



Comhairle Contae
Ros Comáin
Roscommon
County Council

Comhairle Contae Ros Comáin
Roscommon County Council

CHIEF EXECUTIVE'S REPORT

Bennett's Walled Garden

Part 8 Development
PT8RN320

11th February 2026



Comhairle Contae
Ros Comáin
Roscommon
County Council



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1.0 Introduction

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

The purpose of this Chief Executive's report is primarily to provide an account of the submissions/observations that have been received as part of the consultation process on the proposed Bennett's Walled Garden development at Demesne, Castlerea, Co Roscommon. The consultation process for this project commenced on 9th December 2025 and closed on 30th January 2026. Within this period three (3) submission was received as follows:

- Internal submission from Roscommon County Council
- Submission from a Notifiable Body – Department of Housing, Local Government & Heritage
- Submission from Councillor Pashal Fitzmaurice - Cathaoirleach Roscommon Municipal District

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 Conservation works and Rehabilitation works to Existing Masonry Walls and the installation/restoration of paths in Bennett's Walled Garden, Demesne, Castlerea as set out in Section 2.0 below.

Notice of the Proposed Development

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

Notice of the proposed development was published in the Roscommon Herald dated 9th December 2025. One site notice was erected on the site of the proposed development.

Plans and particulars of the proposed development were placed on public display on 9th December 2025.

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

- Department of Housing, Heritage & Local Government
- An Taisce
- Fáilte 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
- Roscommon Municipal District, Roscommon County Council
- Roads Department, Roscommon County Council

Submissions and/or observations regarding the proposed development were accepted up to and including 30th January 2026.

2.0 Nature and Extent of the Proposed Development

The Conservation works and Rehabilitation works to Existing Masonry Walls and the installation/restoration of paths in Bennett's Walled Garden, Demesne, Castlerea, Co. Roscommon

The proposed works will include the following:

- Conservation works and Rehabilitation works to Existing Masonry Walls
- Construction of a new Wheelchair Accessible Parking Area.
- Soft landscaping & Installation of New Planter Bench
- Installation of new gravel paths within Bennett's Walled Garden.
- New Maintenance Vehicle Access Route.
- And all other ancillary works.

3.0 Environmental Considerations

An Environmental Impact Assessment (EIA) screening report for these proposed works 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.

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

Both the Environmental Impact Assessment and Appropriate Assessment screening reports were included as part of the plans and particulars of the proposed development and were placed on public display on 9th December 2025.

4.0 Policy Context

Project Ireland 2040

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

Ten strategic outcomes, referred to as 'National Strategic Outcomes' (NSOs) have been set out as part of Project Ireland 2040. 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"*.

A second NSO aims to strengthen rural economies & communities & states *"Rural areas play a key role in defining our identity, in driving our economy and our high- quality environment and must be a major part of our country's strategic development to 2040."*

While a third NSO aims to Enhance Amenities and Heritage & states *“This will ensure that our cities, towns and villages are attractive and can offer a good quality of life. It will require investment in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure”*.

Arising from Project Ireland 2040, the Rural Regeneration and Development Fund (RRDF) has been established to support more compact and sustainable development, strengthen rural economies & communities & enhance amenities, 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 work in partnership with communities to provide the necessary community infrastructure which brings people together, fostering social inclusion, supporting local economies, improving access to services, and promoting well-being for people of all ages and backgrounds.

The funding secured by Roscommon County Council, as project leader, in collaboration with the Monksland Town Team, aims to provide a multi-use community hub building which is accessible for both the residents and visitors to Monksland/Athlone West. The project proposes a community building which offers shared facilities for community groups, remote working, health initiatives, educational classes, and cultural events, helping to build stronger, more resilient, and vibrant community. It underpins NSO 3 & 7 of the National Planning Framework, which aims to ensure that we provide the appropriate community infrastructure & amenities to strengthen our rural communities & ensure that our cities, towns and villages are attractive and can offer a good quality of life.

Regional Spatial and Economic Strategy

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

The RSES for the Northern & Western Regional Assembly aims to identify regional policies and coordinate initiatives that support the delivery and implementation of Project Ireland 2040 – National Planning Framework (NPF) and National Development Plan (NDP) at regional, county and local level. Legislative requirements are now in place to ensure regional policies align with national policies. This provides a solid foundation for consistency at all levels to deliver transformational change in shaping the path of our built and natural environment.

Roscommon County Development Plan 2022-2028

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

The proposal, as set out above, has been prepared having regard to the requirement of Roscommon County Council to seek to advance developments which are 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 strategic aims, policies and objectives of the current County Development Plan:

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

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

Policy Objective TV 4.7 - Promote enhanced and increased public realm opportunities including the shared use of spaces for outdoor experiences, with a priority on pedestrian usage and designate to accommodate people with disabilities.

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

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

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

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

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

Policy Objective SCCD 11.15 – Ensure that public open spaces provided as part of new development is of high quality, designed and finished to ensure its usability, security and cost-efficient maintenance and that it is retained in perpetuity as communal open space to serve the social and recreational needs of the resident population.

Castlerea Settlement Plan 2022 – 2028 – Volume 2 – RCDP 2022-2028

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

The policies and objectives of the Castlerea Settlement Plan are consistent with the strategic aims and objectives of the County Development Plan. The proposed works to Bennett’s Walled Garden have been developed having due regard to the following policies and objectives as set out in the above referenced Settlement Plan:

Objective CA2 - Identify and facilitate the development and renewal of vacant sites, obsolete areas, derelict sites and derelict buildings in a manner appropriate to the area.

