

Comhairle Contae
Ros Comáin
Roscommon
County Council

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Roscommon County Council

CHIEF EXECUTIVE'S REPORT

Ballaghaderreen Town Public Realm Enhancement Project

Part 8 Development

28th September 2021



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County Development Plan/Area Plan Variations 1 & 2

Variation No. 1 to the Roscommon County Development Plan (RCDP) 2014 – 2020. The reason for undertaking this variation was to give expression to changes required as part of the Urban Regeneration and Housing Act 2015 particularly with regard to the introduction of the Vacant Sites Levy.

Variation No. 2 of the Roscommon County Development Plan (RCDP) 2014 – 2020 involves the amendment of text in the Plan in response to the production of the Athlone Joint Retail Strategy which was produced jointly by Roscommon and Westmeath County Councils.

1.0 Introduction

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

The purpose of this Chief Executive's report is primarily to provide an account of the submissions/observations that have been received as part of the consultation process on the proposed Ballaghaderreen Town Centre Public Realm Enhancement project. The consultation process for this project commenced on 22nd July 2021 and closed on 6th September 2021. Within this period 320 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 a public realm enhancement project including the following:

- The introduction of shared spaces and amenity areas, and a more pedestrian friendly environment at Market Square.
- Provision of redesigned paved areas along Main Street, Barrack Street and Pound Street to improve pedestrian infrastructure along with new surfaces, lighting, hard and soft landscaping and street furniture in these town centre areas.
- Provision of one-way traffic systems at Cathedral Street and Chapel Street with improved pedestrian pavement network infrastructure and the introduction of hard and soft landscaped spaces.

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 Herald dated 20th July 2021 and the Roscommon People on 22nd July 2021. Site notices were erected at four locations within the proposed development area.

Plans and particulars of the proposed development were placed on public display 22nd July 2021

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:

- National Regional Roads Office, Roscommon County Council
- The Minister for Culture, Heritage and the Gaeltacht
- An Taisce
- Fáilte Ireland
- Irish Water
- Transport Infrastructure Ireland

- The Arts Council
- The Heritage 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 6th September 2021.

2.0 Nature and Extent of the Proposed Development

Ballaghaderreen Town Public Realm Enhancement Project on Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street includes for:

- Provision of a new pedestrianised public space at Market Square
- Provision of a one-way traffic system on Cathedral Street and Chapel Street.
- Provision of new footpaths and pedestrian crossings throughout the scheme
- Provision of bus stops at Pound Street and Market Street
- Provision of new parking arrangements and enhanced pedestrian civic spaces throughout the scheme
- Provision of tree planting and green spaces throughout the scheme
- 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 Public Realm Enhancement Project 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 22nd July 2021.

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. A key objective 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 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 Town Public Realm Enhancement Project, prepared by Roscommon County Council as project leader, in collaboration with Ballaghaderreen Town Team and BDP Consultants has been tailored to ensure areas within the urban footprint, namely Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street become highly connected people friendly spaces. Through design solutions, the project will create or reinforce natural desire lines to key points of interest, parking cells and public spaces. Through this method it is intended 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 these works will also stimulate opportunities for new residential and commercial development within the town. This town centre investment in the public realm 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 (Variation No. 2) 2014-2020

The Roscommon County Development Plan 2014-2020 (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 requirement 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.

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

Core Policy 2.1 - To take consideration of relevant European, National and Regional Guidelines and strategies at county level and to facilitate the sustainable development of Roscommon County and implement such considerations in the local context by means of planning policies and objectives.

Core Policy 2.6 - To ensure that the character and vitality of established town and village centres and rural areas are maintained and enhanced. That quality of concept and design underpins all new development and that a sense of place and local distinctiveness is established in new development areas.

Policy 3.21 - Promote initiatives or programmes to enhance the character and urban design quality of the County's Towns to ensure that they remain attractive for investment in commerce and in retailing, through, for example, the use of urban design frameworks and town enhancement plans to release state funding and the utilisation of site activation measures such as vacant sites levy.

Objective 4.19 - Make provision for safe and efficient movement of cyclists, pedestrians, and people with special mobility needs in and around built-up areas

Objective 4.25 - Liaise with service providers when planning road infrastructure in order to co-ordinate development works and services for an area.

Objective 6.5 - Seek to conserve historic street furniture, such as stone kerbing, milestones, benchmarks, streetlights, manhole covers and ventilation pipes in Architectural Conservation Areas.

Objective 6.6 - Seek to conserve features of the built environment such as stone walls, pillars, piers, stiles, gates, railings, wells, mass rocks, telephone boxes, post-boxes and memorials in Architectural Conservation Areas.

Objective 8.6 - Identify strategic locations where public open space and parks should be provided, so that they are useable by a large proportion of the local community and so that they facilitate the enjoyment of other amenities such as rivers, lakes, canal, picturesque landscapes, views or features of our natural heritage, or to retain areas of ecological interest and biodiversity value.

The RCDP is currently under review and preparation of a new County Development Plan is ongoing. It is envisaged that towns like Ballaghaderreen will be examined to assess their capacity to develop new services and communities within their central environs, thus delivering on the overarching vision set out in the National Planning Framework (NPF), which aims to build stronger local communities and more consolidated and high quality urban centres.

In order to deliver on the strategic vision as set out in the NPF, it is essential that Ballaghaderreen is supported in order to develop to its full potential as a resilient community capable of sustaining and growing its resident and commercial base, as well as providing a high quality destination for visitors.

Ballaghaderreen Local Area Plan 2017 – 2023

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

In the context of the proposed Ballaghaderreen Public Realm Enhancement Scheme, the strategic vision as set out the AP includes:

- Create a vibrant and sustainable community by ensuring appropriate levels of services to support existing and future populations. These services should be provided in tandem with development and associated population increase.
- Build on the role of Ballaghaderreen as a key town in the Settlement Strategy for County Roscommon.
- Promote an enhanced quality of life for all, based on high quality sustainable residential, working and recreational environments, infrastructural and transportation networks, and with the use of alternative energy in a sustainable and harmonious way.
- Consolidate commercial activity within the town core which will generate a greater level of employment and vibrancy in the area. Direct appropriately scaled retail development toward the town centre to consolidate and rejuvenate the town core.
- Encourage initiatives to improve the urban environment and the overall character and appearance of its streetscapes, by promoting the development of all areas of the town to their fullest potential. This includes ensuring the redevelopment and reuse of vacant and derelict residential, commercial and retail buildings in the town core and promoting the renewal and environmental improvement of neglected areas.
- Improve pedestrian access and connectivity within the LAP area, particularly to larger community and commercial facilities and recreational lands and facilities.
- Recognise that archaeological, natural and built heritage in the area are important elements of the town and ensure their conservation, enhancement, public access and enjoyment, particularly along the streetscapes and facades within Ballaghaderreen's Architectural Conservation Area (ACA).
- Promote a more efficient transport system that will improve the road network, traffic management, parking facilities, public transport, and provide safe pedestrian and cycle 'routes.
- Consolidate residential development within and around the town centre area to maximise commercial activity potential in the town centre and prevent population decline from the town core to the periphery.

The policies and objectives of the Ballaghaderreen AP are consistent with the strategic aims and

objectives of the County Development Plan. The proposed town centre enhancement project Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street has been developed having due regard to the following policies and objectives as set out in the current Ballaghaderreen AP:

Policy 2 - Have regard to the recommendations contained within the document Smarter Travel - A sustainable transport future: A New Transport Policy for Ireland 2009-2020, as well as the Design Manual for Urban Roads and Streets (2013) and implement them within the Plan area as appropriate.

Objective 1 - Improve the condition and connectivity of the public footpath network throughout the Plan area and provide a pedestrian and cycle friendly environment within Ballaghaderreen, subject to resources.

Policy 4 - Provide a safe and modern road network within the LAP area which is compatible with the pattern of land use and with through traffic.

Objective 4 - Improve the accessibility and usability of existing car parking in Ballaghaderreen by, for example, improving local access and pedestrian links from the Council car park on Barrack Street to the town centre.

Objective 5 - Maintain, upgrade and extend pavements and public lighting in the area, where appropriate and where funding permits.

Objective 6 - Improve the pedestrian environment in the area including the provision of additional pedestrian crossings and traffic lights in the town centre as well as cycle links on approach roads, where appropriate and where funding permits, subject to the dependencies previously identified.

Objective 9 - Support concepts which provide designated car parking spaces with limited parking duration along Market Square, Main Street, Barrack Street and Pound Street.

Objective 10 - Support the provision of a re-arranged traffic management regime at Market Square especially in relation to traffic priority and pedestrian movements. The potential of a one-way system on Chapel Street and Cathedral Street should also be investigated as part of any new traffic management system in the town.

Policy 46 - Encourage and support the improvement of access, signage and tourist information services including integrated welcome, directional and interpretative signage.

Policy 49 - Promote the recreational and heritage value of the Ballaghaderreen area as an initiative to increase visitors to the town's key features and numerous sports facilities.

Objective 44 - Implement, where finances permit, proposals to improve, maintain and establish new areas of amenity, tourism and recreation facilities. In addition, carry out amenity improvements and protect the environment of the town and its environs.

Objective 46 - Promote walking, rambling and cycling as appropriate recreational and tourism activities in the town and the surrounding area.

Policy 50 - Facilitate the development of a hierarchy of multi-functional active and passive recreational spaces and facilities to serve all ages.

Policy 51 - Ensure that public open space provided as part of new development is of high quality and designed and finished to ensure its usability, security and cost efficient maintenance.

Objective 82 - Ensure that the infrastructure and services in Ballaghaderreen are provided and upgraded as necessary to a level that can support increased commercial development.

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), a consultation response was received from the following body which were notified of the proposed development:

- Transport Infrastructure Ireland (TII)

A copy of the referral response received is attached (see Appendix B). Roscommon County Council acknowledges the response received from the above-mentioned and confirms that TII advised that it had no observations to make.

Reference	Date	Name & Address	Issues Raised & CE Response
1.	04.08.21	Andrew Moore, Transport Infrastructure Ireland (TII), Parkgate Business Centre, Parkgate Street, Dublin 8.	<ul style="list-style-type: none">• Acknowledgment of receipt of referral and advises that it has no observations to make.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this referral			

Internal Referrals

Internal consultation responses were received from the Planning Department and the National Roads Design Office (NRDO) of Roscommon County Council. The Planning Department report states that the proposed scheme accords well with the policies and objectives as well as the development management guidelines and standards of both the Roscommon County Development Plan 2014-2020 and the Ballaghaderreen Local Area Plan 2017 – 2023 and thus accords with the proper planning and sustainable development of the area.

The NRDO and Planning Departments response received are attached (see Appendix B). Roscommon County Council acknowledges the responses received from the above-mentioned and confirms that the observations, recommendations and requirements set out, have been duly considered as part of this Part 8 process and will be incorporated as part of the development should it proceed.

Chief Executive's Response

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

Reference	Date	Name & Address	Issues Raised & CE Response
2.	31.08.21	Joe Hannon A/SEE National Roads Design Office Racecourse Road, Roscommon.	<ul style="list-style-type: none"> Proposed plan does not impact the National Road Network Consideration should be given for cyclist and pedestrian movements. Suggests shared cyclist/pedestrian paths should be considered. <p><u>CE Response</u> The design solution presented recognises how pedestrians, cyclists and vehicular traffic can interact within key areas of the town centre through new and improved shared spaces. A central element of this proposal is to redress the current imbalance between people and vehicles .</p>
CE Recommendation: Consideration will be given for the provision of shared spaces for cyclists and pedestrians			
3.	06.09.21	Brian Farragher A/SEP, Planning Department, Roscommon County Council.	<ul style="list-style-type: none"> Planner's report confirms that the proposal accords with the proper planning and sustainable development of the area. Recommendation that public lighting, signage, paving, street furniture and planting should not unduly clutter the streetscape and be sympathetic to the character of the ACA. Recommendation that all surface finishes, hard and soft landscaping and lighting proposals should be of a high quality that maintains the integrity of the public realm.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this referral.			

6.0 Submissions

A significant number of submissions in respect of the proposed development were received, these can be viewed in Appendix A.

A summarised version of the submissions are set out below. It should be noted that each submission in its entirety has been fully considered, in preparation of this Chief Executive's Report.

Chief Executive's Response

A detailed synopsis of the 320 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 under agenda item 5.21. In addition, the original submissions received will be made available for inspection at the Boyle Municipal District meeting on the 1st October, 2021.

Ballaghaderreen Town Public Realm Enhancement Project is based on the following key design guidelines:

- Put people first. Design spaces for people
- Simplify the streetscape and make it easier to walk around the town
- Create memorable and identifiable spaces where people want to be
- Ensure consistency in design and use of materials
- Ensure that all public realm improvements support the functioning of the town centre
- Design spaces to be flexible and inclusive for multiple users and ages.

These principles are followed through by creating a space that is less dominated by vehicles through the introduction of appropriate width footpaths, more crossings and high quality paving.

Ref. No.	Date	Name & Address	Issues Raised & CE Response
1	22.07.21	Catherine McAllister Barrack Street Ballaghaderreen	<ul style="list-style-type: none"> Concern regarding disabled parking. Requests disabled bay at F45AX24. <p><u>CE Response</u> There are no parking bye-laws in operation in Ballaghaderreen & consequently a commitment to a reserved parking space is not possible.</p>
CE Recommendation: Consideration will be given for the provision of an accessible parking bay.			
2	26.07.21	Patricia Madden Ballaghaderreen	<ul style="list-style-type: none"> Supports the proposed development Change needs to happen for progression and modernisation for future generations
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
3	29.07.21	Ballaghaderreen Eye ballagheye@gmail.com No signature provided	<ul style="list-style-type: none"> Concerned that the roundabout will be run over by buses, lorries and tractors Concerns with availability of parking in the town Moving the bus stops further damages passing trade New public space will attract antisocial behaviour No provision for litter bins Concerned there is no lowered kerb for mobility challenged people Excessive emphasis on cyclists where demand is low Funding should address dereliction in the town Opposed to the plan. <p><u>CE Response</u> The mini roundabout allows for free flowing traffic while also creating better crossing opportunities for pedestrians compared to the current arrangement.</p> <p>Litter bins will be provided and locations are subject to detailed design.</p> <p>There is a lack of available car parking spaces in the core area due to long durations of parked cars. Parking in the core area will be time restricted to improve</p>

			<p>parking availability. The displaced long stay car parking has ample space. There are 255 car parking space within 2-3 minutes walking distance of the core area. A further 233 car parking spaces are available within a five-minute walk. These locations are identified in Appendix E.</p> <p>Loading bays and disabled bays will be located within the core area to match existing provision.</p> <p>Regarding the provision of bicycle stands, by creating an environment that is safer for cyclists, there will be an increase in those using this mode of transport.</p> <p>Bus stop locations have been relocated to reduce vehicular dominance and congestion in the square. They sit within a short walking distance and allow for more appropriate waiting spaces.</p> <p>The public space in the core area will create a sense of place within Ballaghaderreen. With increased footfall comes increased dwell time for all walks of life including schoolchildren and the elderly.</p> <p>There are strict criteria to meet eligibility for RRDF funding.</p>
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
4	29.07.21	James Gannon	<ul style="list-style-type: none"> • Supports the proposed plan • Proposed plan will make the town attractive as a place to live, encourage tourism and economic development • The proposed plan will modernise Ballaghaderreen town.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
5	29.07.21	Paul McDonagh	<ul style="list-style-type: none"> • Welcomes the proposals • Project should be delivered as per design • Hoping this will attract more businesses to the town • Sympathises with one business owner's concerns on customer and delivery access but reiterates his support for the proposals

