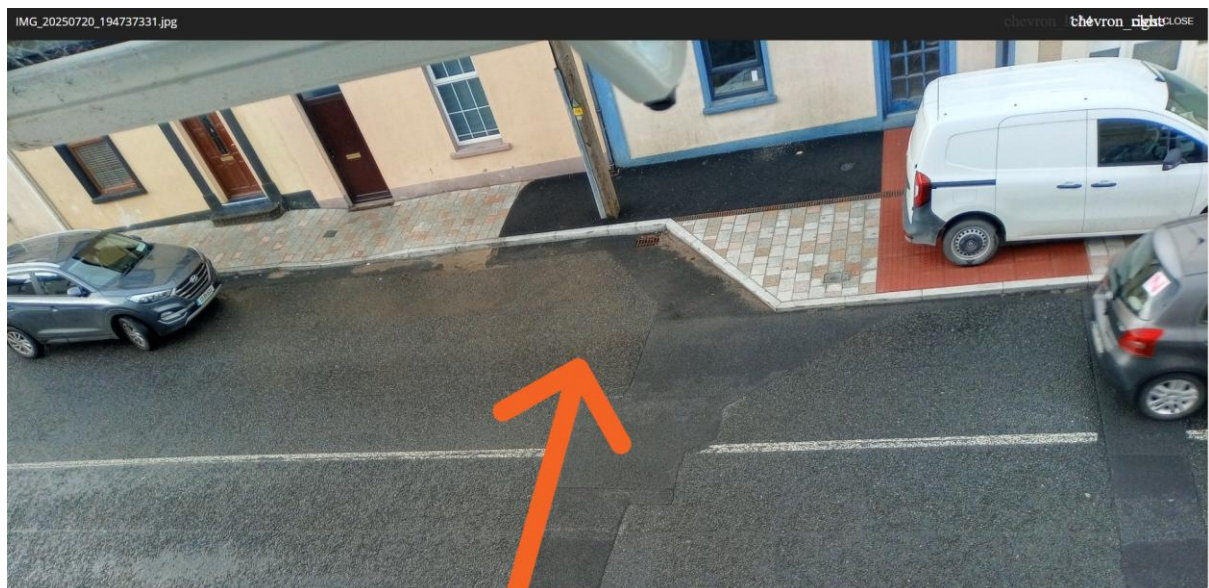
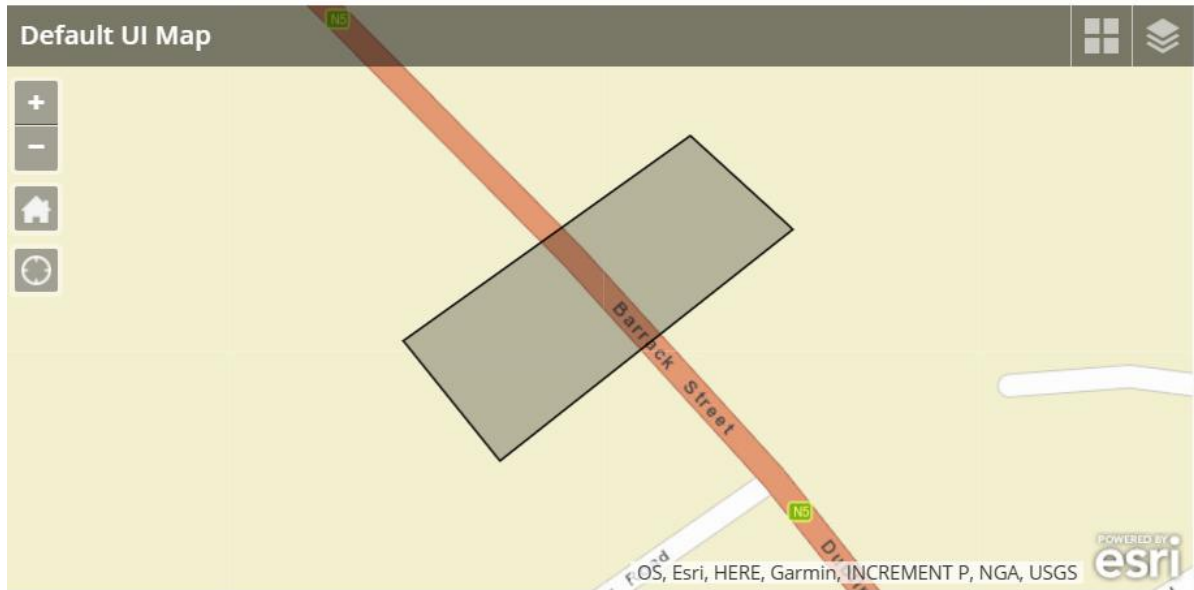
Location of pedestrian crossing at Barrack Street is causing obstruction of commercial and residential access point. There is no visibility of oncoming traffic and no space to drive onto Barrack Street. West bound traffic is directed into private property gable wall on Barrack Street where incoherent road narrowing has been built. Barrack Street does not support two way traffic under this scheme. Photo showing obstruction and location of BB light pole attached.

Structural and cosmetic damage to private property on Barrack Street was not repaired to an acceptable standard. Photo of damage attached including construction of drain without any downpipe.

The lowest point of Barrack Street has no drainage. RosCoCo did not respond to request to view planning application or plan for location of drains. This includes drain which does not collect water from downpipe. Photo showing low point and water pooling attached.

RosCoCo refused to communicate regarding the movement of pedestrian crossing to the location of the public lighting poles on Barrack Street. This location is coherent, safe, not obstructing access points and ensures parking spaces for all residents. Current location is dangerous. Photo of optimal crossing location attached.