Objective CA3 - Support the development of Castlerea as a centre of growth for agri-food and local artisan food production, to further strengthen its local economic, enterprise and employment base within this sector.

5.0 Referrals

Prescribed Bodies

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

- Department of Housing, Local Government & Heritage

Chief Executive's Response to Submissions from Prescribed Bodies

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

Submission No 1 - Date Received 30/01/26	
Name & Address: Department of Housing, Local Government and Heritage, Development Applications Unit, Government Offices, Newtown Road, Wexford.	
Issue Raised	CE Response & Recommendation
The Department has reviewed the associated documentation for these planned works. And recommends that the project should take the following into account: Any tree or vegetation removal works that are required as part of this development should, where possible, be done outside of the bird nesting season. Bird nesting season is from March 1st until August 31st inclusive. All native hedgerows on site should be retained, except where removal for sightlines is required. Any supplementary planting or new planting, should consist of native hedging species such as hawthorn, holly, gelder rose, blackthorn, hazel. Additional information can be found at https://pollinators.ie/businesses/. Roscommon County Council is a signatory to the All-Ireland Pollinator Plan. An onsite Landscaping Plan should adhere to the principles outlined in the All-Ireland Pollinator Plan, of which Roscommon County Council is a signatory. Information regarding the plan can be found at https://pollinators.ie/. Bats Any trees proposed for felling which could be suitable as Bat roosts require a survey. The Walls of the Demesne may also serve as Bat roosts. All Bat species are protected by the Wildlife Act 1976 (as amended) and are listed on Annex IV of the Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora). Therefore a Bat Survey should be carried out by a suitably qualified Ecologist (if required) prior to a decision being made on planning. The Department recommends that a copy of the Survey Report is submitted as Further Information to the Department for comment before	Response Requirements in relation to Bird Nesting Season, All-Ireland Pollinator Plan & Protected Species as outlined in the submission will be incorporated in the scheme. There is no provision in the current scheme to provide any artificial lighting within the Bennett's Walled Garden Area, therefore this project will have no adverse impact on any protected species from artificial light. Recommendation In response to the above submission, the actions below are to be incorporated as part of the works carried out for this scheme: • In the event that large trees are to be felled a Bat Roost survey is to be carried out prior to felling. • In the event that works to be walls may give rise to disturbance of Bat roosting areas a Bat Roost survey is to be carried out. Any Bat Survey reports produced will be submitted to the Department of Housing, Local Government and Heritage, Development Applications Unit, Government Offices, Newtown Road, Wexford.

any decision is made on planning. Bats (and other nocturnal wildlife) are particularly sensitive to Artificial Light at Night (ALAN). As such it is recommended that lighting on site follows the following guidance by Bat Conservation Ireland: Bats & Lighting, Guidance Notes for: Planners, engineers, architects and developers 20101 and/or guidance issued by Bat Conservation Trust UK2	
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Chief Executive's Response to submissions from Internal Referrals

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

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

Submission No 2 - Date Received 27/01/26	
Name & Address: Brian Farragher, Senior Executive Planner, Planning Dept, Roscommon County Council	
Issue Raised	CE Response & Recommendation
Castlerea Settlement Plan 2022 – 2028 – Volume 2 – RCDP 2022-2028 The site is with the zoning envelope of the Castlerea Settlement Plan 2022 – 2028 and is zoned 'Outer Core'. This Plan forms part of Volume 2 of the current RCDP. The land use zoning objectives for such zoned lands are set out on page 45 of the above referenced Plan. The 'Outer Core' land use zone aims to support the growth of social, community and cultural facilities to serve the needs of the town and its resident base. Having regard to the development proposal put forwards for this site, it is considered that it generally accords with the zoning objectives and supporting policy objective framework of the Castlerea Settlement Plan and, as such, is considered to be acceptable in principle. Roscommon County Development Plan 2022-2028 A central component of the RCDP is to provide infrastructure for a diverse population to access a wider range of community facilities. Chapter 11 – Social, Community and Cultural Development provides the strategic policy objective framework for supporting the delivery of community infrastructure, which is considered to include developments of this nature. Having regard to the overarching vision of the RCDP and the supporting policy objectives in place to provide community facilities, it is considered that the proposed development, accords with the relevant provisions of the RCDP and is acceptable in principle.	Response The response from the Planning Department of Roscommon County Council has been noted. The report states the proposed scheme generally accords with the policies and objectives as well as the development management guidelines and standards of both the RCDP 2022–2028 and the Castlerea Settlement Plan 2022 – 2028. Recommendation No amendments to the scheme as presented in this report are recommended in response to this referral.