			<p>CE Response</p> <p>Project will be delivered to a high standard</p> <p>There are 45 car parking spaces within the core area together with 3nr. loading bays and disabled parking bays to match the existing provision. A further 255 car parking spaces are located within a 2-3 minutes' walk of the core area.</p>
<p>CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.</p>			
6	29.07.21	Wesley Pollington	<ul style="list-style-type: none"> • Supports the proposed plan, particularly for The Square • Majority of parking near the square should be 30-60 minutes' time limit • The one-way system at New Street should be extended past Maddens' Builders' Providers.
<p>CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission. Consideration will be given to the time-restricted car parking and the extension of the one-way system in the detailed design phase.</p>			
7	30.07.21	Aaron Smyth	<ul style="list-style-type: none"> • Against taking away over 40 car parking spaces for delivery vans and customers • Opposed to the plan. <p>CE Response</p> <p>There is a lack of available car parking spaces in the core area due to long durations of parked cars. Parking in the core area will be time restricted to improve parking availability. The displaced long stay car parking has ample space. There are 255 car parking space within 2-3 minutes within walking distance of the core area. A further 233 car parking spaces are available within a five-minute walk. These locations are identified in Appendix E</p> <p>Loading bays and disabled bays will be located within the core area to match existing provision.</p>
<p>CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.</p>			
8	30.07.21	Sam O'Neill Ballaghaderreen	<ul style="list-style-type: none"> • Supports the proposed plan • Project has potential to attract people back to the town to live and work

			<ul style="list-style-type: none"> Emphasises that majority are very happy with the plans Minority against the plan This regeneration will support businesses and increase young people returning to Ballaghaderreen.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
9	30.07.21	Michael Scally Sligo Road Ballaghaderreen	<ul style="list-style-type: none"> Supports the proposed plan Include a designated 'age friendly parking place' in the town centre as close to the Bank of Ireland and the Chemist Shop with appropriate signage and markings. <p><u>CE Response</u> Disabled bays will be located within the core area to match existing provision.</p>
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
10	30.07.21	Joe Duffy	<ul style="list-style-type: none"> Supports the proposed plan Supports the improvements to pavement for safer mobility and new crossings Welcomes the reduction in heavy vehicles moving through the town making it a healthier place to walk Requests the flooding issue at Flannery's corner to be addressed <p><u>CE Response</u> The scheme is designed to enhance pedestrian crossings and walkability within the area. Levels will be addressed to cater for a comfortable walking environment for all ages and abilities.</p> <p>A new, clean ground plane of paving will further address existing issues in the town.</p> <p>The scheme will undergo a full review of underground utilities – including storm drainage to ensure any flooding issues are addressed.</p>
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
11	30.07.21	Ballaghaderreen Men Local Group Membership = 50 persons	<ul style="list-style-type: none"> Welcome the new proposals The planned public spaces will assist older generations to get out and

			<p>enjoy walking and to spend time in ambient setting with other people to combat loneliness</p> <ul style="list-style-type: none"> • Business footfall will not be effected • Investment for future generations.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
12	30.07.21	Pat Towey Visitor	<ul style="list-style-type: none"> • Welcomes the new proposals • Plans will help the Town survive and attract economic development • Positive development for Ballaghaderreen town.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
13	30.07.21	Towey's Express TRADER	<ul style="list-style-type: none"> • Supports the proposed plan. • Concerned over locals migrating to larger towns for shopping. Plans will entice people to spend their money in the town • Businesses need to invest and adopt to change.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
14	30.07.21	Stephanie Craughwell Further Education Centre Cathedral Street	<ul style="list-style-type: none"> • Supports the proposed plan • Plans will have positive impact for locals and visitors.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
15	31.07.21	Catherine Coyle Ballaghaderreen	<ul style="list-style-type: none"> • Supports the proposed plan.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
16	31.07.21	Christine Braithwaite Ballaghaderreen	<ul style="list-style-type: none"> • Supports the proposed plan • Town needs this before it deteriorates further.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
17	04.08.21	Kevin Duffy Kilcolman Estate Ballaghaderreen	<ul style="list-style-type: none"> • Supports the proposed plan • Some people resist change but the Town needs modernisation • Plan will lead to brighter future for Ballaghaderreen.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
18	04.08.21	Brid Duffy Ballaghaderreen	<ul style="list-style-type: none"> • Supports the proposed plan and looking forward its fruition
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
19	04.08.21	Bernadette Duffy	<ul style="list-style-type: none"> • Supports the proposed plan.

		Ballaghaderreen	
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
20	04.08.21	Seamus Clarke Ballaghaderreen	<ul style="list-style-type: none"> • Supports the proposed plan • Plan will breathe life into the Town.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
21	04.08.21	Damian Duffy Cloverhill Ballaghaderreen	<ul style="list-style-type: none"> • Supports the proposed plan • Looking forward to its prompt completion.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
22	05.08.21	Towey's Spar Express TRADER	<ul style="list-style-type: none"> • Supports the proposed plan • Emphasises opposition and "propaganda" to plans are unwarranted.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
23	05.08.21	Lorna Duffy Local business owner and resident	<ul style="list-style-type: none"> • Supports the proposed plan • Planned public spaces will make Town attractive to live, enticing people to relocate, addressing the empty residential and commercial premises • Public space for The Square will provide a place for people to enjoy events, markets and dwell time • Plans will entice more people to walk and exercise for mental health, thus reducing reliance on cars • Ample existing carparks to cater for the town's needs - all within a 2 – 3 minute walk.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
24	09.08.21	Michael Scally Older People's Council	<ul style="list-style-type: none"> • Supports the proposed plan • Proposed plans will relieve traffic congestion, providing safety for pedestrians. • Business will emerge due to a more enjoyable shopping experience • Plans for age friendly parking spaces will fully cater for people with mobility issues • Seize opportunity for much needed investment in the town

			<ul style="list-style-type: none"> Plaza in the Square will bring the town into the 21st Century.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
25	09.08.21	Mary Duffy Cloverhill Ballaghaderreen	<ul style="list-style-type: none"> Supports the proposed plan and looking forward to its prompt completion.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
26	18.08.21	Ire Meletis Ballaghaderreen	<ul style="list-style-type: none"> Supports the proposed plan Better quality and wider sidewalks will increase footfall Supports traffic calming measures in the town. Would like to see oak tree remain in The Square Reserved parking for some businesses should be considered Roundabout will accommodate traffic movement. <p>CE Response The aforementioned oak tree will remain as part of the scheme. It will be accommodated within a wider planter with native and naturalised shrubs to boost local biodiversity.</p>
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
27	18.08.21	Towey's Spar Express Ballaghaderreen	<ul style="list-style-type: none"> Supports the proposed plan Emphasises opposition and "propaganda" to plans are unwarranted Unacceptable levels of behaviour in the campaign against the proposal.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
28	30.08.21	309 'Save our Town' Petitions with Multiple Signatures	<p>"Save Our Town" Petition</p> <ul style="list-style-type: none"> States that 72 car parking spaces will be lost if plans are implemented Opposed to the plan. <p>CE Response The reference in the petition to the loss of 72 spaces is both incorrect and misleading. The actual reduction is 37. The existing carpark spaces in the core area do not meet the DMRB standards. The revised layout will provide 45 carpark spaces to the required standards.</p>

			<p>There is a lack of available car parking spaces in the core area due to long durations of parked cars. The 45 car parking spaces in the core area will be time restricted to improve the parking availability. The displaced long stay cars have ample space in a number of locations within a 2-3 minute walk. There are significant off street public and private car parking spaces for businesses and town centre users.</p> <p>Ballaghaderreen off street parking includes:</p> <ul style="list-style-type: none"> • The Plots: 72 spaces • The Cathedral North: 67 spaces • The Cathedral South: 46 spaces • Car park next to Super Value: 233 spaces • Library: 8 spaces • Durkin's car park (new) approximately 50 spaces • Parking area north of Fiddlers – approximately 12 spaces • Ad-hoc parking for business use along the parallel lanes <p>There are 255 car parking spaces within 2-3 minute walk of the core area and a further 233 car parking spaces within a 5 minute walk.</p> <p>Loading bays and disabled bays will be provided within the core area to match existing provision.</p>
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
29	30.08.21	Eamon O'Hara Circular Road Ballaghaderreen	<ul style="list-style-type: none"> • Supports the proposed plan – looking forward to it commencement.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
30	30.08.21	Thomas Mannion, Anne Mannion, John Connolly, Pat Larkin, Mairead McGrath, Karalin Hair Studio, Imelda Towey, Brian Mulligan, Paidraig Mulligan, Tommy Duffy, Ahmed Superstore, Kathleen McHugh, Brian	<ul style="list-style-type: none"> • Concerns that loss of parking and will lead to loss of footfall and trade. <p>CE Response</p> <p>There is a lack of available car parking spaces in the core area due to long durations of parked cars. Parking in the core</p>

		O'Connor, John McGarry, Marcus Booth, Una Caulfield, Dear C Fruit and Veg, Michael Mulligan, Paul Byran Shoes, JJ Egan Jewellers, Anna Marrion Kennedy, Michael Solem, Jackie McJarry, GP Magden Plant and Tool Sales, Computers for All, James Cunningham, Jerry Doherty, Eoin Buckley, Bill Golden, Mary Keane.	area will be time restricted to improve parking availability. The displaced long stay car parking has ample space. There are 255 car parking space within 2-3 minutes walking distance of the core area. A further 233 car parking spaces are available within a five-minute walk. These locations are identified in Appendix E
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
31	05.09.21	John Baverstock Creevy Lisacul	<ul style="list-style-type: none"> • Opposed to the plan • Concerns with lost parking and delivery spaces • Concerns with roads being more congested • Agrees with the one-way proposals for Cathedral and Church Streets • Money would be better spent on other projects in the town – Station Road should be a one-way. • Lack of enforcement on parking • Concern of location of casual traders. <p><u>CE Response</u></p> <p>There is a lack of available car parking spaces in the core area due to long durations of parked cars. The 45 car parking spaces in the core area will be time restricted to improve the parking availability. The displaced long stay cars have ample space in a number of locations within a 2-3 minute walk. There are significant off street public and private car parking spaces for businesses and town centre users.</p> <p>Ballaghaderreen off street parking includes:</p> <ul style="list-style-type: none"> • The Plots: 72 spaces • The Cathedral North: 67 spaces • The Cathedral South: 46 spaces • Car park next to Super Value: 233 spaces • Library: 8 spaces

			<ul style="list-style-type: none"> • Durkin's car park (new) approximately 50 spaces • Parking area north of Fiddlers – approximately 12 spaces • Ad-hoc parking for business use along the parallel lanes <p>There are 255 car parking spaces within 2-3 minute walk of the core area and a further 233 car parking spaces within a 5 minute walk.</p> <p>Loading bays and disabled bays will be provided within the core area to match existing provision.</p> <p>Access to the new open space in the core area is provided for on-street casual traders holding valid permits.</p>
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
32	06.09.21	Bill Golden Edmondstown Ballaghaderreen	<ul style="list-style-type: none"> • Concerns that reduced on street parking will reduce business footfall in the town. • Concerns with off street car park lighting • Concerns if people will feel safe walking down backways to access these off street car parks. • Welcomes the one-way proposals for Cathedral and Church Streets. <p><u>CE Response</u></p> <p>There is a lack of available car parking spaces in the core area due to long durations of parked cars. The 45 car parking spaces in the core area will be time restricted to improve the parking availability. The displaced long stay cars have ample space in a number of locations within a 2-3 minute walk. There are significant off street public and private car parking spaces for businesses and town centre users.</p> <p>Ballaghaderreen off street parking includes:</p> <ul style="list-style-type: none"> • The Plots: 72 spaces • The Cathedral North: 67 spaces • The Cathedral South: 46 spaces • Car park next to Super Value: 233 spaces

			<ul style="list-style-type: none"> • Library: 8 spaces • Durkin's car park (new) approximately 50 spaces • Parking area north of Fiddlers – approximately 12 spaces • Ad-hoc parking for business use along the parallel lanes <p>There are 255 car parking spaces within 2-3 minute walk of the core area and a further 233 car parking spaces within a 5 minute walk.</p> <p>Loading bays and disabled bays will be provided within the core area to match existing provision.</p>
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission. Consideration will be given to the improvements of the public car parking area (The Plots).			
33	06.09.21	Noel Farrell Cathedral Street Ballaghaderreen	<ul style="list-style-type: none"> • Supports the proposed plan • Proposed plans will revitalise the town, making it a better place to live, visit and create opportunities for businesses to grow • Plans will stimulate refurbishment of derelict buildings • Supports car parking reduction with ample existing car parks to cater for the town's needs • Towns must re-invent and re-purpose to survive.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			
34	06.09.21	Claire Kerrane Local TD	<ul style="list-style-type: none"> • Against the plan but supports investment in Ballaghaderreen • Greater collaboration with business and residents should have taken place • Concerns over reduction in on street parking – request for an additional backstreet carpark to be examined <p><u>CE Response</u> A total of 15 meetings were held during the preparation phase of the plan. Invitations were issued by the Ballaghaderreen town team and on social media throughout this process. The statutory consultation period under the Part 8 process also invited submissions. There are 255 car spaces</p>

			<p>within 2-3 minute walk of the core area and 45 car parking spaces in the core area. A further 233 car parking spaces are also available within a 5 minute walk of the core area. It is considered that there is ample car parking spaces to serve the needs of residents and businesses in Ballaghaderreen.</p>
<p>CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.</p>			
35	06.09.21	<p>Denise Finnerty, A Finnerty, N Finnerty, Natasha Jordan, Vincent Loftus, Kathleen Duffy, Ethan Finnerty, Cyril Mannion, Martin Duffy, Sarah Donnellan, Regina Finn, Bernard Donoghue, Gareth Harries, Rosaleen Coleman, Richard Gallagher, Leo Horan, Nataliya Horan, Henry Freyne, Thomas Niahier, Ciara Spelman, Ita O'Connor, Tom Regan, John Horan, Sare, Donar Gens, Gracie Finnerty, Teresa Collaghan, Karen Mitchell, Michael O'Brien, Elizabeth McDermott, Mary McFanny, Kathleen McNamara, Tom Madden, Benny McCormick, Damien McDonnell, Michael Reied, Ladislav Szabo, Ian Anderson, Rachel McGarry, Fiona McDonnell, Bridy Quinn, Catherine O'Brien, Angela Kerrane, Rachel Finnerty, Ratelia Donlon, Cathal Finn (46nr. in Total)</p>	<ul style="list-style-type: none"> • Opposed to the plan. • Concerns over access to shops and services with removal of car parking spaces in the town. • Concerns for accessibility for older people and those with a disability. • Concerns the plan will deter passing trade due to no available parking <p>CE Response</p> <p>There is a lack of available car parking spaces in the core area due to long durations of parked cars. The 45 car parking spaces in the core area will be time restricted to improve the parking availability. The displaced long stay cars have ample space in a number of locations within a 2-3 minute walk. There are significant off street public and private car parking spaces for businesses and town centre users.</p> <p>Ballaghaderreen off street parking includes:</p> <ul style="list-style-type: none"> • The Plots: 72 spaces • The Cathedral North: 67 spaces • The Cathedral South: 46 spaces • Car park next to Super Value: 233 spaces • Library: 8 spaces • Durkin's car park (new) approximately 50 spaces • Parking area north of Fiddlers – approximately 12 spaces • Ad-hoc parking for business use along the parallel lanes <p>There are 255 car parking spaces within 2-3 minute walk of the core area and a further 233 car parking spaces within a 5 minute walk.</p>

			Loading bays and disabled bays will be provided within the core area to match existing provision.
CE Recommendation: No amendments to the scheme as presented in this report are recommended in response to this submission.			

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.