📍 Locations related to this submission and observations



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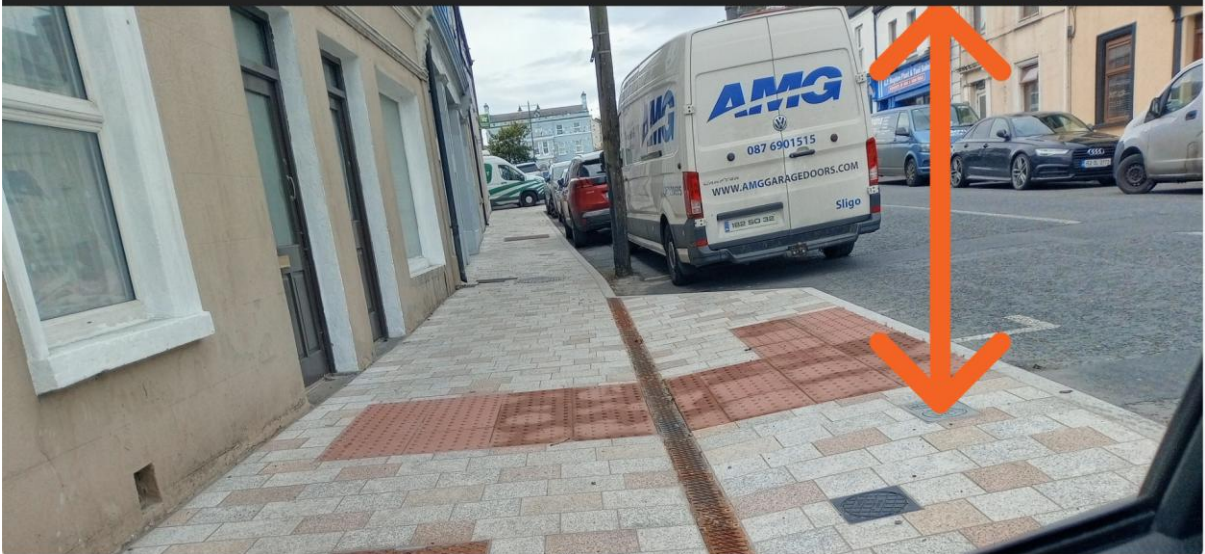
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chevron left chevron right close



From: Maeve C <cormicanmaeve@gmail.com>
Sent: Thursday 18 September 2025 13:58
To: Planning Department <Planning@roscommoncoco.ie>
Subject: Fwd: Submission: Ballaghaderreen enhancement scheme

Dear Mr Keaveny,

I wish to object to the proposed works on the Square in Ballaghaderreen.

32 car parking spaces will be lost.

Ballaghaderreen is a market town. The beauty of Ballaghaderreen is that shoppers can park close to the shops and businesses.

Proposed carpark behind the Fiddlers Elbow

Land has not yet been purchased for this carpark.

The road in front of the bank will be closed.

This road is essential for traffic coming from the Sligo direction , driving towards Dublin. This will lead to loss of business.

Obstacle course on Chapel Lane.

How will a Fire engine access St. Nathy's College? How will an articulated lorry make deliveries to St. Nathy's College?

Roundabout in front of Hatch pub.

This roundabout will cause accidents and lead to traffic congestion. How will O'Dowd's lorries navigate this roundabout?

Access to parking on the Square opposite Fiddlers Elbow

This will lead to further congestion.

Age Friendly parking spaces

How old must a person be to park here? People will abuse these spots.

Residents of Ballaghaderreen and its hinterland are working people. They do not have time, nor the weather for sitting on benches on the Square. Seating areas will lead to further anti-social behaviour.

Who will maintain and pull the weeds from the flowerbeds?

Please invest the money wisely, by restoring derelict properties and creating rate breaks for businesses.

Yours faithfully,
Maeve Cormican,

The Square,
Ballaghadereen,
Co Roscommon.

I am writing to you as a Resident and
business person in Ballaghadereen to object to the
revised plans of the public realm of the square
in Ballaghadereen and also the Proposed car Park

The Square where there are 47 car parking
spaces will be reduced to 15 a loss of 32
spaces. The loss of the road down by the Bank
and many other businesses will mean the closure
of business.

The proposed area for the car park hasn't
been purchased which we were told would
be ready before works would recommence. The
majority of people are afraid to use car parks
with all the Anti social behaviour that takes
place.

The car park at Lower Barrack St is very
dangerous when taking a right hand turn
The reduction of Road from 3 way to 2 way
very dangerous.

Yours Sincerely,
Maureen Mulligan

Ballyphelimon
Patrick S. Lane.
Rec

17-09-25

Mark Keavney,

Director of Services,

Roscommon Co. Co.

Roscommon.

The Square

Ballaghadereen

Co Roscommon

16-9-2025

As a resident and business person in Ballaghadereen,
I am writing to you to object to the revised Public Realm
Plan for the Square, and the Proposed car park

The Square where there is 47 car spaces is being
reduced to is a loss of 32 car spaces.
The Proposed car park at the back of the Little Elbow
which was to be the first thing done, is not even
Purchased or CPO and never will be

The Road down by the Bank is to go, complete
disregard for the business people there, and will close
the shops that use this area of the town

The Roundabout outside the Hatch Bar will cause
Traffic jams and leave the area very dangerous

The whole plan is badly thought out and very
dangerous Please revisit the benefits to date.

Thank You
Michael Mallon

Roscomm.

Roscomm & Co.

Director of Services

Mike K

17-04-25

Rec.

Bullough
Public School

Damien Loughnane

From: aodhanegan <aodhanegan@gmail.com>
Sent: Friday 19 September 2025 19:20
To: Regeneration
Subject: Ballaghaderreen car parking scheme part 8

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

Sent from my Galaxy

I forward my objection to the removal of car parking and road at The Square, Ballaghaderreen.
Nuala Egan
Barrack St
Ballaghaderreen
Co Roscommon

Submission Details

Submitter

Name	Bridget Coleman
Address	Edmondstown Ballaghaderreen Ballaghaderreen F45A272
Note	2 disabled spaces outside bank needed. If one full, I have to sit wait. Plus 2 elderly near bank. Plus remove one side flowerbeds in chapel lane. When 2 cars parked opposite I can barely get through as a car.. Health and safety issue for St nathys for ambulance or fire engine to get to school in emergency.