6.0 Submissions

One submission in respect of the proposed development was received from the public

Submission No 3 - Date Received 28/01/2026	
Name & Address: Cllr Paschal Fitzmaurice, Cathaoirleach, Roscommon Municipal District	
Issue Raised	CE Response & Recommendation
No. 1. I believe the footpaths should include links to the Demesne and the Ballindrimley road. These lands are owned by Castlerea Towns Trust and they are open to the new footpaths. The links would increase footfall and would make tge [sic] project more popular. I have attached a simple map indicating the paths in yellow. (image contained in Appendix A) No. 2. While funding may now be limited, I also think the refurbishment of the gardener's house should be included in the part 8 as an open plan building. This would ensure if appropriate funding became available for a refurbishment of this historic structure it could proceed to funding application stage quickly and easily. The building could be open plan and off the grid. It would be a great base for a community group who might work in the walled garden in the future. The preservation of the walls and arches must be a top priority in any future development. The new entrance for vehicles is welcome and acceptable to me. A video with some of the garden's history is in the link. https://www.facebook.com/share/v/18DBa9f8j7/ No. 3. We have planted 160 fruit trees in the garden and I hope these along with many old apple and pear trees throughout the garden are preserved and protected during any construction.	Response No. 1 - Links to the existing paths outside of the application extents have been considered and presented in the Design Statement prepared by O'BFA Architects on behalf of Roscommon County Council. The provision of additional path through lands not in the ownership of Roscommon County Council are outside this remit of this Part 8 Application process. No. 2 – As part of the works proposed for the Bennett's Walled Garden Part 8 the Gardener's House will receive the same remediation / rehabilitation works as all the stone walls in Bennett's Walled Garden. The Gardener's House would best be dealt with by way of a separate Part 8 following design process considering all aspects of the Building Regulations including but not limited to the Fire Safety & Disability Access Certification. No. 3 – The layout of the paths as presented can be altered during the detailed design phase to account for the location of the existing new and mature trees. Mature trees will only be considered for felling if the present a significant Health Safety Risk. Recommendation In response to the above submission, the actions below are to be incorporated as part of the works carried out for this scheme: That the detailed design of the paths be amended as far as practicable to mitigate any damage to the recently planted & mature trees within Bennett's Walled Garden.

7.0 Chief Executive's Recommendation

Roscommon County Council proposes to carry out Conservation works and Rehabilitation works to Existing Masonry Walls and the installation/restoration of paths in Bennett's Walled Garden, Demesne, Castlerea, Co. Roscommon.

The design presented for this Bennett's Walled Garden has been developed in partnership with the Community to cater for their current & future needs. It will provide a relaxing outdoor setting for visitors to enjoy.

This project has been developed with the overarching aim of realising the potential of this neglected high potential area of public lands in Castlerea to play a central role in everyday recreational and community life. This project aims to provide a calm and tranquil area for people of Castlerea to enjoy thereby creating an area where people can congregate, interact and enjoy the outdoors in close proximity to the Castlerea town core.

In conclusion, this development represents an opportunity to provide a sense of place and a much-needed community facility which can be enjoyed by both the existing and future residents of Castlerea and the surrounding areas.



Shane Tiernan

Chief Executive

Date: 11th February 2026

Appendix A

Submissions and Referrals

Submission Details

Submitter

Name	Department of Housing, Local Government and Heritage_PART_8
Address	Demesne Castlerea Co. Roscommon
Note	Please find attached the nature conservation observations and recommendations of the Department of Housing, Local Government and Heritage in relation to this Part 8 Planning Application.

In relation to application

Application Number	PT8RN320
Applicant Name	Roscommon County Council
Development Address	Demesne Castlerea



RECEIVED: 30/01/2026

Your Ref: Bennett's Walled Garden
Our Ref: **Part 8 PT8RN320**
(Please quote in all related correspondence)

30 January 2026

Roscommon County Council
Regeneration
Áras an Chontae
Roscommon Town
F42 VR98

Via Online Consultation Portal

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

Re: Part 8 Application for the Conservation works and Rehabilitation works to Existing Masonry Walls and the installation/restoration of paths in Bennett's Walled Garden, Demesne, Castlerea, County Roscommon The proposed works will include the following: • Conservation works and Rehabilitation works to Existing Masonry Walls • Construction of a new Wheelchair Accessible Parking Area. • Soft landscaping & Installation of New Planter Bench • Installation of new gravel paths within Bennett's Walled Garden. • New Maintenance Vehicle Access Route. • And all other ancillary works.

A Chara

I refer to correspondence on 9 December received in connection with the above.

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

The Department has reviewed the associated documentation for these planned works. And recommends that the project should take the following into account:

Any tree or vegetation removal works that are required as part of this development should, where possible, be done outside of the bird nesting season. Bird nesting season is from March 1st until August 31st inclusive.

All native hedgerows on site should be retained, except where removal for sightlines is required. Any supplementary planting or new planting, should consist of native hedging species such as hawthorn, holly, gelder rose, blackthorn, hazel. Additional information can



RECEIVED: 30/01/2026

be found at <https://pollinators.ie/businesses/>. Roscommon County Council is a signatory to the All-Ireland Pollinator Plan.

An onsite Landscaping Plan should adhere to the principles outlined in the All-Ireland Pollinator Plan, of which Roscommon County Council is a signatory. Information regarding the plan can be found at <https://pollinators.ie/>.

Bats

Any trees proposed for felling which could be suitable as Bat roosts require a survey. The Walls of the Demesne may also serve as Bat roosts. All Bat species are protected by the Wildlife Act 1976 (as amended) and are listed on Annex IV of the Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora). Therefore a Bat Survey should be carried out by a suitably qualified Ecologist (if required) prior to a decision being made on planning. The Department recommends that a copy of the Survey Report is submitted as Further Information to the Department for comment before any decision is made on planning.