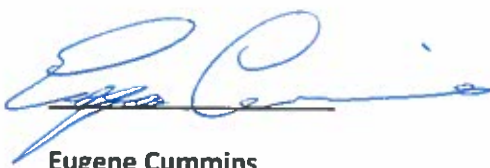
The Ballaghaderreen Town Centre Public Realm Enhancement Project has been developed with the strategic aim of realising the potential of the town centre to become a safer urban space and a more central part of everyday residential, commercial and community life.

The proposed scheme for Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street, represents a planned initiative towards a vision which seeks to provide new usable, shared spaces which will become critical infrastructures of the town centre. A key motivation for this project is the creation of a strong sense of place and identity for the town centre, improve the balance between pedestrian and road space, to create a vibrant and animated streetscape where community, retail and commercial life can function to serve all interests.

Having assessed the current informal and unregulated arrangements regarding vehicular and traffic movements, the design solution presented recognises how pedestrians, cyclists and vehicular traffic can interact within key areas of the town centre through new and improved shared spaces. A central element of this proposal is to redress the current imbalance between people and vehicles in Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street where public safety has been recognised as a key issue.

In conclusion, this Ballaghaderreen Town Centre Public Realm Enhancement Project represents an expression of the ambition of Roscommon County Council to create a new and re-imagined town centre, which will not only have a positive impact upon its physical composition, but also its economic and social environment, as this town progresses into the future. The works that are planned for Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street will start the process of evolving and developing the town in a manner which respects its heritage, yet recognises that contemporary town centres must be attractive, functional and safe spaces in which to live, work and visit.

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



Eugene Cummins
Chief Executive Officer

Date: 28th September 2021

Appendix A

Submissions/Observations

Submissions

22.07.21

1. Author: Catherine McAllister

'I have seen the new plans for Ballaghaderreen and I am concerned about my 92 year old mother who lives in Barrack Street.

Will you please confirm that my mum will have a reserved parking space outside her house. She has a disability parking permit as her mobility is very limited.

Her eircode is F45AX24.

Looking forward to hearing from you

Kind regards

Catherine McAllister'

26.07.21

2. Author: Patricia Madden

'Hi

I wish to confirm my support of the proposed development of our town. This can only benefit the town. Change doesn't come easy to people but change needs to happen for progression, and modernisation. and for the generations to come. Keep up the good work . Patricia Madden.

29.07.21

3. Author: Ballagh Eye

'Hi,

We feel that this latest attempt is a disaster waiting to happen. A mini roundabout will be run over by buses, lorries and tractors and will look awful after a week. It will attract boy racers for the challenge to donut around it.

There are still no provisions for litter bins. No lowered curb for mobility challenged people, or wheelchair users.

Parking is already severely challenging in the town an this proposal is and will be damaging to the traders, as it will drive customers out of the town.

The need for a bicycle stand is ridiculous we have probably only ever seen 3 bikes in the town and one of those is the Gardaí.

Moving the bus stops further damages passing trade within the town.

The public "space" will only attract antisocial behaviour, littering along with the the removal of parking spaces, which are a premium for the day to day running of business within the town.

The amount of money that this project will take could be used to purchase derelict shops and properties through the town supply them to start up businesses and those who are trying to get on the property ladder along with homeless or those who have fallen on harder times.

Your proposals are a disgrace and a ludicrous waste of money.

Thanks for the opportunity to air our views.

Ballaghadereen Eye'

29.07.21

4. Author: James Gannon

'To whom it concerns

I would like to say that I welcome greatly the proposals for the modernising of Ballaghaderreen Town. The town has a "left behind" look about it currently and if it is to survive and grow economically, socially and culturally as well as enhancing it's national and global position it needs to become a shining light for the future.

With this proposed design as well as the other proposed developments in the pipeline I believe this is a chance for Ballaghaderreen to boom and become a town which people will want to live in and for their friends and families to come to visit. The proposed development will also encourage tourism to develop further in the area.

Regards

James Gannon'

29.07.21

5. Author: Paul McDonagh

'Dear Sir/Madam,

I want to congratulate you on the design for the town upgrade. To be quite frank, I think it would have been better received if the public weren't lobbied against it on social media by Councillor Mulligan on the eve of it's announcement.

I sympathise with his perspective on customer and delivery access to his business on The Square but there's no doubt it improves the town aesthetic on many levels.

The key to this project being executed properly is that it is carried out fully to the design and not done half heartedly, otherwise, it should be left as is. A weak execution, due to budget constraints (cheap finish/insufficient soft landscaping), would prove a waste of money.

I sincerely hope that this goes ahead, as it will definitely instil and restore some pride to a town that has been left behind and abused by uncontrolled planning decisions. Hopefully, it may prompt some commercial activity by attracting businesses.

Wishing you the best in its delivery.

Best regards,

Paul McDonagh'

29.07.21

6. Author: Wesley Pollington

'To whom it may concern,

We have had a look at the recent online presentation outlining plans for the redevelopment of centre of Ballaghaderreen town and wanted to provide our feedback. Though our business is located 5km from the town and the changes will not have a direct effect on our business, we still would like to see improvements in the town to make it a more attractive place to live and visit.

The plans are fantastic, and the development of the square will add such value to the town. Please do not be deterred by those complaining about a few lost parking spaces, as is rightly pointed out in the presentation, there are 60 or 70 spaces at the plots that are completely underused. The project has our full support, however if there is still scope for changes, a few things I would suggest are...

-Majority of parking near the square should be 30 mins, or max 60 minutes

-A parking warden may not be in the scope of the project but people will not abide by parking limits unless there is enforcement

-the one way system at new street should be extended down past maddens builders providers.

Good luck with the rest of planning and development.

Wesley Pollington'

30.07.21

7. Author: Aaron Smyth

'Ridiculous! Taking away over 40 car parking spaces for delivery vans and customers. A STRONG no from me'

30.07.21

8. Author: Sam O'Neill

'To whom it may concern,

Firstly, thank you for the invitation to communicate to you via email and at the last online update.

I couldn't be happier to see more and more people discussing how this plan will impact the town in a positive manner. Unfortunately there is a small minority of people with dated views who want the town to remain in the dark ages but rest assured the overwhelming majority are very happy with these plans, especially when they are explained to them.

This plan has the potential to capitalise on the small amount of momentum the town has been building throughout COVID 19. With a small number of young people returning to work remotely, a handful of new businesses and works carried out on some old buildings, this can be the next step is a complete regeneration for the town.

I can finally say that with projects like this, I can now see friends and family returning from larger cities and abroad to settle down in Ballaghaderreen. With this funding, we can open doors that were always closed to us and draw even more attention to the town.

Thank you for your great work.

All my best

Sam O'Neill'

30.07.21

9. Author: Michael Scally

'Please include a designated `age friendly parking place` in the town centre as close to the Bank of Ireland and the Chemist Shop with appropriate signage and markings so that the objectors to this scheme are satisfied. I think the plan is very good and should go ahead as soon as possible

Michael Scally.'

30.07.21

10. Author: Joe Duffy

'A Chara

I have looked at the redesigned plan and I can honestly say that I am looking forward to the benefits I feel confident it will bring to our community!!!

At present because of arthritis related problems I have some fears of tripping on existing pavements and this discourages me from walking or even shopping much in our town/town centre.

I look forward to proper level crossings as well. Walking in green healthy areas, as well as reducing the need to breath in so much unhealthy air.

I think we can also benefit from a reduction in heavy vehicles coming into or through the town centre at present if I want a healthy place to walk I go to community park and it is surrounded by trees and even in winter wildlife from foreign shores come here seasonally.

In addition a few years ago when heavy rain came the area known as Flannery's corner was always getting flooded. I expect all these problems will be dealt with as an automatic part of this new plan etc.

In addition I believe we will get more welcome visitors from abroad to shop and enjoy our tourist attractions.

I am sure at this stage any possible concerns have been addressed as best possible and I trust that any minor difficulties will be dealt with efficiently and I wish all concerned the very best with this welcome project.

Yours sincerely

Joe Duffy'

30.07.21

11. Author: Ballagh Men's Shed

'To whom it may concern.

On behalf of 50 men aged from 45/90 we welcome the new proposals for our town square.

With a large proportion of our members now facing a new phase of life called retirement our days can be long and lonely.

One great aspect of joining a mens shed is the people connection , spending time physically in somebody's else company.

The proposed development will allow us as creatures of habit to embrace and enjoy the new spaces and get out and enjoy walking into the town centre as against the lazy version of driving and having to park . The business community in the square will continue to get regular footfall as we all support businesses for different reasons . Our lives are moving on at a faster pace than we realise and really it's those coming behind us that will embrace the new spaces and ambiance of our community.

So in summary you have the support of the Ballaghaderreen Mens shed and its 50 strong membership.

Best regards

Chairperson'

30.07.21

12. Author: Pat Towey

'To the designers in charge of Ballaghaderreen Enhancement.

As a visitor to Ballaghaderreen every 3 years for the Towey Gathering I must say I am delighted to see that an investment of this nature is forthcoming.

My family has Ballaghaderreen Ancestry and I along with many Americans visit Ballaghaderreen where a celebration of our culture takes place over a June weekend.

It's worth noting that as a town it has little to offer in terms of hospitality or a choice of shopping malls..I guess they may not be enough of a population.

It previously was a great market town and a local man called Matty Towey was a pig dealer of high repute .

This proposal is a very positive development and will certainly create a happy memory that small towns like Ballaghaderreen will have a choice to survive and attract more economics.

Patrick Towey

Chicago.'

30.07.21

13. Author: Towey's Express

'Hi Team,

The new proposal is both a great opportunity and a positive development for our town. In 2014 our business was bypassed. We were used of a high volume of customers in the region of 10k per week. Having been bypassed was a soul destroying as we never envisaged that a bypass would happen. With little prospects of finding the extra 4000 customers that floated up the road to French park or Charlestown we had to examine our whole business model to try and stay in business. In 2016, with the help of 2 new franchise we set about making a 150k investment . Looking back now I happy to say it was the right thing to do. People visit various retail outlets for a variety of reasons. They will continue to do so, and while parking is important , it's not the final reason. Our town whither you like it or not is dying on its feet. There are many reasons, and the end result is strictly up to the paying customer. We cannot stop the migration to other towns , however by making this investment we can give these very same floaters every opportunity to spend a % of their income in our town centre because its gives something different.

I hope that when this project is finally approved that some attention is given to the motorway signage .

Best reagrds

Toweys Spar Express'

30.07.21

14. Author: Stephanie Craughwell

'To whom it may concern

As a native of Ballaghaderreen I'm delighted to see the proposed changes involved around the square area for my local town.

I feel this can only have a positive impact on the town and its future. It will add something to the town that it so desperately needs for both those that live in the town and visitors to the town.

I run an adult education centre on Cathedral Street which is adjacent to the square and I am in full support of the proposed improvements.

If you need anything further from me please free to contact me on 087-6654665

Kind regards

Stephanie Craughwell

31.07.21

15. Author: Catherine Coyle

'A fantastic plan

Really like it.'

31.07.21

16. Author: Christine Braithwaite

'Yes all for new design, would be great to make use of back Forrest grounds into a urban woodlands also, and alleyways that link into other shops and businesses. Much needed in the town needs to go ahead before town falls apart. Don't forget too end of town also.

Regards

Christine Braithwaite'

04.08.21

17. Author: Kevin Duffy

'Good evening,

I'd just like to state that the proposals for the development of the town of ballaghaderreen seem very reasonable and well thought out. It is a pity that it has been met with objection but in my experience people often don't react well to change. I hope that plans do go ahead as the town is in desperate need of modernisation and I think if these changes go ahead it will lead to a greener and brighter future for ballaghaderreen.

Best regards

Kevin Duffy

Kilcolman estate ballaghaderreen'

04.08.21

18. Author: Brid Duffy

'I am supporting the Town square engagement project. Hopefully it will benefit everyone in the town in a positive way as we look forward to the future.

Brid Duffy

Ballaghaderreen'

04.08.21

19. Author: Bernadette Duffy

'Thank you for information regarding plans for Ballaghaderreen. I fully agree with the proposals good luck to all involved

Kind Regards

Bernie Duffy'

04.08.21

20. Author: Seamus Clarke

'As a man who was born and raised in the town I wish to express my delight at the plan for the Square, which ,I'm sure will breath new life into the town which is so badly needed.I suggested something like this at a meeting in Durkins about 40 years ago but wasn't recieved very well,hopefully people's minds have broadened since then.

Kind regards

Seamus Clarke.'

04.08.21

21. Author: Damien Duffy

'To whom it concerns,

I wish to say that I fully support the "Ballaghaderreen Public Realm Project" and look forward to getting the job done at the earliest possible opportunity.

Yours sincerely

Damien Duffy

Cloverhill

Ballaghaderreen'

05.08.21

22. Author: Toweys Spar Express

'Mulligan is spearheading a campaign with individuals some that have been co opted on to committees through political connections as favours, to walk the highways and byways of townlands in his constituency getting mass signatures to help him and his allies block by any means a much needed face lift for our town. Names of individuals long since gone to heaven been added to pages in some instances.

As someone in business life for over 40 years , People have choices, and competition is a healthy part of business life, many who choose to migrate to our surrounding towns to spend their money have no problem backing a campaign led by a man that has put fear and misinformation in the public domain. There are many decent business owners with genuine concerns around the square orbit, that are confused and feel intimidated by the actions of this individual . As a local authority I feel you have a duty of care to publicly denounce this type of behaviour. It's a form of bullying and harassment at the highest level.

His claim last week in our local papers, that Bank of Ireland will close up due to lack of parking is absurd to say the least. His own shop as well as been a hardware outlet is also his local political office. Another reason why it will never be affected by loosing car parking spaces. Unfortunately like the national party he is affiliated to; their ambition is to be destructive in whatever form that needs to be. Negative propaganda has no place in society. Please address as a matter of urgency.

Regards

Toweys Spar Express'

05.08.21

23. Author: Lorna Duffy

'Hello there,

I would like to send an email of support and encouragement for Part 8 of the Public Realm Enhancement.

I am a business owner in the town and someone who has recently moved back after living abroad for 14 years.

In my time away I have seen first hand the positive impact attractive public spaces can have on a town or city.

I have also attended the majority of the town meetings over the last two years and listened to speakers/architects tell their positive experiences and benefits of such projects. People with no connection to Bllagherreen have relocated here thanks to remote working. It would be great to make it even more attractive in order to occupy the empty houses and businesses.

People now commute from here to Sligo IT, thanks to the new bus service.

I also deliver shopping to at least 50 families in town, people who don't have cars. Those people, people in the refugee center, young people, old people - all people stand to benefit from having somewhere nice to live in and be part of.

I took liberty in timing the worst case scenarios of the parking situation - If the worst case scenario emerged and someone had to park in the plots to use the ATM, it would take 1 minute and 45 seconds to walk there. I think that anything under two minutes is not too big an ask, (I have also had a hip replacement and am not the quickest of walkers). By doing up the plots with lighting and a playground as suggested, the car park will not feel removed, it will become a vibrant walk.

There are also around 10 parking spaces at the back of the Rosco (off the Charlestown road) which are public (my father put them there for people to use), from those spaces to Kellys tv shop it took 1 minute and 25 seconds to walk. Again, not a large walk for another worst case scenario situation. In most bigger towns/cities elderly people have to walk a lot further to get their essentials.

The pandemic had shown us the need for green space and exercise for our mental health, the environment is showing us our need for sustainability and a lesser focus on cars, this project takes both into consideration.

I get great pleasure in seeing people sit under the oak tree on the square, it would be a fine sight for many to enjoy that around the town, also to enjoy events and markets on the square.

I love my town and the people of my town, this project would make me very proud of my town.

Best of luck, I am praying that this will go ahead.

Regards,

Lorna Duffy.'