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Submission Details

Submitter

Name	Colm Durkin
Address	Kilcolman Ballaghaderreen Co. Roscommon F45 XP83
Note	I object to the reduction of car parking spaces in the town centre. Also to the narrow access to and from the new proposed car park. No land has been acquired as of yet for the proposed car park. In addition the proposed roundabout is too restrictive particularly for HGV s passing through the town

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Damien Loughnane

From: annamarie kennedy <annamariekennedy@gmail.com>
Sent: Friday 19 September 2025 12:48
To: Regeneration
Subject: Ballaghdreen car parking scheme part 8

[You don't often get email from annamariekennedy@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Sent from my iPhone
Anna Marie kennedy
Barrack street
Ballaghdreen

I object to the the loss of parking outside the bank of Ireland , also the large pavement outside Durkins bar - the stupid flower beds that are full of weeds - I can't get parking outside my premises Anna Marie kennedy

Damien Loughnane

From: Jacqueline Moriarty <moriartyj80@gmail.com>
Sent: Friday 19 September 2025 12:45
To: Regeneration
Subject: Part 8 Ballaghaderreen , PT8RN276

You don't often get email from moriartyj80@gmail.com. [Learn why this is important](#)

To whom it may concern.

As somebody who works in Ballaghaderreen i am against this new Part 8 for The Square and new car park. After what I recently witnessed on a Saturday evening at the back of The Fiddlers Elbow it is just not safe. When you see 10 individuals beating it each other, throwing bricks and rocks, all of them using weapons and smashing car windows there is absolutely no way people will use the proposed car park. To take spaces from outside businesses and homes is ludicrous. To say it is the national standard, well it's not because 1 cap does not fit all.

Regards
J. Moriarty

Damien Loughnane

From: James Lavin <jameslavin5@gmail.com>
Sent: Friday 19 September 2025 11:46
To: Regeneration

You don't often get email from jameslavin5@gmail.com. [Learn why this is important](#)

To whom it concerns

I wish to lodge my objection to the part 8 development in front of my door particularly the removal of car parking and loading/ unloading [places.im](#) also concerned about the upkeep of the new flower beds which are nice when new but can turn ugly very fast.also the closing of the road in front of the bank I think is a very bad idea going forward.

Regards

Rachel MC Garry

Submission Details

Submitter

Name	Ailin O'Hara
Address	Roosky Ballaghaderreen Co. Roscommon F45A893
Note	I object to the planning on the grounds that the parking spaces on the square are only accessible via a single entrance/exit. This, combined with the narrowing of the existing carriageway from 3 lanes to 2 which is in progress at the moment, will cause a backlog of traffic on the square, especially at school times morning and evening, which already suffers from traffic congestion.

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Submission Details

Submitter

Name	Shane Mulligan
Address	Cloverhill Ballaghaderreen Co.Roscommon F45VX81
Note	I wish to object to the plan in their as I believe it will have a serious detrimental affect on accessibility, parking, trade and road safety in the town. I believe that the streets are being narrowed with the agenda of keeping larger vehicles such as buses and lorries out of the town centres. These vehicles will still have to navigate the town to make deliveries/drop offs etc. and narrowing roads to this extent will only make it less safe for motorists and pedestrians alike. While I welcome investment in the town, I think that common sense needs to be applied and safety, accessibility and functionality is lacking in the current plan.

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Submission Details

Submitter

Name	Liz Hanley
Address	The Square Ballaghaderreen Roscommon F45X239
Note	Dear Roscommon County Council, I am writing to formally object to the proposed parking changes in Ballaghaderreen, specifically the relocation of parking to "The Plots" area. Under the proposed plans, I currently do not have access to a parking space near my home. As a resident who leaves for work at 5:00 AM, I would be required to walk a significant distance to "The Plots" to access my vehicle. This is not only inconvenient but also raises serious safety concerns. There have been multiple instances in the town highlighting the dangers of walking alone at such early hours, and it is unacceptable to expect residents to take this risk simply to reach their own vehicles. Furthermore, I was previously promised parking outside Hanley's, but under the current plan there is now only a quarter of a space available. How is it even feasible to park a quarter of a car in a parking space? This reduction makes the situation entirely impractical and highlights the inadequacy of the proposed changes. Relocating parking away from the town centre will also disproportionately impact residents and could deter people from visiting local businesses, further harming the community. The current proposals fail to take into account the safety, accessibility, and reasonable expectations of residents, which must be prioritised in any planning decision. For these reasons, I strongly urge the Council to revise these plans to ensure that residents retain safe and convenient access to parking close to their homes. I request that my objections be formally recorded and that I receive a written response addressing these concerns.

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Submission Details

Submitter

Name	Claire Kerrane
Address	Lissacurkia Tibohine Castlerea F45EC44
Note	I firstly welcome that the Council have made changes and those changes include parking on The Square. The removal of parking in its entirety would have been detrimental for the town, in my opinion. I also welcome that the Council are bringing forward this further Part 8, unprecedented as it is, it was the right thing to do. I remain concerned as to the huge reduction of parking available on the Square - which most days there is no parking available given how busy the area is. I also remain concerned as to the closure of the through-road in front of Bank of Ireland and the Chemist. This was an issue raised repeatedly by locals and both points were the main grounds for the recent daily protest on The Square. I welcome the new carpark and I will be keeping a very close eye on it's development. It will develop an area of the town that otherwise may never have been developed and it will link in well with the new Park. Every effort needs to be made to ensure that this carpark is usable - if people are put off from using it for whatever reason it will become a hub for anti-social behaviour, in my opinion, and that must be avoided. This additional parking is needed now as it is and it will needed even more with less parking on the Square. My concerns on width of footpaths also remain and I hope the changes made to date that have been causing problems will also be rectified as promised.