Bats (and other nocturnal wildlife) are particularly sensitive to Artificial Light at Night (ALAN). As such it is recommended that lighting on site follows the following guidance by Bat Conservation Ireland:

Bats & Lighting, Guidance Notes for: Planners, engineers, architects and developers 2010¹ and/or guidance issued by Bat Conservation Trust UK².

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

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

Is mise, le meas

Sinéad O' Brien
Development Applications Unit
Administration

¹ https://www.batconservationireland.org/wp-content/uploads/2013/09/BCIrelandGuidelines_Lighting.pdf

² <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Planning Ref. No.:	PT8RN320
Description of development:	Part 8 – Conservation and Rehabilitation Works to masonry walls and installation/restoration of paths, landscaping, access provisions and all ancillary works.
Location:	Bennett’s Walled Garden, The Demesne, Castlerea, Co. Roscommon.
Applicant(s):	Roscommon County Council
Planning Operational Area:	Roscommon

Site Description and Development Proposal

The site is located in the Demesne in Castlerea and comprises a walled garden area, referred to as Bennett’s Walled Garden.

The proposed development comprises the following:

- Conservation and Rehabilitation of the existing masonry walls
- New wheelchair accessible parking area
- Land scaping – hard and soft
- New maintenance vehicle access route
- Installation of gravel paths
- All associated site works

Environmental Considerations and Appropriate Assessment

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

Details of designated site(s) and distance from application site:
The site is c.3km from Cloonchambers Bog SAC

Accompanied by Appropriate Assessment Screening: Yes

The report has concluded that the proposed works will not have a significant effect on the designated Natura 2000 sites.

Accompanied by Environmental Impact Assessment Screening Report: This report concluded that there is no specific requirement for an EIA of the proposed project.

The proposal is also accompanied by an Ecological Impact Assessment Report. The conclusions identify that the proposed project will not have a significant impact on the general ecology of the area.

All details in the above referenced reports have been noted.

Planning Policy

Castlerea Settlement Plan 2022 – 2028 – Volume 2 – RCDP 2022-2028

The site is within the zoning envelope of the Castlerea Settlement Plan 2022 – 2028 and is zoned 'Outer Core'. This Plan forms part of Volume 2 of the current RCDP.

The land use zoning objectives for such zoned lands are set out on page 45 of the above referenced Plan.

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

Having regard to the development proposal put forwards for this site, it is considered that it generally accords with the zoning objectives and supporting policy objective framework of the Castlerea Settlement Plan and, as such, is considered to be acceptable in principle.

Roscommon County Development Plan 2022-2028

A central component of the RCDP is to provide infrastructure for a diverse population to access a wider range of community facilities.

Chapter 11 – Social, Community and Cultural Development provides the strategic policy objective framework for supporting the delivery of community infrastructure, which is considered to include developments of this nature.

Having regard to the overarching vision of the RCDP and the supporting policy objectives in place to provide community facilities, it is considered that the proposed development, accords with the relevant provisions of the RCDP and is acceptable in principle.

Planning Assessment

Materiality

It is important also to ensure that as part of the proposed construction works taking place on site and all materials/finishes proposed, inclusive of hard/soft landscaped areas, are high quality, durable and can be readily maintained.

Recommendation

In consideration of the foregoing, it is concluded that, in principle, the proposed development generally accords well with the policies and objectives as well as the development management guidelines and standards of both the Roscommon County Development Plan and Castlerea Settlement Plan.

The Planning Department endorses this proposal and respectfully requests that the above observations set out in the Planning Assessment are considered in the interests of the orderly and sustainable development of this area.

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

Signed: _____
Brian Farragher SEP

Date: 27-01-2026

From: Cllr Pascal Fitzmaurice
Subject: FW: Submission Bennetts Orchard

I wish to make a submission on Bennetts Orchard .