09.08.21

24. Author: Michael Scally, Roscommon Older People's Council Representative

'Dear Majella,

I am writing to you as a the representative from Ballaghaderreen on Roscommon Older People's Council that I fully endorse the development proposed for our town. We have long sought out a resolution to the chronic congestion of traffic in the centre of our town. We are constrained by the layout of our town in that it is dangerous to park in and shop as the traffic is a hindrance getting out. We believe that the proposed traffic plan will greatly improve the flow of traffic and pedestrian safety. We believe our town will be much improved and more business premises will open up when they see that the shopping experience will be much more enjoyable. The new Plaza in the Square with its seating will bring the centre in to the 21st Century. The

amended 'Age Friendly' parking spaces will mean that people with mobility issues will be fully looked after. All the older people living in the town will be able to do their business safely.

This opportunity to get much sought after funding should be grabbed up and not lost like 20 years ago when it was politicised for other reasons.

Yours sincerely,

Michael Scally, OPC.'

09.08.21

25. Author: Mary Duffy

'To whom it concerns

I wish to say that I fully support the "Ballaghaderreen Public Realm Project" and look forward to getting the job done at the earliest possible opportunity.

Yours sincerely

Mary Duffy

Cloverhill

Ballaghaderreen

18.08.21

26. Author: Ire Meletis

'Hi,

I think the plan looks attractive and the welcoming layout may make more people want to shop and spend time in Ballaghaderreen, availing of all facilities and services. A little bit of walking from designated, signposted and nearby sufficient carparks seems reasonable as the safety of pedestrians and cyclists who need more crossings, even and better quality wider sidewalks need to be met too.

There are a few shops that may need some reserved parking for practical purposes that are known and this should also be considered and respected in the plan.

The roundabout seems practical in theory and hope in practice it accommodates busses, HGV and articulated lorries. I would like to see the little oak tree at the Square remain. Hoping also that the new road layout will improve the Boher bui Rd when entering and exiting for cars and pedestrians. A few more traffic calming measures in the town is long overdue.

Best Regards,

Ballaghaderreen resident'

18.08.21

27. Author: Towey's Express

'Good morning Majella, as the saga of our town square enhancement continues to reach unacceptable levels of bad behaviour by a public servant, I have no option but to put together my thoughts on this project. In recent weeks Mulligan is spearheading a campaign with individuals some that have been co opted on to committees through political connections as favours, to walk the highways and byways of townlands in his constituency getting mass signatures to help him and his allies block by any means a much needed face lift for our town. Names of individuals long since gone to heaven been added to pages in some instances.

As someone in business life for over 40 years , People have choices, and competition is a healthy part of business life, many who choose to migrate to our surrounding towns to spend their money have no problem backing a campaign led by a man that has put fear and misinformation in the public domain. There are many decent business owners with genuine concerns around the square orbit, that are confused and feel intimidated by the actions of this individual . As a local authority I feel you have a duty of care to publicly denounce this type of behaviour. It's a form of bullying and harassment at the highest level.

His claim last week in our local papers, that Bank of Ireland will close up due to lack of parking is absurd to say the least. His own shop as well as been a hardware outlet is also his local political office. Another reason why it will never be affected by loosing car parking spaces. Unfortunately like the national party he is affiliated to; their ambition is to be destructive in whatever form that needs to be. Negative propaganda has no place in society. Please address as a matter of urgency.

Regards

Towey's Spar Express'

30.08.21

28. Author:

Teresa Corrigan, Cathy Casey, Christine Flanagan, Ethna Sharkey, Wendy Frise, Deirdre Cassidy, Mary Dunne, Salina Noreen, Amy Horan, John Watchorn, Stephen Foley, Shazia Iqbal, Joe Regan, Michael Dooney, Marie Dooney, Siobhán O'Grady, Declan O'Grady, Roisín Lavin, Ann Finn, Mairead Cox, Sharon Miller, Tony Lavin, Denis O'Neill, Angela Horan, James Hope, Liam Deery, James Towey, Dr. PA Meagher, Matthe A Towey, Benny McCormick, Martina Hayden, Bridie Cormican, Robert Foley, Orla Cormican, James Cox, Gemma Foley, Michael Roddy, Joseph Wynne, Michael and Elizabeth Hickey, Jamie Chillingworth, Donal Frenche, Maeve Cormican, Fraeda Waldroe, John P Coleman, J Van Rapenbusch, John and Brenda Boyle, Celia McDermott, Jiri Hodbois, Gary Flynn, Brian Flynn, Sonia Staff, Arnold Bourne, Mary Golden, Catherine O'Reilly, David O'Connor, David Danger, Tina Rowley, Theresa Geever, Anne Devry, Tom Manley, James Crean, Noel Regan, Maria Allen, Barry Cregg, James Monaghan, Senan Kennedy, Lucy Seesha, Danielle Casserly, Imelda McHugh, Keith Durkin, Philip O'Grady, Jay Cregg, Zac Darcy, Ronnie Darcy, James Regan, Ellen Davy, Mary McGarry, Irene Carroll, Kathlene Shryane, R. Murphy, Deirdre Cray, Mary Giblin, Richie Conway, T Quinn, B Quinn, Stephen Wilson, Freya Cox, Fred Moore, Darragh Casin, Trevor Fahy, Darren Ronin, John Doherty, Karen Casey, Ben Battie, Michael Mahon, Brian Heevey, Patrick O'Grady, Kathleen Hayden, Tom Terry, Johnny Hunt, Melissa McNamara, Joanne Finnerty, Anna Casserly, Sean Regan, Shane Coleman, Rebecca Terry, Emma Carney, Grainne Foley, Michel Flanagan, C De Vito, Christine McDonagh, Collette Clough, Martin Feeney, Bernie McCann, Michael Tully, Martina Ganley, Collette Igna, T Alcferaud, Liam Costigan, Marian Heeve, Sean Creaton, Colette Maloney, Finian Carr, Ann Coleman, Iwona Pieciak, Bridie McCugh, Siobhan Meehan, Paul Coleman, D Johns, Michael Waldron, Ciaran Grace, Jacinta Ward, Eddie and Maura O'Connor, Vinny McNamara, Kathleen McNamara, Padraic Cooney, Terry Murray, E Hutchinson, Susan Smyth, G Hogan, Georgina Cunningham, C Duffy, Jenny Chapman, Miriam McGovern, Carmel Grady, John Duffy, Desmond O'Connor, Sally Cooney, Deirdre O'Donnell, Unna Caulfield, Louise Grennan, Sinead Foley-Coleman, P Murphy, Grace Coleman, Little Oak Shop, Joan Costello, Paddy Higgins, Dominic Costello, Anne Nolan, Katrina O'Donnell, Lynn O'Riordan, Jade O'Riordan, Megan Devine, Stephan

McDonagh, John Higgins, Lesley Devine, Joseph Lavin, Declan O'Grady, Fiona Parker, David Lavin, John Keville, Martha Keville, John Murphy, Fran Battie, Anne Drury, Joan Fallow Walsh, Matt Sara, June Egan, Phil Butler, Tara Gaynor, Áine Marrion, John Dempsey, Sean Hanna, John Regan, Carol Conlon, Sheina Baker, Esther Carroll, Thomas Moran, Bill Golden, Noel Spelman, H McDermott, Tim Mohon, Caitlin Spratt, Miriam McGohrn, Tina O'Hara, Helen Graham, Aidan Noone, Bianca Mawn, R. Buckingham, M Kelly, Geraldine Walsh, Gerry Peyton, Theresa Durkin, David Caron, Alan Durkin, Damien Hanley, Seamus O'Donnell, Eugene McDonagh, Grania Mulligan, Mr. John Keegan, Sinead Hyland, J Baun, Natalie Darg, Lisa Milne, Michael Mulligan, Morgan Darcy, Thomas S Rui, Maureen Mulligan, Robert Hope, Siobhán Dennis, John O'Grady, Stephen French, Mary Duffy, Joan Regan, Brenda McGrea, Keith Jones, Michael O'Dowd, Cormac Ó Corcoráin, John Cris, Amanda Cunningham, Seanie Walsh, Peter Lynch, Julian Hardman, John Gannon, Cormac Doohan, John Carty, Grace Coleman, Ronan Coleman, Ann O'Brien, Callum Coleman, Cassie Coleman, Paul Coleman, Michael Darg, Mairead Greene, M Dooley, Dominic Mahon, Carmel Grace, M Spelman, Sarah Crowley, Janet Rode, J P Harte, L McMaugh, Angela McIntyre, Olly James Cox, James Brennan, Noel Kennedy, Lorraine Carroll, Declan McHugh, Frank Towey, Avril Fielding, Thomas Marrion, C Lenin, Declan Donlon, Kackie McJarry, Martin Sharkey, J Moriarty, Margaret Corrigan, Michael Mulligan, Breeda Corrigan, Faye Mann, Louise Rooney, Nathan Foley, Marie Cronin, Michael Casey, Abba Connoughtan, Tom Haran, Helen Monaghan, Verane Donoghue, Sean Flanagan, Regina Finn, Sarah Keville, Frank Towey, Mary Kavin, Joe Davry, Brenda Jordan, Caothian McDermott, Helen Dowd, David Phelan, James Berine, Laura Beirne, Ahrade Keville, Marrion Freyne, Mary Fenin, James Keville, Martin Hannon, Jack Kennedy, Fiach Hyland, Alfie Fulbert-Crannon, Paul Higgins, Colin Durkin, Bernadette O'Grady, Frank Kennedy, Laureta Scalfo, Michael Mulligan, Kevin Flynn, Lorraine Duffy, Michael O'Grady, Fergal Golden, Elliot Darcy.

'PETITION: SAVE OUR TOWN

Did you know that SEVENTY TWO – 72

Car Spaces are to be lost in Ballaghaderreen

If the plans are implemented as proposed?

Please support this petition if you DON'T AGREE With The Propose Plan.'

30.08.21

29. Author: Eamon O'Hara

'I think this plan is great, looking forward to its commencement.

Eamonn and Mary O Hara

Circular Road

Ballaghaderreen'

30.08.21

30. Author: Thomas Mannion, Anne Mannion, John Connolly, Pat Larkin, Mairead McGrath, Karalin Hair Studio, Imelda Towey, Brian Mulligan, Paidraig Mulligan, Tommy Duffy, Ahmed Superstore, Kathleen McHugh, Brian O'Connor, John McGarry, Marcus Booth, Una Caulfield, Dear C Fruit and Veg, Michael Mulligan, Paul Byran Shoes, JJ Egan Jewlers, Anna Marrion Kennedy, Michael Solem, Jackie McJarry, GP Magden Plant and Tool Sales, Computers for All, James Cinningham, Jerry Doherty, Eoin Buckley, Bill Golden, Mary Keane.

'Dear Ms Hunt, As a business Owner in Ballaghaderreen, it is my observation that the removal of seventy two (72) car parking spaces on the removal of the road in front of Bank of Ireland, will not be beneficial to any business in Ballaghaderreen and can only lead to loss of footfall and trade.'

05.09.21

31. Author: John Baverstock

'To whom it may concern.

I find the proposals for the "so called" upgrade of Ballaghaderreen quite ridiculous.

I object in the strongest possible way.

Basically it is a quiet town with only a few visitors other than the locals shopping.

Where are the hordes of people coming from that needs the widening of the pavements.?

This means doing away with too many parking spaces, so where to park?

If you expect people to park in the carpark down Barrack street, walk up the hill to the shops and then walk down again possibly in the rain, and even the Cathedral carpark is some distance, someone is not thinking right.

In a recent article by Michael Scally he mentions the "traffic congestion" Yes it can get busy from time to time, but it will be even worse if you go ahead with these daft proposals. Do you think people will not park on the road. Do you think the Guards will move them on? You never see a Guard on the street. He also says so many local organisations approve of the plan. Frankly I do not believe it.

I understand there have already been over 500 objections.

We have an open space in the square with the kiosk and the Oak tree, but who sits there now? So who is going to sit there and relax if you make the area wider?? no-one does now, so why would they do so in the future. If they want to sit and relax, go up to St Mary's Cemetery, which I and others worked so hard to make presentable, thirty odd years ago.

As far as the street traders are concerned, they manage quite well as things are.

But how are the local shops supposed to take delivery or loadup. do Kelly's, West of Eden, Brian Mulligan going to manage. Where is the "Fish" lady who trades on a Thursday going to set up her van? How is the BOI supposed to deliver its money and the Chemist Murphy's take deliveries, if there is no parking in that area and what about all the other local shops especially in the square, is this plan not going to make their business more difficult.

I do however agree with one thing, which is making Cathedral and College street one-way.

BUT what about Station Road? That should be one way from the main street up to Durkins entrance. The congestion here can be very bad, with cars turning into the road from both directions from the main street, and others trying to exit into the main street which in itself is a dangerous operation, as the "sight lines" are so often obstructed, and of course there is the occasional DAFT lorry driver who thinks that it's a good idea to use that exit and twice have had the phone lines taken down.

Recently I was parked in Station Road, when I came back to my car there were three cars trying to get in from the square, two from the barracks end and no less than FIVE cars trying to exit into the main road. Total shambles. and yes the traffic was backed up in both directions in the main road. Please make Station road one way.

I think at this time of austerity (central bank says we owe €240 billion) that to spend €3 million on this farce is a total waste of money. The above oneway systems will cost a pittance to impose, not €3.000.000

We have a scheme to "paint up the shops" which is fine, and brightens up the town.

If the Council wants to be more imaginative, how about thinking of something for the town which will attract visitors.

How about rebuilding the old station buildings, running a train line into the old storage shed, buy a steam engine and carriage and run trips up and down.??? I am sure Shaun Brown of Castlerea would be very interested in that.

Once again I must register my complete opposition to this crazy plan.

(Other than the one way streets.)

John Baverstock

Creevy Lisacul.

09498 60696.

06.09.21

32. Author: Bill Golden

'Dear Ms. Hunt,

I welcome the opportunity to submit observations on the proposed town enhancement scheme in Ballaghaderreen.

In small rural towns like Ballaghaderreen people should be encouraged to come into town. If this plan goes ahead in its present form people will stay from town as there will be no available car parking. People will not use off street parking and walk to the business premises they wish to make a purchase in. People are used to parking near the business they wish to visit and the proposed plan to pedestrianise the square will lead to loss of business in the vicinity of the square. This will lead to business closures around the square. Ballaghaderreen does not need a promenade around the square, it is not a tourist town. Also there is no consideration given to the residents of the square- are they expected to use off street parking and walk to their homes on wet cold winter days/nights- surely not. Will these off street car parks be lit during Winter nights? Will people feel safe walking down backways to access these off street car parks? People I have spoken to have raised the last 2 points.

I welcome the plan to create a one- way traffic system on Cathedral Street and Chapel Street, this is long overdue as a result of the volume of traffic on these streets during the school term as these streets lead to St. Nathy's College.

Hopefully common sense will prevail and the town will be enhanced but not at the expense of parking. Ballaghaderreen badly needs enhancement. All businesses agree that on street parking is vital for their business and livelihoods.

King Regards

Bill Golden

Edmondstown

Ballaghaderreen

Co. Roscommon

06.09.21

33. Author: Noel Farrell

Dear Sirs,

I would like to respond with the following comments on the current proposals for the Ballaghaderreen Public Realm Project .

I would consider it is essential that the Ballaghaderreen town community embraces this proposed town public realm remodelling proposal as soon as possible otherwise the town will suffer the ongoing consequences of neglect and decay like so many like towns in the West of Ireland , most of which is promulgated by the local and national economy deterioration.

The town community must understand not all small West of Ireland urban towns will survive, only those that re-invent and re-purpose themselves in terms of their visual and economic attraction to new and existing residents and visitors alike.