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Submission Details

Submitter

Name	Brian Mulligan
Address	Cloverhill Ballaghaderreen Co. Roscommon. F45VX81
Note	I wish to put on record, my absolute opposition to the proposed works for the Ballaghaderreen town square and new car park in the plots. This mania for widening footpaths far beyond any requirements and the subsequent narrowing of the carriage ways/streets will without doubt have hugely detrimental consequences for our town. The loss of so many car parking spaces on and around the square will quickly cause people to shop elsewhere, and the alternative being proposed will prove to be an unused and very expensive white elephant, as it is perceived to be an unsuitable and unsafe area. My views on this whole public realm are only too well known to Ros.Co.Co. The residents and businesses in Ballaghaderreen are best placed to know what works and what will not work in our town. This plan as it stands will not work and will only serve to frustrate and annoy both shoppers and visitors to our town, and will discourage people from doing so. As a resident and business owner in the town I'm am in favour of progress and proper development in our town, but this is not a suitable plan for Ballaghaderreen. I would urge Ros Co Co to row back on what I see as over the top aspects of this plan, before it is too late. Yours sincerely, Brian Mulligan

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Submission Details

Submitter

Name	JOHN HORAN
Address	. kilcolman Ballaghaderreen Co roscomon F45 YW94

RECEIVED: 18/09/2025

Note

To whom it concerns. I am a concerned citizen of ballaghaderreen and have lived in the town all my life. I am a lorry driver and am used to tight spots and traffic jams and if the proposed works go ahead on the square then I fear I will be experiencing plenty of traffic jams and tight spots in the future. You have to take in to consideration that any works done which reduce the volume of traffic and make streets around the square smaller will have a knock on effect on the rest of the streets around the town. If the square is blocked of beside the chemist traffic will have to go on to the new roundabout and if there is a heavy volume of traffic coming from the garda station direction then there will be a large back log in no time coming from pound Street where as before you could turn left and carry on down barrick street in the direction of the milk factory very swiftly and no build up would occur. Plus we are going to lose a lot of car park spaces on the square which were on the square before any of these works cominced One of the secrets to keep a business ticking over is to have easy access to a premises which we are going to lose if people have to walk long distance if they are elderly or have some kind of disability and it is raining or windy people will stop coming to ballaghaderreen shopping. In the new drawing for the square there will be new parking spots just past the new entrance to the square on the left going down the hill across from the fast food restaurant called Roberto's. From looking at said plans you will have to drive in to spot and reverse out in to oncoming traffic which at times will be very busy and if weather is bad will be treacherous. This in my mind is just not correct. There will be only two lanes of traffic outside of Durcans restaurant because ye are widening the road from the wall of durkins out towards the bank of Ireland and widening the road from bank of Ireland towards durkins. Traffic coming from milk factory who want go towards main Street will have wait for traffic which is turning right for pound Street and if two lorries meet then ya will have the tight spots which I referred to earlier on in this document Where as before with three lanes outside durkins pub and restaurant you would have being able to slip up the town nice and swiftly and be out of the way in double quick time. Yo lose this third lane which is happening at the moment is mind blowing. If ye go ahead with widening the footpath outside Brian Mulligans furniture store which I believe is the intention is going to be quite dramatic because an artic lorry coming in the direction of Charleston road will have to drive well out across the White line to get down towards durkins pub and if said lory meets another big lorry coming from durkins pub you will have a big log jam which will block up all roads then Please think hard before ye put this plan in place because people's livelihoods are being put in jeopardy. These are just some of the many issues which I have with this project and I ask you to reconsider your plans for our lovely little town and listen to the people who work and live here Thank you for reading my document and hopefully ye will reconsider what ye are about to go ahead with. Yours sincerely John Horan. Ballaghaderreen

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

RECEIVED: 18/09/2025

Submission Details

Submitter

Name	Geraldine O Hara
Address	Rooskey Ballaghaderreen Roscommon F45A893
Note	Entrance and exit to the car park will lead to further congestion of traffic, too far away for elderly people to get to the chemist. Will add to antisocial behaviour which is already an issue in that area so won't be used at night.

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Submission Details

Submitter

Name	Damien Hanley
Address	The Square Ballaghaderreen Roscommon F45X239
Note	Dear Roscommon County Council, I am writing to register my strong objection to the proposed parking changes in The Square and the relocation of parking to "The Plots" area. I must also highlight my role as a first responder and member of the local Fire Brigade. Quick and direct access to my vehicle is critical in the event of an emergency call, yet under the current proposals I would be forced to walk almost 10 minutes to reach my car. This delay could have serious consequences, as every minute counts when responding to emergencies, and these plans would directly compromise both my ability to serve the community and public safety more broadly. In addition, as a resident of The Square I will lose direct access to a parking space outside my own home. It is unacceptable to expect residents to walk such a distance simply to reach their vehicles, as this represents not only a major disruption to daily life but also the removal of a basic level of accessibility that residents are entitled to. I am also deeply concerned about the wider impact on the town itself. Ballaghaderreen is a historic market town. Its economy and community life depend on accessibility and footfall in the town centre. By removing parking from The Square, the Council will effectively drive trade and customers away from local businesses. These changes will not revitalise the town—they will damage it, potentially beyond repair. For all of these reasons, I strongly urge Roscommon County Council to substantially revise these proposals. The current plans are not fit for purpose, they place an unfair burden on residents, they endanger emergency response times, and they threaten the very viability of businesses in Ballaghaderreen. I request that my objections be formally recorded as part of the consultation process.