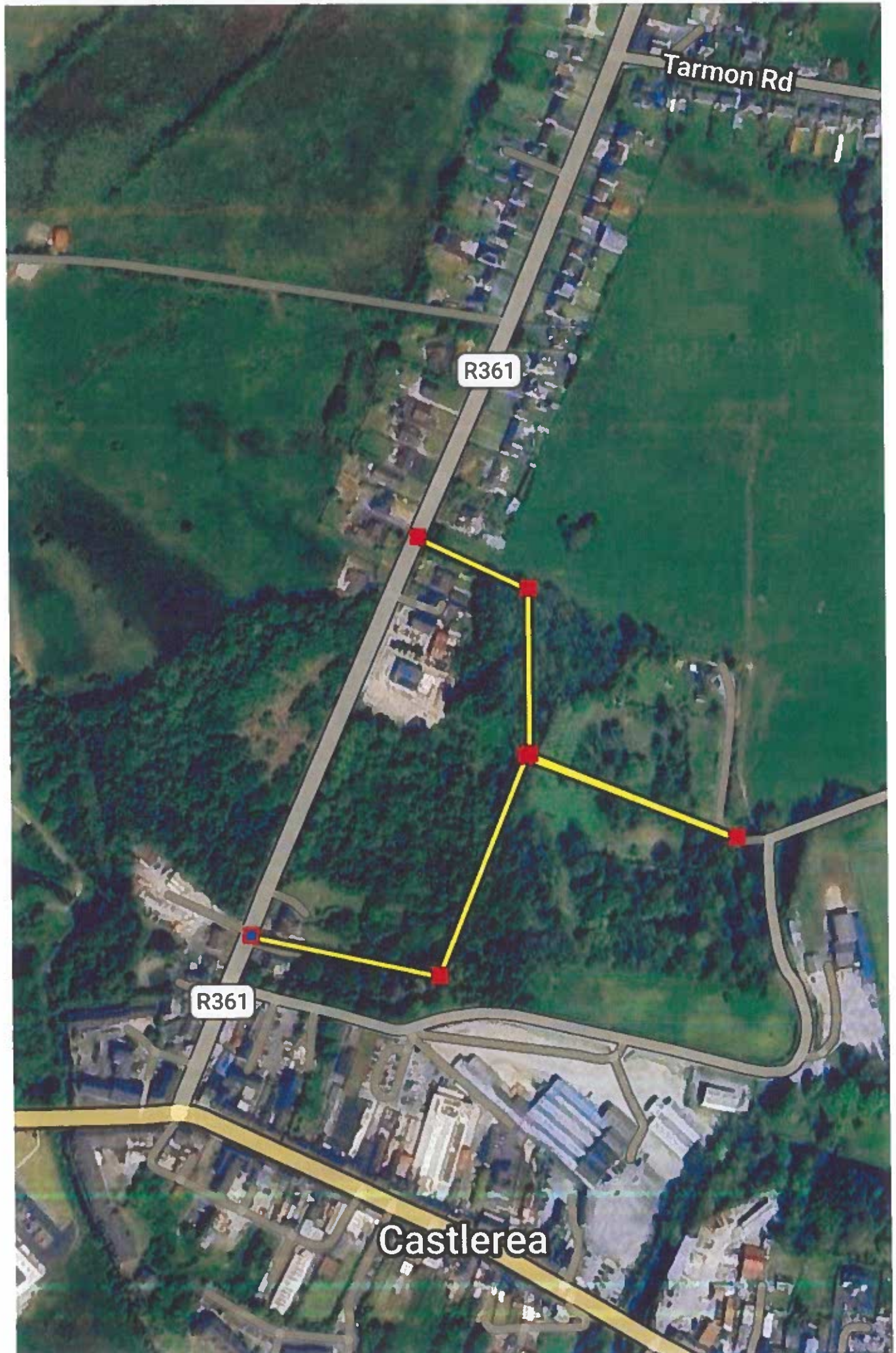
No. 1 . I believe the footpaths should include links to the Demesne and the Ballindrimley road . These lands are owned by Castlerea Towns Trust and they are open to the new foothpaths. The links would increase footfall and would make tge project more popular . I have attached a simple map indicating the paths in yellow .

Tarmon Rd

R361

R361

Castlerea



No. 2 . While funding may now be limited, I also think the refurbishment of the gardener's house should be included in the part 8 as an open plan building . This would ensure if appropriate funding became available for a refurbishment of this historic structure it could proceed to funding application stage quickly and easily. The building could be open plan and off the grid . It would be a great base for a community group who might work in the walled garden in the future . The preservation of the walls and arches must be a top priority in any future development . The new entrance for vehicles is welcome and acceptable to me .

A video with some of the garden's history is in the link .

<https://www.facebook.com/share/v/18DBa9f8j7/>

No. 3 . We have planted 160 fruit trees in the garden and I hope these along with many old apple and pear trees throughout the garden are preserved and protected during any construction.

Cllr

Paschal Fitzmaurice

Cathaoirleach

Roscommon Municipal District

Sent from [Outlook for Android](#)

Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours

Appendix B

Notices of Proposed Development (Newspapers and Site Notice)



Comhairle Contae
Ros Comáin
Roscommon
County Council



NOTICE IN RELATION TO SPECIFIED DEVELOPMENT BENNETT'S WALLED GARDEN

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

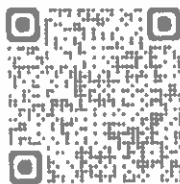
The Conservation works and Rehabilitation works to Existing Walls and the Installation/ restoration of paths in Bennett's Walled Garden, Demesne, Castlereagh, Co. Roscommon
The proposed works will include the following:

- Conservation works and Rehabilitation works to Existing Masonry Walls
- Construction of a new Wheelchair Accessible Parking Area.
- Soft landscaping & Installation of New Planter Bench
- Installation of new gravel paths within Bennett's Walled Garden.
- New Maintenance Vehicle Access Route.
- And all other ancillary works.

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

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

Plans and particulars of the proposed development will be available for inspection at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from 9th December 2025 until 16th January 2026 inclusive, during office hours at the offices of Community and Enterprise, Roscommon County Council, Áras an Chontae, Roscommon Town – telephone 09066 37100. Plans and particulars of the proposed development are also available for inspection online using the following link: <https://planning.localgov.ie/>



A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated may be made before 4pm on the 30th January 2026, via <https://planning.localgov.ie/> or alternatively in writing or email marked "Bennett's Walled Garden" and submitted to:
Roscommon County Council, Regeneration, Áras an Chontae, Roscommon Town F42 VR98
or email regeneration@roscommoncoco.ie

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

Date of Notice: 9th December 2025

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

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

The Conservation works and Rehabilitation works to Existing Masonry Walls and the installation/restoration of paths in Bennett's Walled Garden, Demesne, Castlerea, Co. Roscommon

The proposed works will include the following:

- **Conservation works and Rehabilitation works to Existing Masonry Walls**
- **Construction of a new Wheelchair Accessible Parking Area.**
- **Soft landscaping & Installation of New Planter Bench**
- **Installation of new gravel paths within Bennett's Walled Garden.**
- **New Maintenance Vehicle Access Route.**
- **And all other ancillary works.**

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

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

Plans and particulars of the proposed development will be available for inspection at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from **9th December 2025 until 16th January 2026** inclusive, during office hours at the offices of Community and Enterprise, Roscommon County Council, Áras an Chontae, Roscommon Town – telephone 09066 37100. Plans and particulars of the proposed development are also available for inspection online using the following link: <https://planning.localgov.ie/>



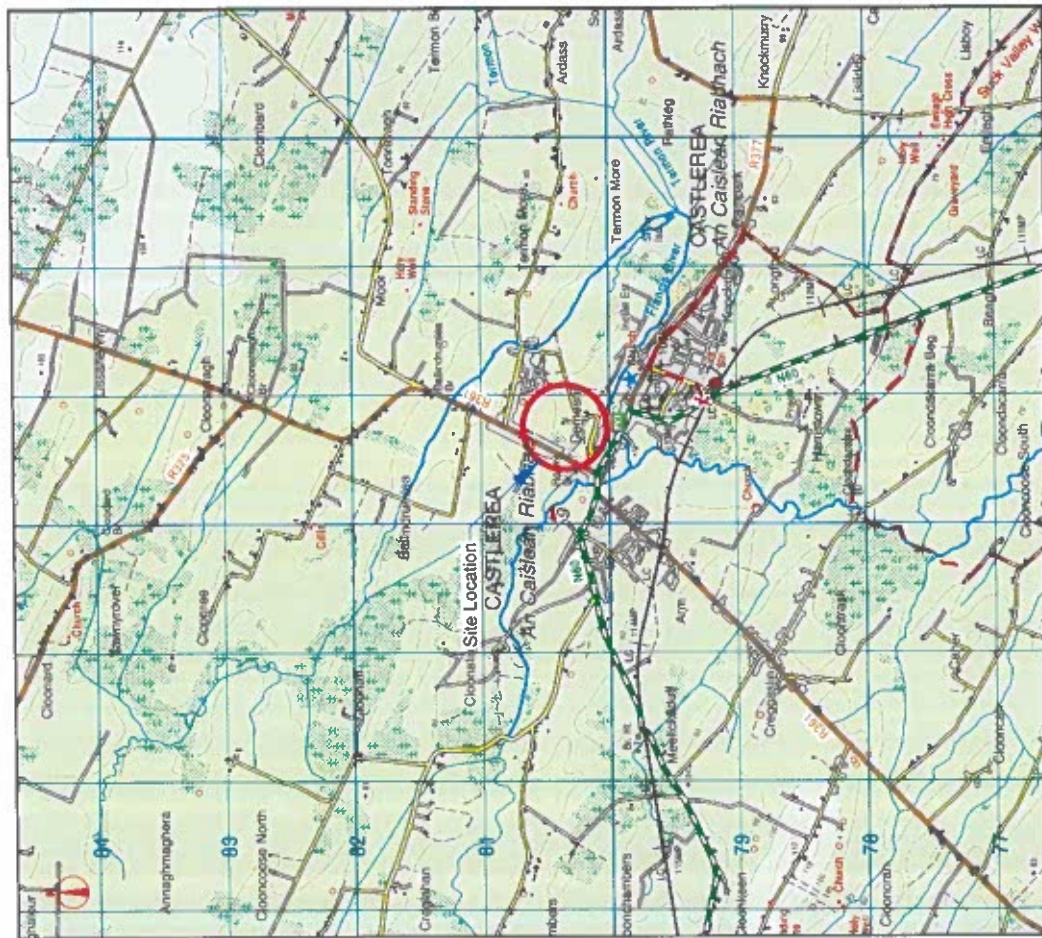
A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated may be made **before 4 pm on the 30th January 2026**, via <https://planning.localgov.ie/> or alternatively in writing or email marked "Bennett's Walled Garden" and submitted to: Roscommon County Council, Regeneration, Áras an Chontae, Roscommon Town F42 VR98 or email regeneration@roscommoncoco.ie