To stand still is to stagnate and decay, there is no other outcome from the an inability to embrace this opportunity to turn the direction of the towns environmental infrastructure and attractiveness around and starts with the process of immediately adopting the current public realm regeneration proposals.

One has only to review the previous large businesses and properties such as Monduffs, Flannerys, Gordans , Dillion House, etc., fronting and overlooking the main areas now proposed as part of the main public realm upgrading scheme, have all had to be largely reinvented and transformed to survive to the current timeframe and even then still had to leave some vacant properties behind as vacant shells still awaiting a new usage after many years of dereliction.

It's not what others can do but what the towns community residents can do for themselves and a very important by-product of this regeneration of the towns public streetscapes and central square realm in making it more attractive to live in and be immensely proud of their environment. This public realm regeneration exercise will not be an end in itself but the start of a process that will then stimulate the upgrading and refurbishment of the existing old residential properties which are also needed to revitalise and the town.

As regards any counter arrangement regarding car parking reduction, there has and will always be sufficient parking facilities in the town for it's present and potential increasing population of residents and visitors alike. The level of vehicular traffic and parking is likely to change as has already started elsewhere with controlled parking , accessing electric charging, etc. The town will have more than adequate parking to meet all it's needs, some may not be immediately adjacent to properties but most of that planned are well within very short distances thereof and far more than other similar sized towns.

Wishing all the towns community and stakeholders every success in making a decision for the beneficial future of the town with this much needed revitalisation of the townscape and this regenerate and transform the town itself into a more vibrant and attractive place to visit and live of which all past, present and future residents will be justifiably proud.

Regards

Noel Farrell

Cathedral Street'

06.09.21

34. Author: Claire Kerrane TD

'Majella, a chara,

I would like to make the following two observations in relation to the above project:

This project was very badly brought about. Every business and resident should have been consulted with before any plans were developed. I have been informed by a number of Business people that this was not the case. This is regrettable and should not be the way any project is brought about. Everyone in Ballaghaderreen wants better for the town, especially great investment. Nobody with concerns about the proposals are against development in Ballaghaderreen, They would have worked with the Planners and I believe greater collaboration should have taken place at the very outset.

The poor location of the car park at the bottom of the town which will be depended on more should parking be taken away from the Square – this will be the onlu available parling for some Residents who will have to walk home from there. This will be difficult for Older People in particular. If an additional car park was available at the back of the Fiddlers etc. this would allow people to park and walk through to access the Square. Could this be examined?

In other towns like Roscommon Town which has been used as an example many times during this process, there is ample off-street parking which is not the case in Ballaghaderreen.

Thank you,

Is mise le meas,

Clarie Kerrane

06.09.21

35. Author: Denise Finnerty, A Finnerty, N Finnerty, Natasha Jordan, Vincent Loftus, Kathleen Duffy, Ethan Finnerty, Cyril Mannion, Martin Duffy, Sarah Donnellan, Regina Finn, Bernard Donnaghue, Gareth Harries, Rosaleen Coleman, Richard Gallagher, Leo Horan, Nataliya Horan, Henry Freyne, Thomas Niahier, Ciara Spelman, Ita O'Connor, Tom Regan, John Horan, Sare, Donar Gens, Gracie Finnerty, Teresa Collaghan, Karen Mitchell, Michael O'Brien, Elizabeth McDermott, Mary McFanny, Kathleen McNamara, Tom Madden, Benny McCormick, Damien McDonnell, Michael Reied, Ladislan Szabo, Ian Anderson, Rachel McGarry, Fiona McDonnell, Bridy Quinn, Catherine O'Brien, Angela Kerrane, Rachel Finnerty, Ratelia Donlon, Cathal Finn (46nr. in Total)

Mullen Family x 5nr. received after deadline.

'I am writing to you to make a submission in relation to proposed plans under the Ballaghaderreen Town Public Realm Enhancement Project as a life long Resident of Ballaghaderreen.

I wish to object to the current proposed plans on the following grounds:

1. Access to Shops and Services: I believe that the removal of 72 car parking spaces will make it impossible for people to shop locally in our town. It is already difficult to get parking most days of the week in Ballaghaderreen, especially on the Square. This is a particularly important paert of the town as the Bank and Chemist are both accessed from the Square area.

2. Older People & Person with a Disability: I believe the current proposals will make life more difficult for Older People and Persons with a Disability in our community. The main car park being relied on as part of these proposed plans is over 200 metres (a 3 minute walk) from the Chemist and this includes a steep section of path near Paul Byron Shoes. This is not a plan that accommodates our Older People and Persons with a Disability who will have to park further away and make their way to the likes of the Chemist. Ballaghaderreen and County Roscommon, as a whole has one of the oldest populations in the State and they must be catered for and considered in such plans.

3. Passing Trade: I believe the current plans will deter passing trade and people stopping off in the town. If I am travelling by car and wish to stop off for food or to a shop and I do not see parking, I will continue on my journey. I do not see any benefits in the plan for Ballaghaderreen when it comes to passing trade, which has already suffered due to the Bypass.

I believe that the manner in which these plans have been brought about disregarded those who will be most impacted by such plans - Residents and Businesses who were not consulted when these plans were first being designed. I believe that the current plans should be put aside to allow for proper consultation with a blank page.

I make this submission as someone who wants to see Ballaghaderreen develop and thrive with the knowledge that investment is vital but any plan must be made with those most impacted by such changes on board.

Appendix B

Referral Responses

Mr. Nollaig Whyte - Senior Executive Officer
Roscommon County Council - Áras an Chontae
Roscommon
County Roscommon
F42 VR98

Dáta | Date
4 August 2021

Ár dTag | Our Ref.
TII21-114078

Bhur dTag | Your Ref.

RE: Ballaghaderreen town public realm enhancement project Roscommon

Dear Mr. Whyte,

Thank you for your correspondence of 22 July 2021 regarding the Ballaghaderreen town public realm enhancement project, Co. Roscommon. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (TII) wishes to acknowledge receipt of this Part VIII referral and advises that it has no observations to make.

I hope that this information is of assistance to you.

Yours sincerely,

Andrew Moore
Senior Regulatory and Administration Executive



NATIONAL ROADS DESIGN OFFICE

Bóthar an Rás Chúrsa
Ros Comáin
Contae Ros Comáin
Éire

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E-mail: administrator@roscommonnrdo.ie

Planning Department,
Roscommon County Council,
Áras an Chontae,
Church Road,
Roscommon.

Date: 31st August 2021
Ref: RN88888-02-34875

Re:- Notice in relation to specified development – Roscommon County Council Ballaghaderreen Town Public Realm Enhancement Project on Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street to include:
Provision of a new pedestrianised public space at Market Square
Provision of a one-way traffic system on Cathedral Street and Chapel Street
Provision of new footpaths and pedestrian crossings throughout the scheme
Provision of bus stops at Pound Street and Market Street
Provision of new parking arrangements and enhanced pedestrian civic spaces throughout the scheme
Provision of tree planting and green spaces throughout the scheme
All other associated site and ancillary works
At Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street, Ballaghaderreen Townland, Ballaghaderreen, Co. Roscommon

Applicant: - Roscommon County Council.
Address: - Ballaghaderreen, Co. Roscommon.

Dear Sir/Madam,

Please see Roscommon National Roads Regional Office comments set out hereunder:

1. The proposal in Ballaghaderreen Town does not interact with the National road network therefore Roscommon National Roads Regional Office has no further comments on the development in terms of impact on national route traffic or potential impacts on the National Road network.
2. With respect to the proposed layout, consideration should be given to cyclist movements in addition to pedestrians and other NMU's. If the public realm is to form part of a larger active/smarter travel plan which may be developed for the County then facilities such as shared cyclist/pedestrian paths should be included at this stage, most particularly on the R293 and the L1244 ('old N5') links to the N5 Ballaghaderreen Bypass.
3. RNRRO has no further comments on the specified development.

NATIONAL ROADS DESIGN OFFICE

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Tel.: (+353 90) 6627004
Fax.: (+353 90) 6627040
E-mail: administrator@roscommonnrdo.ie

The file should be referred to:

Roscommon Co. Co. Road Design

Transport Infrastructure Ireland

☐
☐

Yours sincerely

Signed: 
Joe Hannon
A/Senior Executive Engineer

Planning Ref. No.:	PD/21/418
Description of development:	Part 8 - Ballaghaderreen Town Public Realm Enhancement Project
Location:	Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street, and Pound Street, Co Roscommon
Applicant(s):	Roscommon County Council
Planning Operational Area:	North Roscommon
<u>Site Description and Development Proposal</u>	

Development Proposal: The development proposal is for the Ballaghaderreen Town Centre Public Realm Enhancement Project to include:

- Provision of a new pedestrianised public space at Market Square
- Provision of a one-way traffic system on Cathedral Street and Chapel Street.
- Provision of new footpaths and pedestrian crossings throughout the scheme
- Provision of bus stops at Pound Street and Market Street
- Provision of new parking arrangements and enhanced pedestrian civic spaces throughout the scheme
- Provision of tree planting and green spaces throughout the scheme
- All other associated site and ancillary works

The site area associated with this Part 8 development encompasses the central urban areas of Ballaghaderreen, namely; Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street.

Overview of Proposed Works

A breakdown of the works for the above referenced areas is summarised as follows and will be assessed in greater detail as part of the Planning Assessment:

Main Street – extending from Market Square (at its east end) to the Courthouse – streetscape works to facilitate footpaths and cycle way access on the street, with alterations to onsite car parking facilities.

Market Square – i.e. where the street widens at the junction of Main Street, Barrack Street and Pound Street - public realm amendments and creation of space to facilitate public amenity/gathering area.

Barrack Street - i.e. southern approach to the town centre from the access road to the public car park to Market Square; Figure – streetscape works to facilitate footpaths and cycleway access onto Market Square, public realm enhancement to provide new street furniture and street lighting, with alterations to onsite car parking facilities, providing more shared spaces and pedestrian access.

Pound Street – i.e. eastern approach to the town centre from the Cathedral and St. Nathy's College to Market Square – streetscape works to facilitate greater pedestrian access, revised car parking facilities and new trees along the street.

Cathedral Street and Chapel Street – i.e. leading to the Cathedral and St. Nathy's College – streetscape works to facilitate greater pedestrian access, revised car parking facilities, and new trees along the street.

Public Carpark – i.e. towards the south of town centre and the area referred to as the 'Plots' (backland area to the south of Pound Street) – works to improve the aesthetics of these areas.

In terms of built heritage and archaeology, much (but not all) of the proposed works are within the existing Architectural Conservation Area (ACA) which effectively emanates from Market Square, extending towards the junctions and into the surrounding network of town centre streets. Other works proposed, extend beyond the designated ACA into Main Street, Cathedral Street, Pound Street and Barrack Street.

There are also a number of protected structures which abut but are not within the site boundary.

Having regard to the nature of the works, which are confined to the street and surfaced/paved areas, it is considered that the works would not impact upon the character of the ACA nor the protected structures of abutting the site boundaries.

Environmental Impact Assessment and Appropriate Assessment

Accompanied by Environmental Impact Assessment Screening: Yes

The report has concluded the following: Having considered the nature, scale and location of the proposal, having regard to the characteristics and location of the proposed development and having regard to the characteristics of potential impacts it is considered that the project is unlikely to give rise to significant environmental impacts.

It is concluded that there is no requirement for an Environmental Impact Assessment to be carried out for the proposed Ballaghaderreen Town Public Realm Enhancement Project. Therefore, there is no requirement for an Environmental Impact Assessment Report to be prepared.

Accompanied by Appropriate Assessment Screening: Yes

Within designated site(s): No

Adjacent to designated sites(s): No

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

Tullaghanrock Bog SAC – c.2.4km from the site.

The AA screening concluded that: the proposed public realm project is not foreseen to give rise to any significant adverse effects on any designated European sites, alone or in combination with other plans or projects. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. 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 Ballaghaderreen Local Area Plan referred to below.

ROSCOMMON COUNTY DEVELOPMENT PLAN (RCDP) 2014 - 2020

In terms of the provision of an improved public realm with a more pedestrian friendly environment, Core Policy 2.6 promotes the maintenance and enhancement of the character and vitality of town and village centres within the County.

As set out in Chapter 3 – Economic Development, Policy 3.21 encourages the promotion of initiatives to enhance the character and urban design quality of the County's town to ensure that they are attractive for investments in

commerce and retailing. Reference is specifically made to the use of urban design frameworks and town enhancement schemes to release state funding.

In relation to economic development through tourism, Policy 3.62 aims to promote sustainable tourism development in towns and villages and direct tourism based development, where appropriate, into existing settlements where there is adequate infrastructure, whilst also promoting appropriate environmentally sustainable rural tourism, subject to location, siting and design criteria, the protection of environmentally sensitive areas and other planning considerations.

Regarding development within the Architectural Conservation Areas (ACAs) where multiple structures listed on the Record of Protected Structures (RPS) exist, Policies 6.1 and 6.4 emphasises the identification and protection of architectural heritage which manages the change in such a way as to retain its character and special interest.

Objective 6.6 seeks to conserve existing heritage related features within ACAs e.g. post boxes, walls, pillars etc. and Objective 6.16 requires that steps be taken to ensure the preservation of the special interest of ACAs.

Specific guidance is provided concerning Traffic, Street furniture and Planting within ACAs in Section 6.4.1 of the RCDP is set out as follows:

Traffic, Street Furniture, Planting:

- *Any changes to traffic management and parking within ACAs will take into account its designation as an ACA and will seek to retain or improve the character of the ACA in the design and provision of Pay and Display machines, signage, ramps, renewed surfaces, ditched pavements etc.*
- *The Council will actively promote the retention of all surviving original kerbing and cobbles in the ACAs.*
- *Where agreement is reached with the Council for works to ditch footpaths, original kerbs will not be removed, they will be lowered in full and not cut or removed.*
- *Post boxes, seats, water pumps and other street furniture where in keeping with the character of the ACA will be retained in-situ.*
- *New street furniture will be of high quality reflecting the area's status as an ACA and be of appropriate (preferably local) materials.*

It is considered that the proposed development is designed to improve the public realm and create a greater balance between pedestrians and vehicles in terms of more shared spaces and a more amenable town centre environment.

This proposed scheme accords with the above referenced policies and objectives in the County Development Plan, including Core Policy 2.6 and Policy 3.21.

In relation to the proposed works in this urban area, it is considered that due cognisance should be given to the guidance provided in the County Development Plan, as well as recommendations in the Architectural Heritage Protection: Guidelines for Planning Authorities (DEHLG, 2004).

BALLAGHADERREEN LOCAL AREA PLAN 2017 – 2023

The proposed development supports the following preferred development strategy of the current Ballaghaderreen Local Area Plan (LAP):

Improvement of the urban environment and the overall character and appearance of the town centre by promoting the redevelopment and reuse of vacant and derelict residential, commercial and retail buildings in the town. Where appropriate the application of sequential tests to address the issue of brownfield over greenfield development will be applied. Prospective developers of new retail/commercial developments will be required to demonstrate that existing units are unavailable or not easily adaptable within the town.

Prevention of further “hollowing out” of the community in Ballaghaderreen Town Centre and increasing the overall population of the town core by creating a more inviting centre with vibrant public spaces will increase commercial activity. Encouragement of an appropriate diversity of uses in the town centre with both day-time and night-time economies, leading to longer stays by shoppers and visitors and increased spend per head.

The detail below provides a number of the key relevant policies and objectives which, amongst others, have been considered in the context of the development proposal put forward under this Part 8 application.

In relation to Built Heritage the following policies are considered:

Policy 55 - Identify, protect and conserve structures (i.e. includes conservation, preservation, and improvement compatible with maintaining the character and interest of the structure), or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or which are listed on the Record of Protected Structures or are located within the Ballaghaderreen Architectural Conservation Area (ACA).