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Damien Loughnane

From: James Lavin <jameslavin5@gmail.com>
Sent: Friday 19 September 2025 11:37
To: Regeneration

You don't often get email from jameslavin5@gmail.com. [Learn why this is important](#)

To whom it concerns

I wish to lodge my objection to the part 8 scheme again, particularly the removal of so many car parking spaces. I don't suppose it will make any more difference this time around.

Regards

James and Finola Lavin

Newsround

Barrack st

Damien Loughnane

From: colleen towey <topsidemeats@hotmail.com>
Sent: Thursday 18 September 2025 15:00
To: Regeneration
Subject: Objection to Ballaghadereen works

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

To whom it may concern

As you are aware there are ongoing issues regard the work being cart out in Ballaghadereen, it was stated that the new plots car parking would be starting ? Where are people meant to park and work when there is no where to park with the town torn up, would it not have made common sense to start the car park first ?

Sent from [Outlook for iOS](#)

Damien Loughnane

From: Maura Lowry <mauralowry@gmail.com>
Sent: Thursday 18 September 2025 23:22
To: Regeneration
Subject: Ballaghaderreen car parking scheme part 8

[You don't often get email from maturalowry@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To whom it concerns

I'm objecting to the new plans for the square and car park in Ballaghaderreen.

1. The car park needs to be completed before the work starts on the square. It will hugely impact on businesses around the square if people can't park to do their business which in turn could impact jobs.
2. The through road outside the bank should stay on the square. It helps to reduce the gridlock at the junction outside the library going onto the main road which is very bad especially at school times.
3. There is no loading bay on the square for deliveries to businesses. Therefore vehicles will block up the flow of traffic to do their deliveries.

Regards
Maura Lowry

From: Lynda Hanley <lyndahanley05@gmail.com>
Sent: Thursday 18 September 2025 22:30
To: Regeneration
Subject: Objection to Proposed Parking Changes in Ballaghaderreen

You don't often get email from lyndahanley05@gmail.com. [Learn why this is important](#)

Dear Roscommon County Council,

I am writing to formally object to the proposed parking changes in Ballaghaderreen, particularly the relocation of parking to “The Plots” area.

As a college student who commutes daily, reliable and safe access to my car is essential. Under the proposed plans, I would be forced to walk down to “The Plots” to reach my vehicle. This is not only highly inconvenient but also unsafe. The town has experienced multiple incidents that highlight the risks of walking alone, and it is unreasonable to expect residents—especially students and young people—to make this walk, particularly during early mornings or late evenings when travelling to and from college.

These plans fail to take into account the safety and accessibility needs of residents who depend on their vehicles for education, work, and daily life. Forcing people to walk long distances through unsafe areas just to reach their car is not an acceptable solution.

Furthermore, relocating parking away from the town centre risks damaging local businesses by reducing footfall and discouraging people from coming into the town. Rather than revitalising the centre, these changes are likely to have the opposite effect.

For these reasons, I strongly urge Roscommon County Council to substantially revise the proposals and ensure that safe, convenient parking is retained within the town centre. I also request that my objections be formally recorded as part of the consultation process and that I receive a written response addressing these concerns.

Yours sincerely,
Lynda Hanley

Damien Loughnane

From: Colin Towey <cmtowey@hotmail.com>
Sent: Thursday 18 September 2025 17:49
To: Regeneration
Subject: Monksland Community Hub - Ballaghaderreen Car Parking Scheme Part 8
Categories: Red Category

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

Dear Sirs,

On examination of the plans and particulars of the proposed development of Ballaghaderreen Car Parking Scheme Part 8, I wish to lodge my absolute strongest objections to the proposed development. The development is taking away all the footfall from the few remaining businesses that are left in Ballaghaderreen and making them almost inaccessible, not just to able bodied people but totally inaccessible to those with disabilities or mobility issues. The square in Ballaghaderreen is iconic and should be left the way it is. Your proposed plans would be fine for a promenade in a seaside town but not for a working market town. I can assure you that the people who will be sitting on the square watching the world go by, will not be working people.

I have also been advised that no approach has been made to the owners of the land involved in the proposed car park at the plots. This would indicate that we will have 15 car parking spaces at the square and no car park as there is no money I am informed to purchase this land. There is only one disabled parking place remaining at the square.

This work should not proceed under its present guise. It is unrealistic for a market town and will create countless problems not just for the businesses concerned but for the general public trying to access those businesses. This will destroy our town which is already decimated.

The flower beds are a mess with weeds and in certain locations, cigarette butts. They are also a hazard in the way they protrude so far into the street. If we have snow, nobody will be able to see them and cars will be wrecked! The trees in a few years time will have to be cut down as a storm like Éoghan will bring them down on any cars that can find a parking space along their own street. Please stop this crazy development NOW. The money could be better spent in a country that is on its knees as regards health services and housing. Purchase some of the empty buildings with this money and refurbish them for families that have no accommodation.

I have also been informed that there are several protected species residing in the plots, which includes bats, red squirrels and numerous species of wild birds.

We, the people of Ballaghaderreen do not want this development. Please desist!

Yours sincerely,

Colin Towey

Damien Loughnane

From: Aodhan Egan <aodhanegan@gmail.com>
Sent: Thursday 18 September 2025 12:01
To: Regeneration
Subject: Ballaghaderreen Car Parking Scheme -Part 8

[You don't often get email from aodhanegan@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aodhan Egan
Barrack St
Ballaghaderreen
Co Roscommon
F45VP92

To The Directors of Services

Planning objection to the Development of Ballghaderreen car parking scheme part 8 I Object to the development of the square the closing of the road at bank of ireland and the removal of the parking on the square public realm space I also Object to the amount of plants been put in place

Regards
Aodhan Egan

Part 8 Planning

Title: The Demise of our town square

Hi Wish to draw your attention to the works been undertaken without due diligence to the demise of our town. We are very dependent of passing vehicle to service the industry on the Dublin side of Town where I am located , the By pass in 2014 destroyed my. Revenue with the loss of 30% of my trade. Allowing these works to continue around the square area will further discourage an older generation from coming into town to get necessary food and medical supplies as they will find it very challenging to get parking. Please revisit the plans prior to any advancement of works