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

Date of Notice: 9th December 2025

Appendix C

Plans and Particulars of the Proposed Development





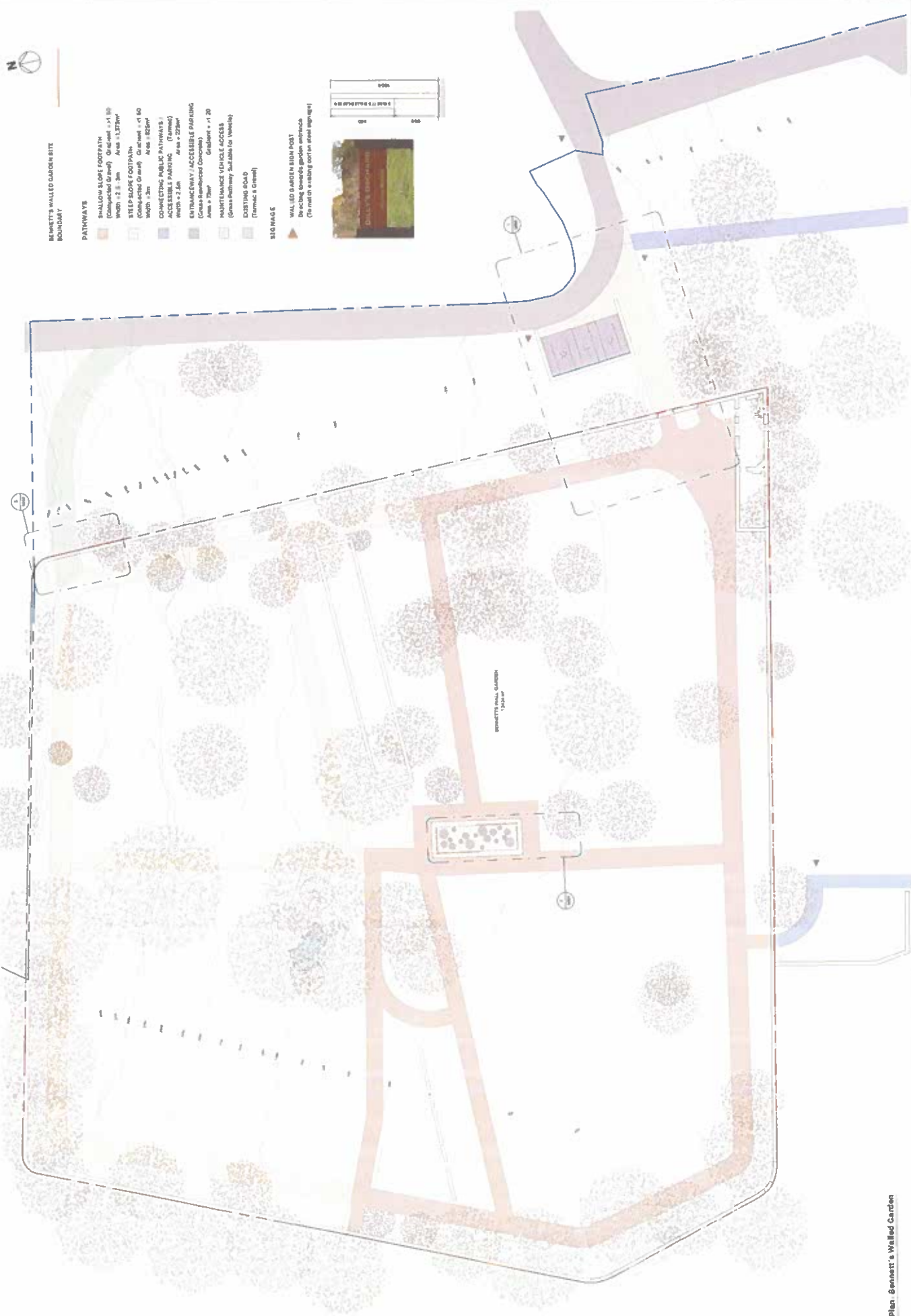
BENNETT'S WALLED GARDEN SITE
BOUNDARY

PATHWAYS

- SHALLOW SLOPE FOOTPATH
(Compacted Gravel) Area = 1.1 ha
Width = 2.5m Gradient = 1:20
- DEEP SLOPE FOOTPATH
(Grass) Area = 0.5 ha
Width = 2m Gradient = 1:40
- CONNECTING PUBLIC PATHWAYS
(Grass) Area = 0.25 ha
Width = 2.5m Gradient = 1:20
- ACCESSIBLE PARKING
(Tarmac) Area = 0.2 ha
Width = 2.5m Gradient = 1:20
- ENTRANCEWAY / ACCESSIBLE PARKING
(Grass Reinforced Concrete) Area = 0.2 ha
Width = 2.5m Gradient = 1:20
- MAINTENANCE VEHICLE ACCESS
(Grass Pathway Suitable for Vehicle)
- EXISTING ROAD
(Tarmac & Grass)

SIGNAGE

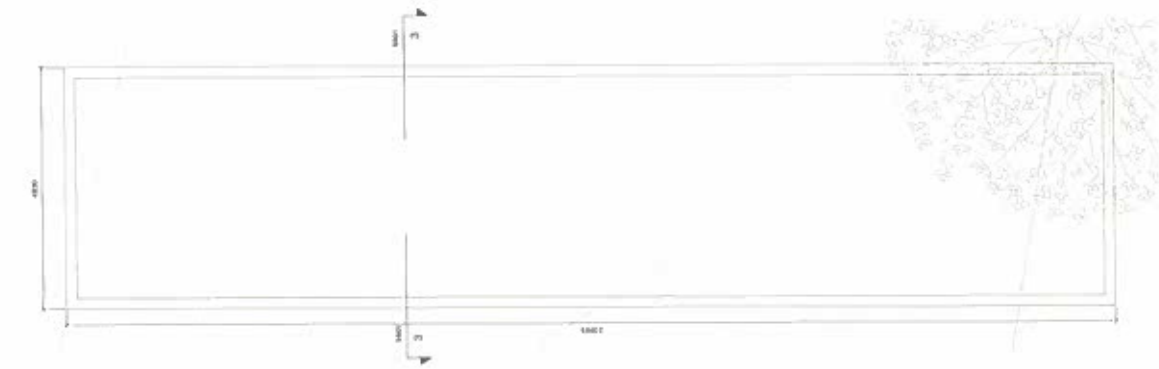
- WALLED GARDEN SIGN POST
(To mark the entrance to the garden)
(To mark the existing footpath alignment)