Policy 62 - Require that all new development within Architectural Conservation Area (ACA) assimilates sensitively into the existing built fabric, and utilises the highest quality materials.

Policy 63 - Require that development proposals appropriately conserve and protect features of the built environment such as stone walls, pillars, piers, stiles, bridges, kerbing, cobbles, gates, railings, wells, mass rocks, postboxes, historic telephone boxes, memorials, milestones, benchmarks, streetlights, manhole covers, ventilation pipes etc.

In relation to Pedestrian Movement the following policy and objective are deemed relevant:

Policy 2 - Have regard to the recommendations contained within the document Smarter Travel - A sustainable transport future: A New Transport Policy for Ireland 2009-2020, as well as the Design Manual for Urban Roads and Streets (2013) and implement them within the Plan area as appropriate.

Objective 1 - Improve the condition and connectivity of the public footpath network throughout the Plan area and provide a pedestrian and cycle friendly environment within Ballaghaderreen, subject to resources.

Regarding Urban Development and Design the following policies have been considered:

Policy 110 - Require good urban design principles in the development of the town and require new development to enhance the existing urban areas and improve pedestrian priority.

Policy 111 - Require a high standard of building, road and paving treatments that will create a high-quality environment with a distinctive and coherent character.

The proposed development aims to enhance the public realm and create a more accessible and pedestrian friendly town centre environment. This aligns with the strategic aims, policies and objectives in the Ballaghaderreen LAP 2017-2023.

Planning Assessment

The development proposal for the Ballaghaderreen Town Centre Public Realm Enhancement Project predominantly involves works associated with the following:

- Introduction of shared spaces and amenity areas to create a more pedestrian friendly environment in the central Market Square area.
- Redesigned paved areas along Main Street, Barrack Street and Pound Street to improve pedestrian infrastructure. This will involve new surfaces, lighting, hard and soft landscaping and street furniture in these town centre streets.
- Provision of a one-way traffic system at Cathedral Street and Chapel Street with enhanced pedestrian pavement network infrastructure, incorporating introduction of hard and soft landscaped spaces.

Specifically, the works for each area are set out as follows:

Market Square

Works here aim to develop a focal point within the town with new paving, landscaping, tree planting and public seating. It is envisaged that this area will be used a destination for gatherings as well artisan/country market days with allocations for temporary market stalls. There will also be an improvement of street lighting and street furniture as well as widening of pavements and development of formalised parking spaces to serve the area.

Main Street, Barrack Street and Pound Street

These central streets will provide for new surface arrangements with redesigned formal street parking areas, aimed at providing safer vehicular and pedestrian movements within these central urban streets. The pedestrian pavement network will also be improved along with new hard and soft landscaping, street lighting and street furniture.

Cathedral Street and Chapel Street

This area will see the provision of a one way traffic flow system on both of these streets, with a reduction in the width of the carriageway, providing a wider pedestrian area and insert parallel parking bays. Again this area will have an enhancement of the public realm through hard and soft landscaping, upgrading of the street lighting and works to enhance the entrance to a key focal point i.e. St. Nathy's Cathedral.

It is recognised that the works aim to shift car parking patterns in these areas, reducing the amount of spaces available and giving more space over to the public realm and pedestrian environment. It is noted that car parking in these areas does undermine pedestrian safety and impacts upon the amenity of the town centre. The development will change how pedestrian and traffic movements take place in the town centre and existing car parking provisions will be altered, with a reduction in car parking in the areas primarily associated with the Market Square area and the associated central urban streets.

Upon assessment of the existing car parks in the vicinity of the town centre, it is noted that these are proximal to existing services, for example the public car park just south east of Market Square. It is considered that scope exists for a greater level of uptake of these spaces which would support the aim to create a more pedestrian friendly environment.

The submitted plans provide a breakdown of the types of materials to be used within the scheme which include paving, crossing areas, road, hard surfacing and kerbs finishes, furniture siting details, street lighting stands etc. The detail provided is considered appropriate in terms of urban design and will improve the visual amenity of the area, and civic spaces through the provision of high quality materials for all aspects of the development.

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 2014–2020 and the Ballaghaderreen Local Area Plan 2017 – 2023 and thus accords with the proper planning and sustainable development of the area.

Recommendation

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

- Public lighting, signage, paving, street furniture and planting within the public spaces should not unduly clutter the streetscape and be sympathetic to the character of the ACA as well as the requirements indicated in the RCDP (particularly Section 6.4.1) and LAP respectively, and relevant government guidance (particularly Architectural Heritage Protection: Guidelines for Planning Authorities (DEHLG, 2004)).
- All surface finishes, hard and soft landscaping and lighting proposals should be of high quality which maintain the integrity of the public realm.



Signed: _____

Brian Farragher
A/SEP

Date: 05/09/2021

Recommendation agreed:

MARY GRIER
SENIOR PLANNER

6/9/21.

Appendix C

Notices of Proposed Development (Newspapers and Site Notice)

Tel: 090 6637100

Email: info@roscommoncoco.ie

www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001
(as amended)
NOTICE IN RELATION TO SPECIFIED DEVELOPMENT

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:

Ballaghaderreen Town Public Realm Enhancement Project on Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street to include:

- Provision of a new pedestrianised public space at Market Square
- Provision of a one-way traffic system on Cathedral Street and Chapel Street.
- Provision of new footpaths and pedestrian crossings throughout the scheme
- Provision of bus stops at Pound Street and Market Street
- Provision of new parking arrangements and enhanced pedestrian civic spaces throughout the scheme
- Provision of tree planting and green spaces throughout the scheme
- All other associated site and ancillary works

at Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street, Ballaghaderreen Townland, Ballaghaderreen, Co Roscommon

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 are available for inspection (in the front windows only) at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town and in the front windows of Eircode F45 W674, The Square, Ballaghaderreen. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from **22nd July 2021 to 20th August 2021** inclusive, during office hours (subject to prior agreed appointment for collection due to Covid 19) 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 will also be available for inspection online on the RCC website using the following link:

http://www.roscommoncoco.ie/en/About_Us/PART-8-Local-Authority-Own-Developments/Community-Enterprise/Part-8-Ballaghaderreen-Town-Public-Realm-Enhancement-Project/

Submissions or observations with respect 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 in writing to the undersigned **on or before 5pm on 06th September 2021**

Signed Majella Hunt, Director of Services
Áras an Chontae, Roscommon Town
Email: mhunt@roscommoncoco.ie

Date of Notice: 22nd July 2021



Comhairle Contae
Ros Comáin
Roscommon
County Council



PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended)
NOTICE IN RELATION TO SPECIFIED DEVELOPMENT

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:

Provision of Public Realm Enhancement Scheme in Tarmonbarry Village on N5 Route

The scheme consists of:

- Redesign the existing carriageway & paved areas along the N5 within the Village to provide a traffic calming effect & improve pedestrian infrastructure and safety.
- Provision of Signalized Controlled Pedestrian Crossing of the N5
- All other associated site and ancillary works at N5 in Tarmonbarry Village, Co Roscommon

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.

COVID 19 Restrictions Apply

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http://www.roscommoncoco.ie/en/About_Us/PART-8-Local-Authority-Own-Developments/Community-Enterprise/PART-8-Public-Realm-Improvement-works-in-Tarmonbarry-Village/

Submissions or observations with respect 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 in writing to the undersigned **on or before 5pm on 6th September 2021**.

Signed: Majella Hunt
Director of Services
Áras an Chontae
Roscommon Town

Email: mhunt@roscommoncoco.ie

Date of Notice: 22nd July 2021



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.

www.roscommoncoco.ie

@RoscommonCountyCouncil

#Roscommoncoco

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Tel: 090 6637100 Email: customerservice@roscommoncoco.ie

ROSCOMMON COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING & DEVELOPMENT REGULATIONS 2001
(AS AMENDED)

NOTICE IN RELATION TO SPECIFIED DEVELOPMENT

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Ballaghaderreen Town Public Realm Enhancement Project on Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street to include:

- Provision of a new pedestrianised public space at Market Square
- Provision of a one-way traffic system on Cathedral Street and Chapel Street.
- Provision of new footpaths and pedestrian crossings throughout the scheme
- Provision of bus stops at Pound Street and Market Street
- Provision of new parking arrangements and enhanced pedestrian civic spaces throughout the scheme
- Provision of tree planting and green spaces throughout the scheme
- All other associated site and ancillary works at Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street, Ballaghaderreen Townland, Ballaghaderreen, Co Roscommon

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.

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Submissions or observations with respect 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 in writing to the undersigned **on or before 5pm on 06th September 2021**

Signed: - Majella Hunt
Director of Services
Áras an Chontae
Roscommon Town
Email: mhunt@roscommoncoco.ie

Date of Notice: 22nd July 2021

ROSCOMMON COUNTY COUNCIL
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PLANNING & DEVELOPMENT REGULATIONS 2001
(AS AMENDED)

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Provision of Public Realm Enhancement Works in Tarmonbarry Village on N5 Route

The scheme consists of:

- Redesign the existing carriageway within the Village to provide a pedestrian infrastructure & safety
- Provision of Signalized Crossings
- All other associated site and ancillary works At N5 in Tarmonbarry Village

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 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.

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Signed: - Majella Hunt
Director of Services
Áras an Chontae
Roscommon Town
Email: mhunt@roscommoncoco.ie

**COMHAIRLE CONTAE ROS COMÁIN
ROSCOMMON COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended)
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- Provision of tree planting and green spaces throughout the scheme
- All other associated site and ancillary works

at Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street, Ballaghaderreen Townland, Ballaghaderreen, Co Roscommon

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Director of Services
Áras an Chontae
Roscommon Town
Email: mhunt@roscommoncoco.ie**

Date of Notice: 22nd July 2021

Appendix D

Plans and Particulars of the Proposed Development



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

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

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ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

NOTES

Key

- Boundary
- Existing Kerbline

PAVING

- Asphalt footpath with decorative surface dressing
- Asphalt to road
- Silver grey granite paving/ concrete block paving
- Feature paving

CROSSINGS, EDGING & DRAINAGE

- TP Tactile Paving to crossings
- BB Beisha Beacon
- PB Push Button to Crossing
- BF Bus Flag to Bus Stop
- KEx Existing Kerbs retain
- Kx Granite kerb to x height mm
- Kxc Granite Kerb to x height with chamfered edge
- UC Uncontrolled Crossing
- TC Toucan Crossing
- CC Controlled Crossing
- ZC Zebra Crossing

STREET FURNITURE

- CS New Proposed Cycle stands
- BE1 New Proposed Bench
- LPX Existing Lighting to be upgraded
- LP1 New Proposed Street Light
- LP2 New Town Square Feature Lights
- DN Town Center notice board and information point

TREES & SOFT LANDSCAPE

- Existing Tree to be Retained
- New Proposed Street Trees
- New Proposed Low Level Planting
- Proposed Grass joint Paving

PROJECT TITLE
Ballaghaderreen Public Realm Enhancement Project

PROJECT NO.
P3001668

DRAWING TITLE
Masterplan

DRAWING NO.
BPR (90) LP101

SCALE
@ A1

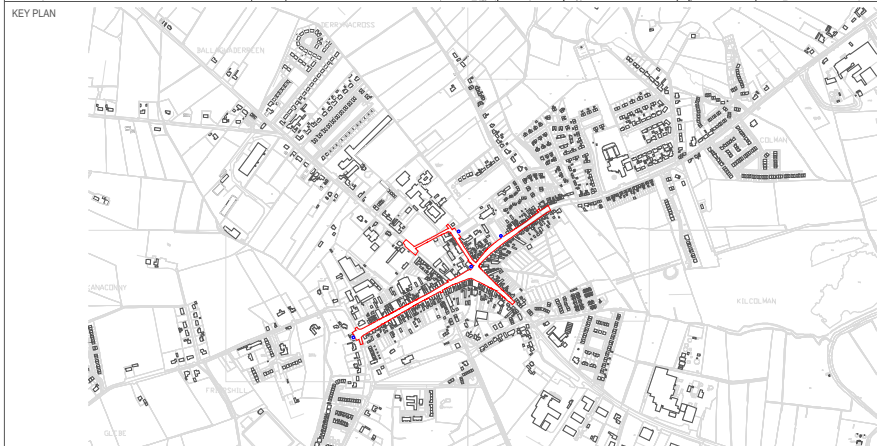
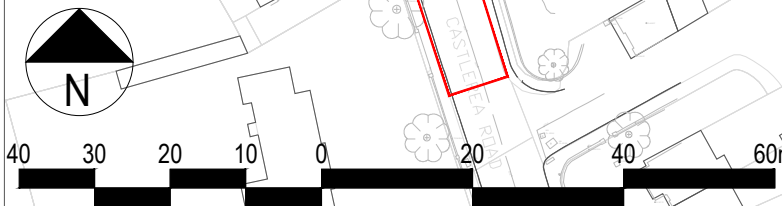
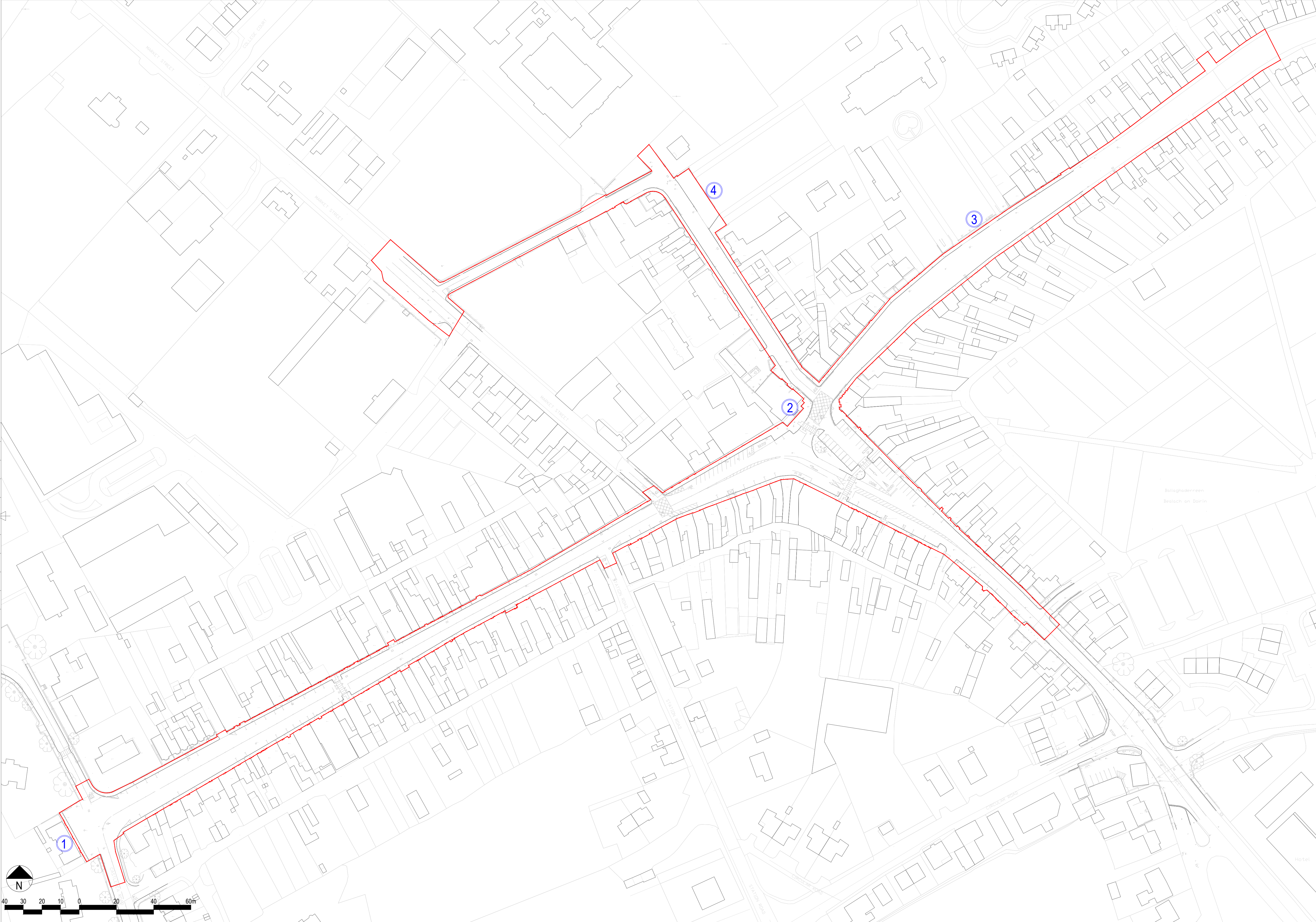
DATE
19.07.21