Damien Loughnane

From: kathleen Mchugh [REDACTED]
Sent: Wednesday 17 September 2025 12:37
To: Regeneration
Subject: Monksland Community Hub

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

McHughs Wholesale ,Main Street, Ballaghaderreen Co Roscommon wish to lodge an objection to the Ballaghaderreen Car Parking Scheme -Part 8 ,

Kind Regards
Paul McHugh
McHughs Wholesale

Damien Loughnane

From: kathleen Mchugh <mchughswholesale@gmail.com>
Sent: Wednesday 17 September 2025 12:37
To: Regeneration
Subject: Monksland Community Hub

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

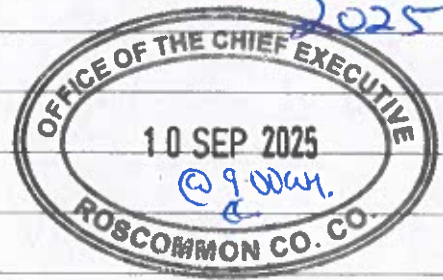
McHughs Wholesale ,Main Street, Ballaghaderreen Co Roscommon wish to lodge an objection to the Ballaghaderreen Car Parking Scheme -Part 8 ,

Kind Regards
Paul McHugh
McHughs Wholesale

(1)

Monday. 8 Sept

2025



To whom it Concerned

✓ Anghela Beeere as a
Resident of Ballaghaderreen

and Objection to the Ongoing "Public Realm"
Works in the town and on the
Square

The Square is the heart of the
town and has always been
for 100 years
with the plan that has been seen
in the library, they are of
no benefit ~~to~~ to the Square

Only making it harder for
the elderly, children and
able body person to get around
as you can see already there is
many health and safety issue
with what has been done in parts
of the Rest of the town
e.g. Children having to cross two
busy roads to get to school
when before this they could
use the Cathedral Car Park
to come off their buses safely

(2)
until Big footpath were installed
and no Buses can now
get in or out of the Car parks

② the flower beds which were
put in 12 months ago
have been left unattended
and now is just weeds and
grass and Rubbish.

③ Cathedral Street is very
hard to get up and if
there was an accident in the
Church or the School College
the fire brigade or the
Ambulance would have great
difficulty in getting to either
place

C So with all these 3 pointers

Unfortunately there is no positive
writing here and I feel very
strongly that if the Square
and Flannery's Corner is to
continue that both of these
areas will be terrible, for the
Beautiful Town that we have now
and it will cause lots of
traffic jams and health & safety
issues

(3)

Finally I am sure this
will not be the only letter
that you will receive from
the people of Ballaghaderreen
and surrounding area
that are so concerned
about what you the council
are trying to do with our
beautiful town

Your Angels Beene.

Kilcolman

Ballaghaderreen.

~~PS~~ p.s enclosed is a

£20 euro fee.

Damien Loughnane

From: Denise Deery [REDACTED] >
Sent: Sunday 14 September 2025 21:34
To: Regeneration
Subject: Ballaghaderreen Square and The Plots new carpark.

You don't often get email from denisedeery1@gmail.com. [Learn why this is important](#)

A chara,

I wish to submit a few observations in relation to the proposed new Square lay-out and the proposed new carpark in The Plots.

Closing off the access road in front of the only Bank in town and the main chemist shop is not progress. By closing this road people will have to travel up to the proposed new roundabout and drive down Barrack's St and either turn left into the new Square parking area or continue on down to the car park opposite Sharkeys. Then the long walk back up the hill to get to the Bank or chemist, especially for the elderly or people with young children or those who have medical conditions or undergoing a treatment. Add in the Irish weather! This proposal will not make life easier for the people doing business in Ballaghaderreen, it will do the opposite.

The Square development is dangerous. Entering the parking area will increase the traffic on Barrack's St. You will have a situation where two-way traffic plus those entering and exiting the Square parking will be converging on the centre of Barracks Street. This is bound to cause accidents.

Making an area for outdoor activities such as sitting out is not a necessity in Ballaghaderreen. Irish people are not known for casually sitting out in the local town Square. There is no demand for this in Ballaghaderreen. Such an area will only increase the already unacceptable anti-social behaviour issues in the town. The seat and wide footpath up at the Cathedral on Chapel Lane has already accelerated anti-social behaviour.

The Plots carpark, should the land be purchased, will be underused as people are very reluctant to park in the backways of the town for safety reasons. Lighting up the area and the walkway is not a deterrent to the criminals. Indeed the Square itself with all its lights and people about hasn't deterred these elements as incidents in the past few months have shown. Entering and exiting the new carpark via the existing route opposite Sharkeys will cause traffic delays and accidents. On each side of that entrance/exit is a large flowerbed or paved protruding area which require a wide turn on the part of the vehicle exiting the area, out on to a very busy Barrack's St. Those flowerbeds/pavement areas need to be removed plus the footpaths which were recently widened and raised on the entrance need to be removed. There needs to be ample space for two vehicles to meet in that entrance.

Trusting my submission will be given consideration.

Yours sincerely.,

Denise Deery.

Submission Details

RECEIVED: 29/08/2025

Submitter

Name	Colm Garvey
Address	Rinn Kilkelly Co Mayo
Note	We favour the plans. Ballaghaderreen needs car parking spaces and we would like to see the addition of wooden seating areas next to Bank of Ireland. We would encourage you to make a couple of spaces available to car sharing companies such as GoCar who are already active in places like Tuam and Castlebar. We would propose a cycle rack near Pound Street for residents who in the future may be coming from village housing estates like Kilcolman to the village centre. We would suggest working with the NTA for an improved bus shelters next to The Hatch and library. Ballaghaderreen will eventually connect to Charlestown via public transit which will connect to Sligo via rail so bear this in mind also.