REVISION
R00

CLIENT
ROS COMMON
Comhairle Contae Ros Comáin
Roscommon County Council

AG MK 19/07/21

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NOTES

- Key
- Boundary
 - 1 Site Notice Location



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NOTES

Key

- Boundary
 Existing K

PAVING

- | | |
|---|--|
|  | Asphalt footpath with decorative surface dressing |
|  | Asphalt to road |
|  | Silver grey granite paving/
concrete block paving |
|  | Feature paving |



CROSSINGS, EDGING & DRAINAGE

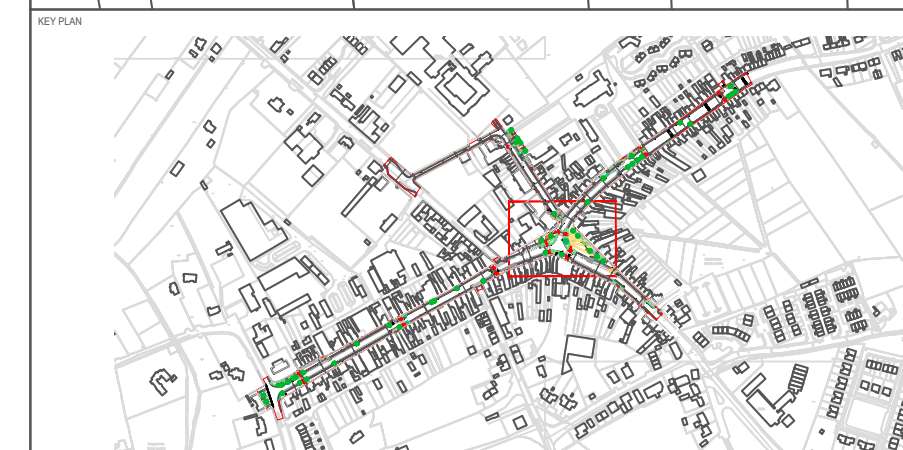
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|-----|--|
| TP | Tactile Paving to crossings |
| BB | Belisha Beacon |
| PB | Push Button to Crossing |
| BF | Bus Flag to Bus Stop |
| KEx | Existing Kerbs retain |
| Kx | Granite kerb to x height mm |
| Kxc | Granite Kerb to x height with chamfered edge |
| UC | Uncontrolled Crossing |
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| CC | Controlled Crossing |
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TREES & SOFT LANDSCAPE

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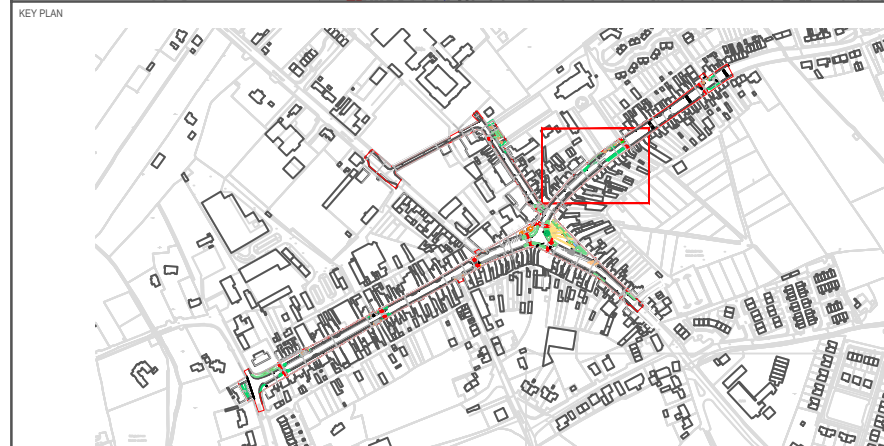
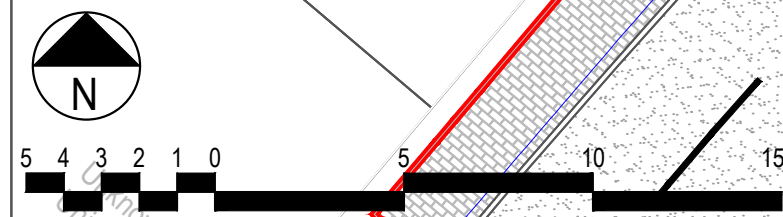
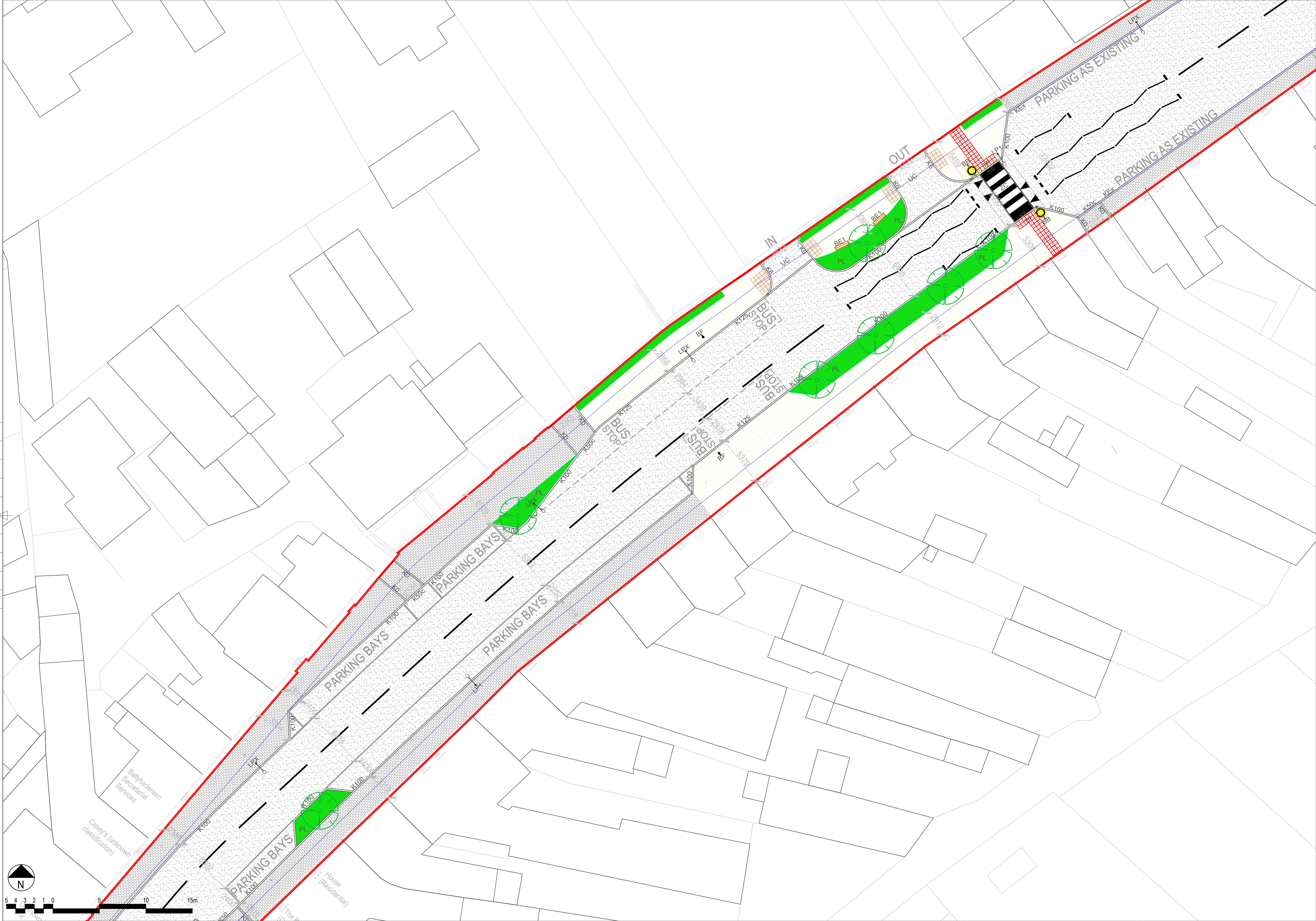
Comhairle Contae
Ros Comáin
Roscommon
County Council

BDP.

Blackhall Green
Stoneybatter
Dublin D07 V0RF
Ireland
T +353 1 474 0600

www.bdp.com

PROJECT TITLE	
Ballagharadderreen Public Realm Enhancement Project	
PROJECT NO.	
P3001668	
DRAWING TITLE	SCALE @ A1
General Arrangement Plan	1:200
1 of 9	DATE
	19.07.21
DRAWING NO.	REVISION
BPR (90) LP201	R00



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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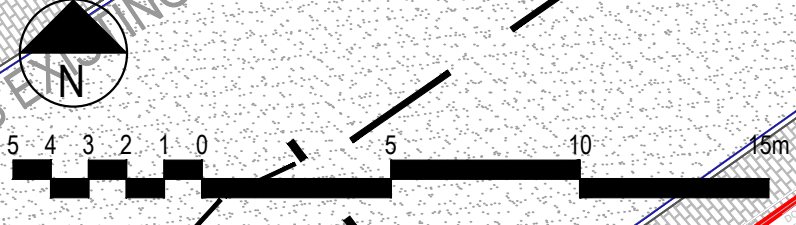
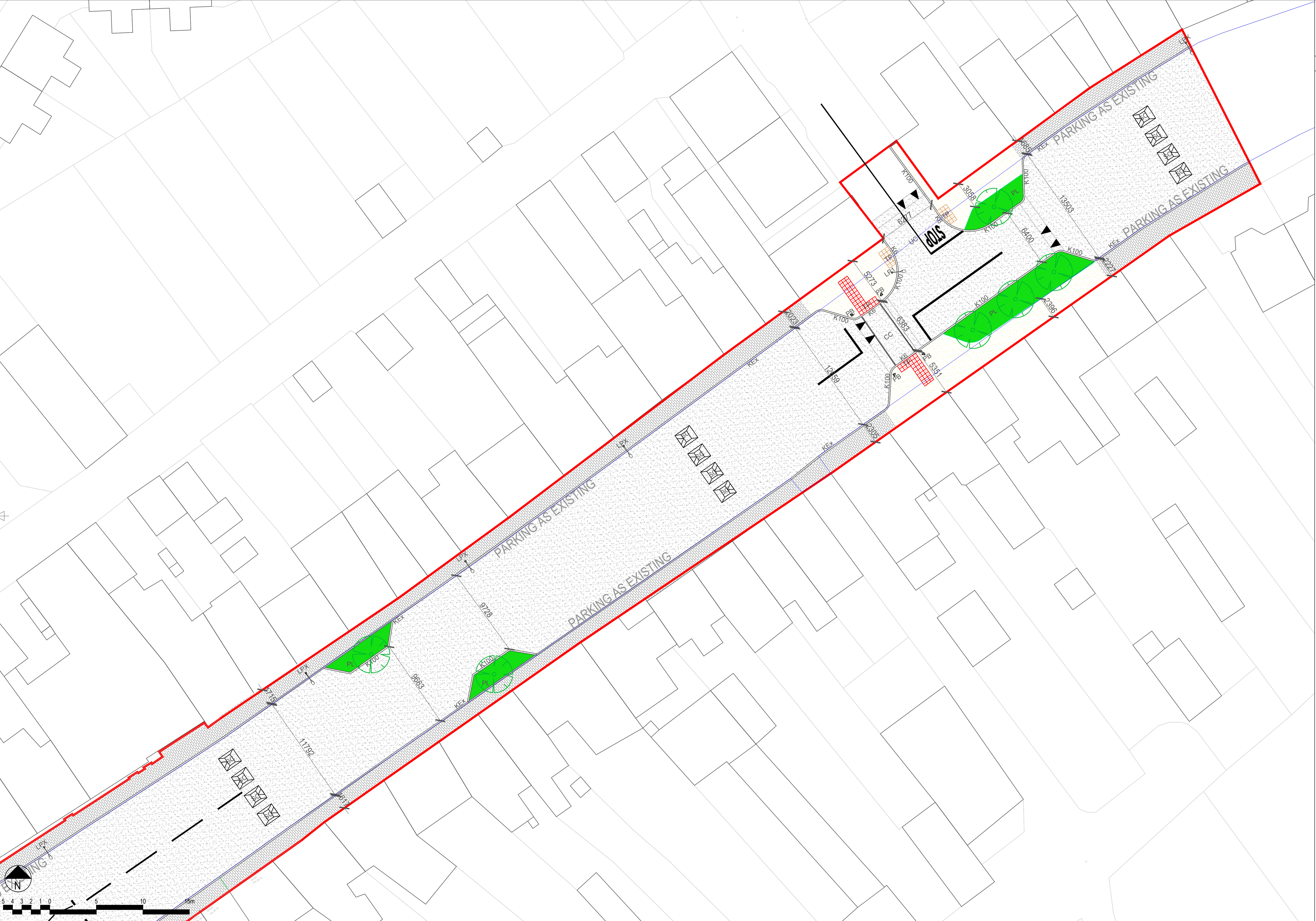
STREET FURNITURE

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																 <div>Comhairle Contae Ros Comáin Roscommon County Council</div>				PROJECT TITLE				 <div>Blackhall Green Stoneybatter Dublin D07 V0RF Ireland T +353 1 474 0600 www.bdp.com</div>				PROJECT TITLE Ballaghadereen Public Realm Enhancement Project																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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NOTES

Key

- Boundary
- Existing Kerbline

PAVING

- Asphalt footpath with decorative surface dressing
- Asphalt to road
- Silver grey granite paving/ concrete block paving
- Feature paving

CROSSINGS, EDGING & DRAINAGE

- TP Tactile Paving to crossings
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- BF Bus Flag to Bus Stop
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PROJECT TITLE
Ballaghaderreen Public Realm Enhancement Project

DRAWING TITLE
P3001668

GENERAL TITLE
General Arrangement Plan

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DRAWING NO.
BPR (90) LP204

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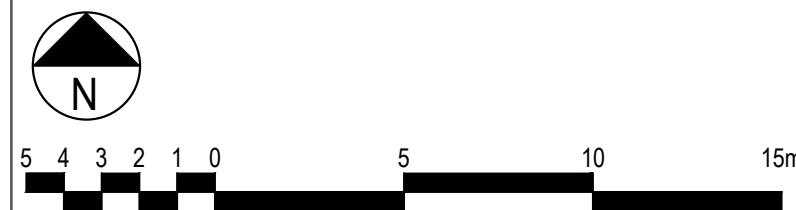
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PROJECT TITLE

Ballaghaderreen Public Realm Enhancement Project

DRAWING NO.

P3001668

DRAWING TITLE

General Arrangement Plan

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DRAWING NO.

BPR (90) LP205

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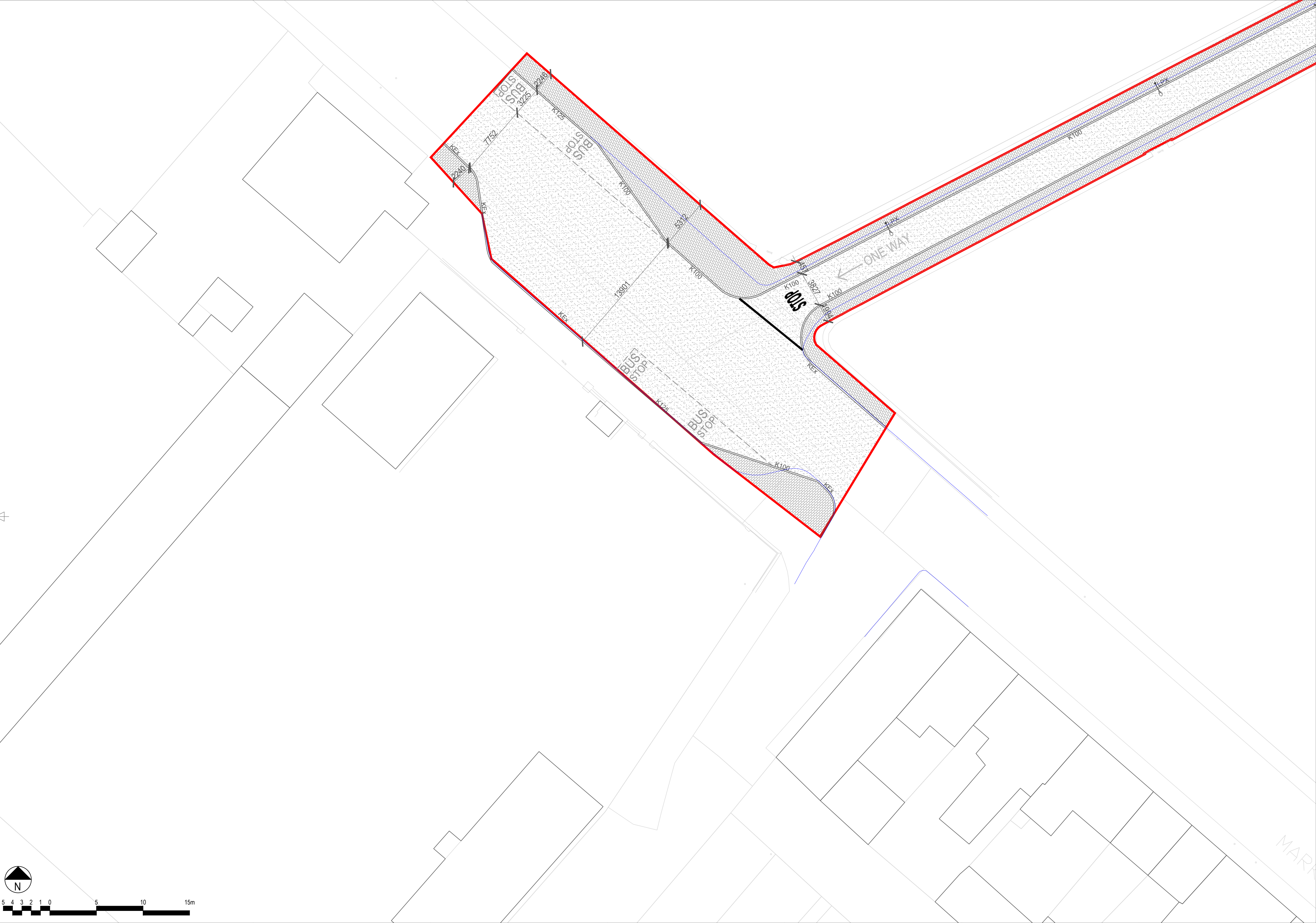
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Ballaghaderreen Public Realm Enhancement Project

PROJECT NO.

P3001668

DRAWING TITLE

General Arrangement Plan

6 of 9

DRAWING NO.

BPR (90) LP206

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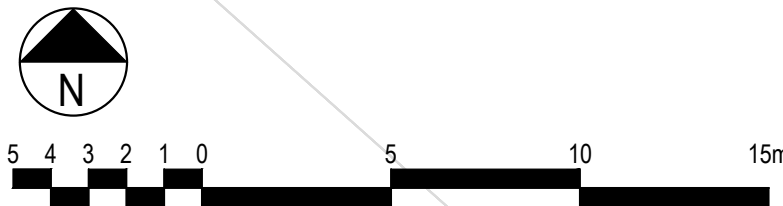
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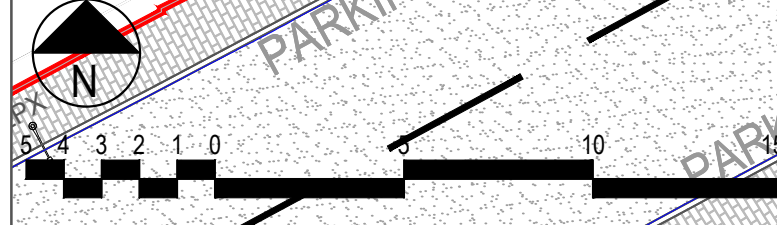
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Ballaghaderreen Public Realm Enhancement Project

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DRAWING TITLE

General Arrangement Plan

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DRAWING NO.

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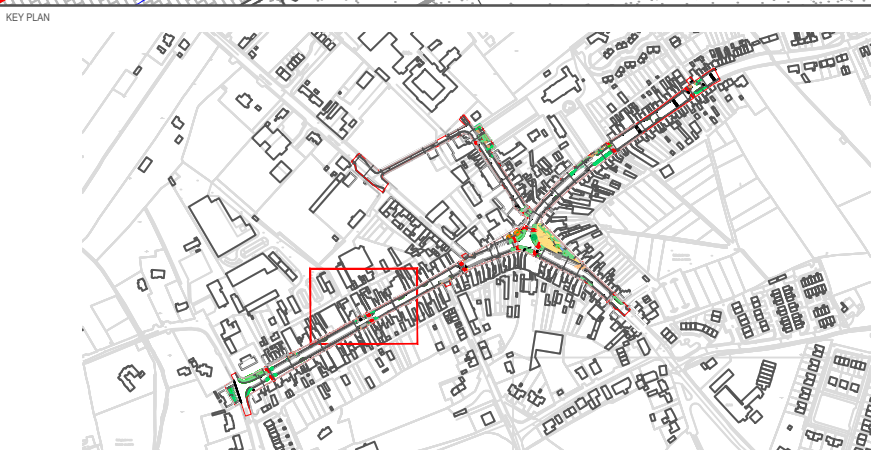
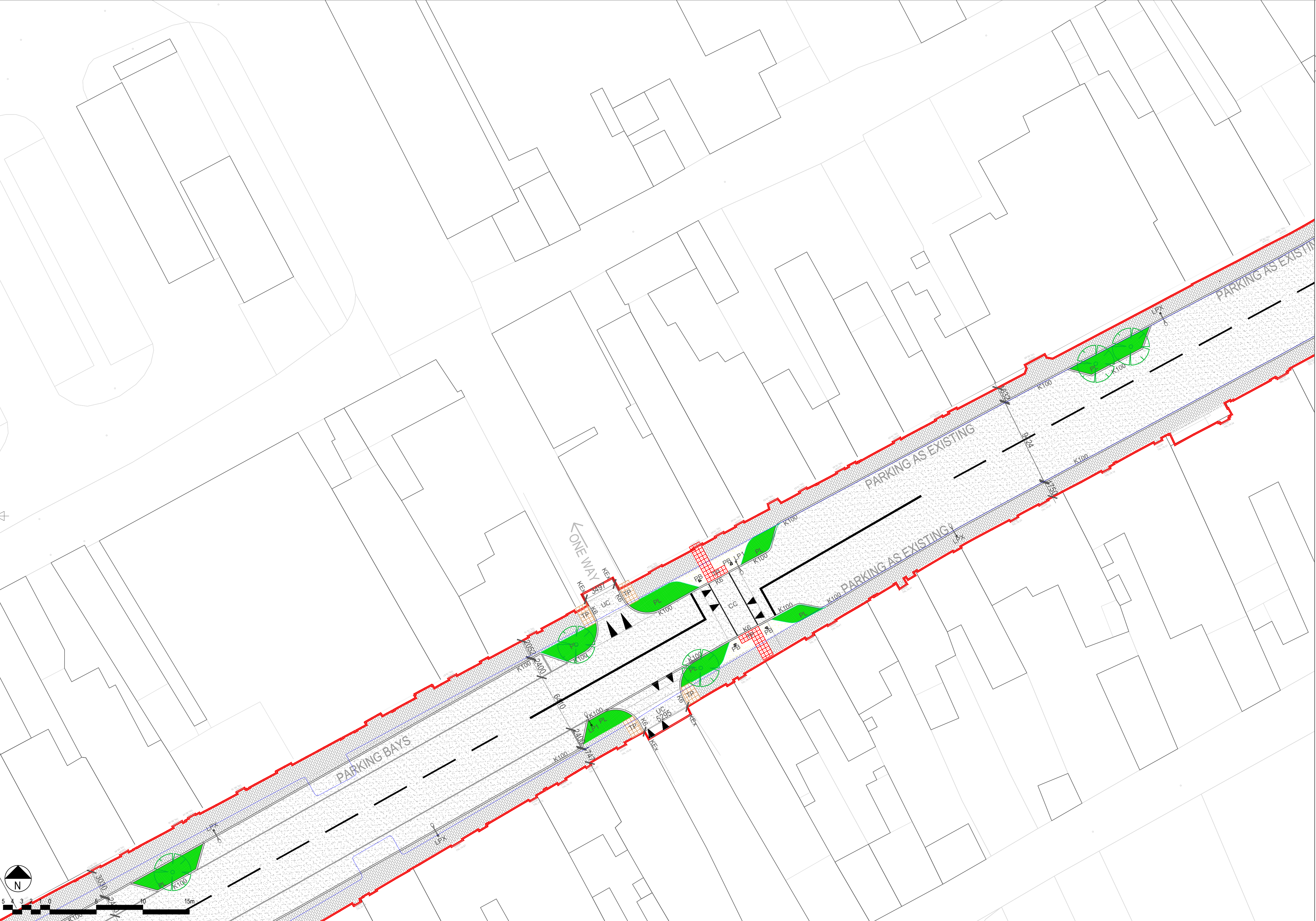
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Ballaghaderreen Public Realm Enhancement Project

PROJECT NO.
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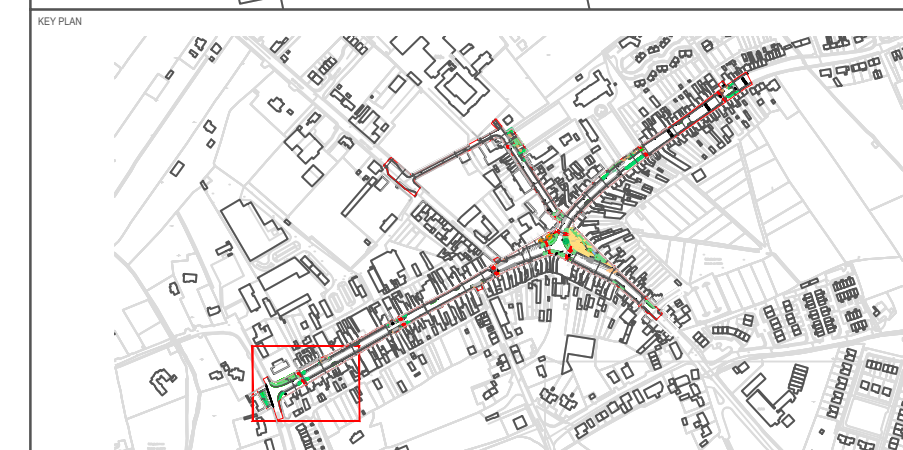
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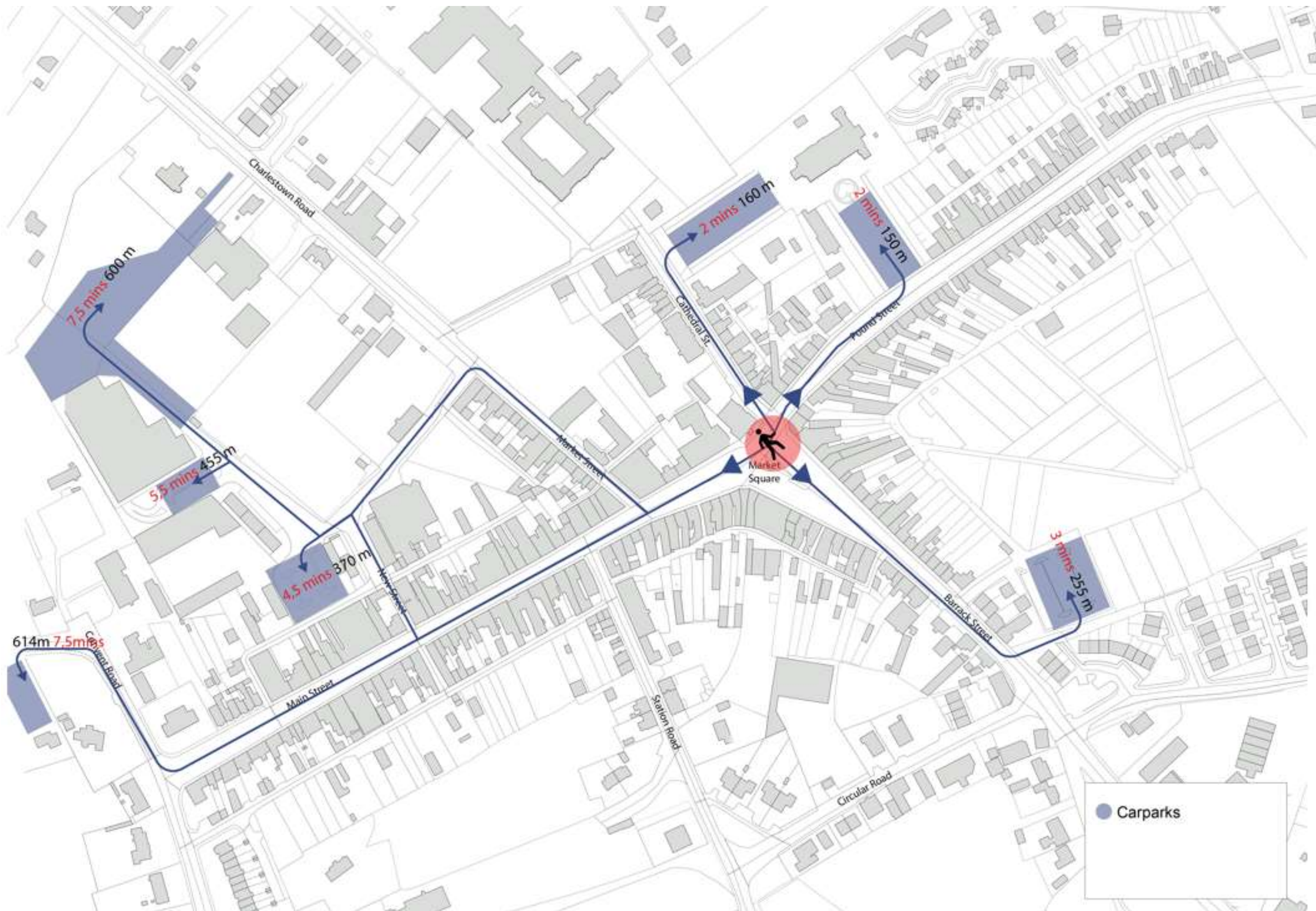
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Appendix E

Map showing walking distances from existing car parks



● Carparks