In relation to application

Application Number	PT8RN276
Applicant Name	Roscommon County Council
Development Address	The Plots Ballaghaderreen

Appendix B
Notices of Proposed Development (Newspaper & Site Notices)



Comhairle Contae
Ros Comáin
Roscommon
County Council

Roscommon County Council



Working with you, working for you

Making Roscommon an attractive,
inclusive, prosperous and vibrant place to live,
invest, work and visit.



NOTICE IN RELATION TO SPECIFIED DEVELOPMENT BALLAGHADERREEN CAR PARKING SCHEME

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:

The construction of a new carpark in "The Plots" area in the back lands to the north of Barrack St, together with additional parking in The Square, Ballaghaderreen.

The proposed works will include the following:

- New Carpark in "The Plots" area
- New access road and footway linking the existing Plots carpark with the new carpark.
- Upgrade of pedestrian access way between the new carpark and the Square
- Construction of additional parking spaces in the Square
- Public lighting, drainage and associated services
- All other associated site and ancillary works.

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 Bord 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 8th August 2025 until 5th September 2025 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 be 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 19th September 2025, via <https://planning.localgov.ie/> or alternatively in writing or email marked "Ballaghaderreen Square & The Plots – New Car 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: 8th August 2025



OPENING HOURS IN ÁRAS AN CHONTAE: MOTOR TAX OFFICE 9.30am to 1.00pm only Monday to Friday.
ALL OTHER SERVICES are open 9.30am to 1.00pm and 2.00pm to 3.30pm Monday to Friday.
PHONE SERVICES AVAILABLE from 9.30am to 1pm and from 2pm to 5pm Monday to Friday.
Phone: (090) 6637100 **Email:** customerservices@roscommoncoco.ie

[f @RoscommonCountyCouncil](https://www.facebook.com/RoscommonCountyCouncil)

[@roscommoncoco](https://twitter.com/roscommoncoco)

www.roscommoncoco.ie

**COMHAIRLE CONTAE ROS COMÁIN
ROSCOMMON COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) – Part 8
NOTICE IN RELATION TO SPECIFIED DEVELOPMENT**

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

Date of Notice: 8th August 2025

Appendix C
Plans & Particulars



BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

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Key

Boundary

Existing Kerbline

Site Notice

NEW TOWN PARK
(CONSTRUCTION EXPECTED TO COMMENCE IN 2026)

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PROJECT TITLE

BALLAGHADERREEN CAR PARKING SCHEME
MARKET SQUARE AND NEW CAR PARK

MASTERPLAN

DATE

AUGUST 2025

SCALE

1:500 @ A1



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Key

- Boundary
- Existing Kerbline
- Site Notice

PAVING

P1	Granite Paving Mix - 35% Silver Grey Flamed, 35% Silver Grey Fine Picked, 15% Oatmeal Fine Picked 15% Pink Flamed
P2	Exposed Aggregate Concrete Paving
P3	Granite Paving Mix - 50% Silver Grey Flamed, 50% Silver Grey Fine Picked
P4	Blue Glass Concrete Paving Bands
P5	Granite Driveway Paving Mix - 35% Silver Grey Flamed, 35% Silver Grey Fine Picked, 15% Oatmeal Fine Picked 15% Pink Flamed
AS	Asphalt to road
DC	Surface Linear Drainage Channels
TF	Timber Post and Rail Fence
GS	Granite Sett Paving (100 x 100mm)

CROSSINGS, EDGING & DRAINAGE

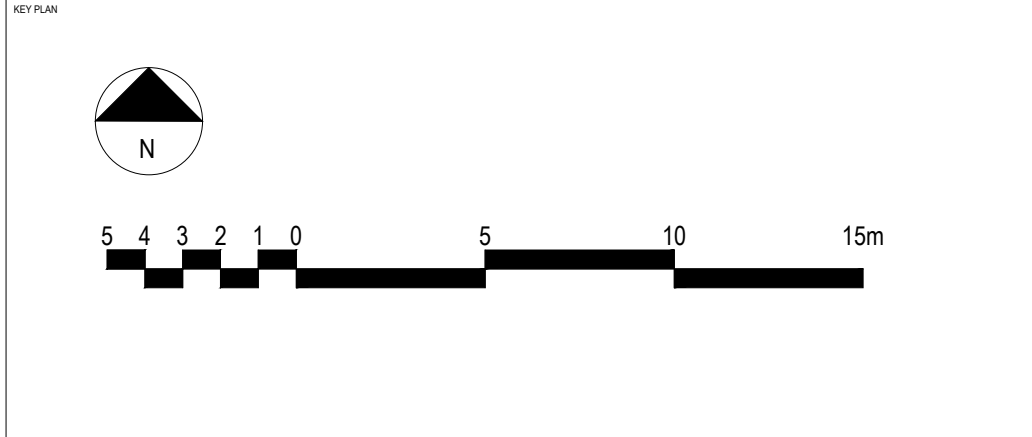
TP	Tactile Paving to crossings
KX	Granite kerb to X height mm
KT	Granite Transition Kerb
UC	Uncontrolled Crossing

STREET FURNITURE

B	Proposed Bollard
BE1	New Proposed Standard Bench
EV	EV Parking Space
EVC	EV Charging Box
LB	Litter Bin
LP1	Proposed multi-head light columns
LPB	Proposed Light Column
LPC	Proposed Light Column
SP	Signage Pole

TREES & SOFT LANDSCAPE

	Existing Tree to be Retained
	New Proposed Street Trees
PL	New Proposed Low Level Planting
GR	Grass Lawn



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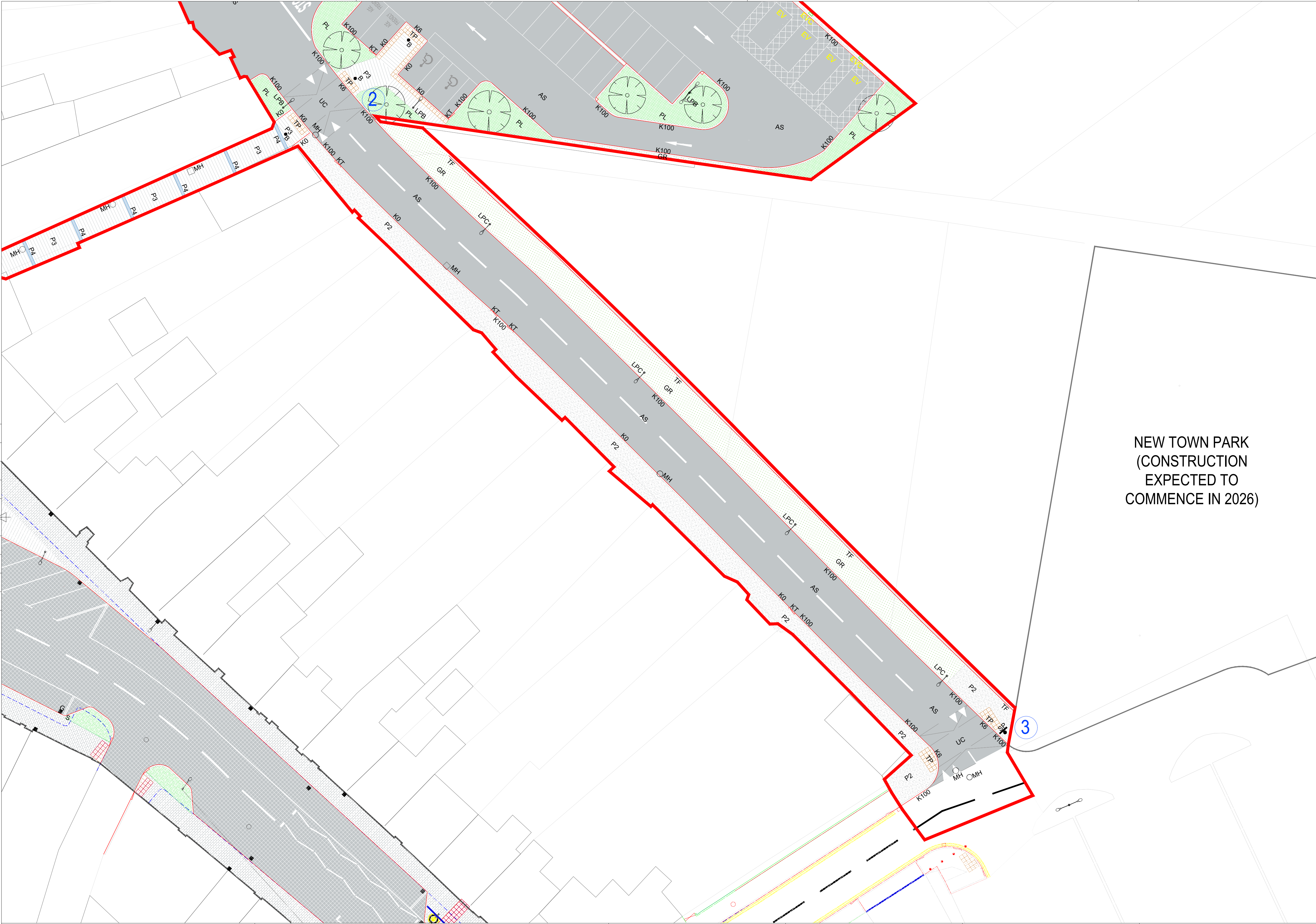
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	New Proposed Street Trees
	New Proposed Low Level Planting
	Grass Lawn

PROJECT TITLE
BALLAGHADERREEN CAR PARKING SCHEME
MARKET SQUARE AND NEW CAR PARK

GENERAL ARRANGEMENT PLAN -
LAYOUT 2 OF 3

DATE
AUGUST 2025

SHEET
1.200 @ A1



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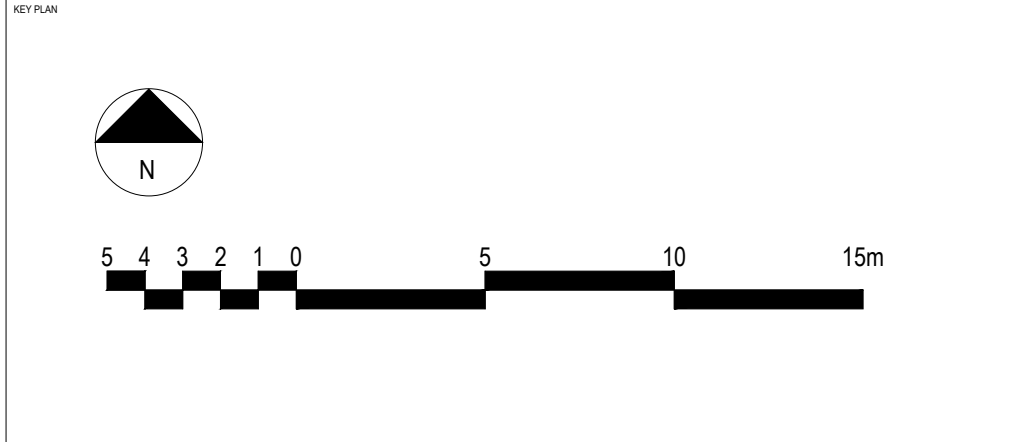
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New Proposed Street Trees	
New Proposed Low Level Planting	PL
Grass Lawn	GR

NEW TOWN PARK
(CONSTRUCTION
EXPECTED TO
COMMENCE IN 2026)



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CLIENT

Appendix D
Proposed Amendments – GA Drawing LP 201