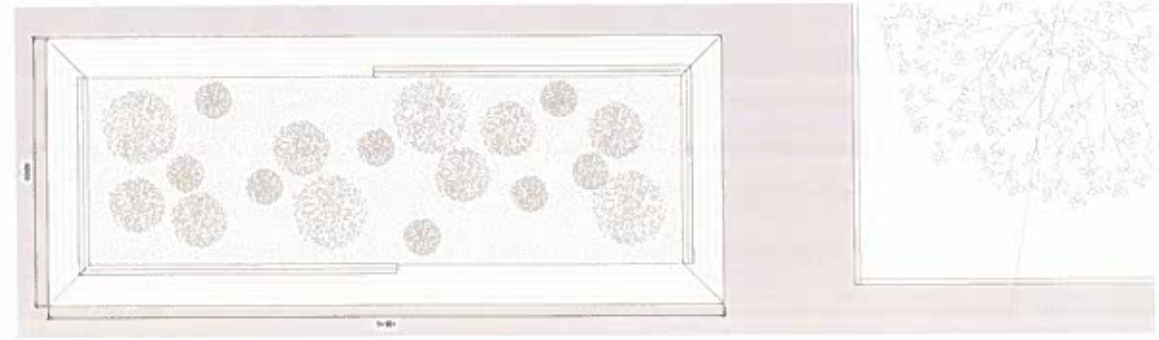
Bennett's Walled Garden
Bennett's Walled Garden
Proposed Plan- Bennett's Walled Garden

Scale 1:250
3103

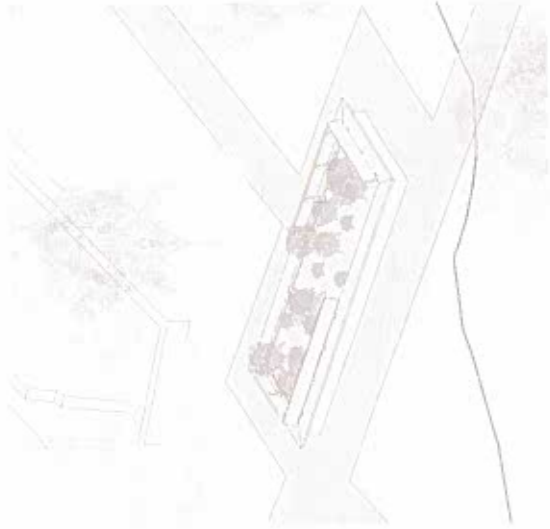




1 PLANTER BENCH - EXISTING PLAN
1:50



7 PLANTER BENCH - PROPOSED PLAN
1:50



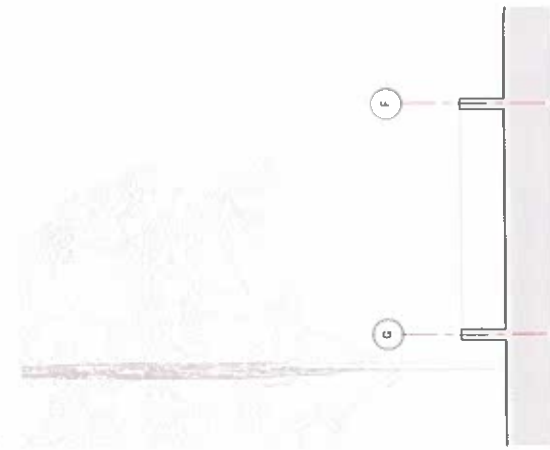
5 PLANTER BENCH - PROPOSED 3D



Example - Streetlife Planter Bench



2 PLANTER BENCH - EXISTED SECTION
1:50



4 PLANTER BENCH - PROPOSED SECTION
1:50



RPS
MON
Consultants
RPS
MON
County Council

Bennett's Walled Garden
PROPOSED - Planter Bench

DRAFT 31.01

5601

25/07



Ar d'fodhchad
Tuathir
Dúir Róil
Fáilte

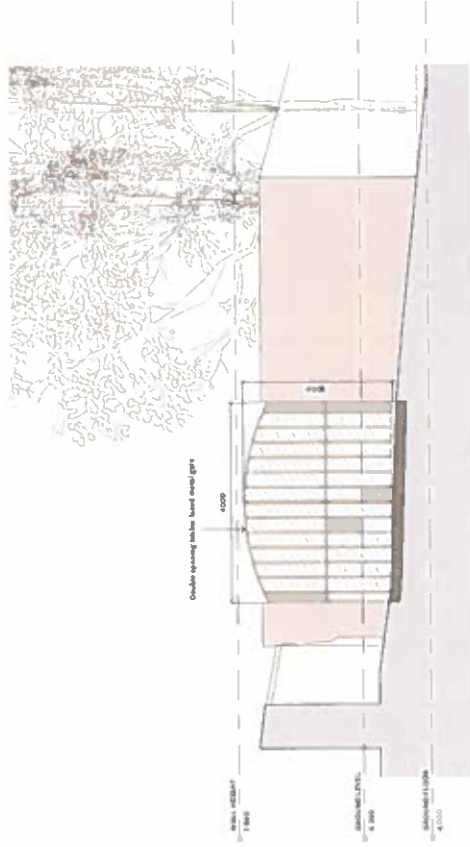
Lár Bailte ar dTús
Town Centre First



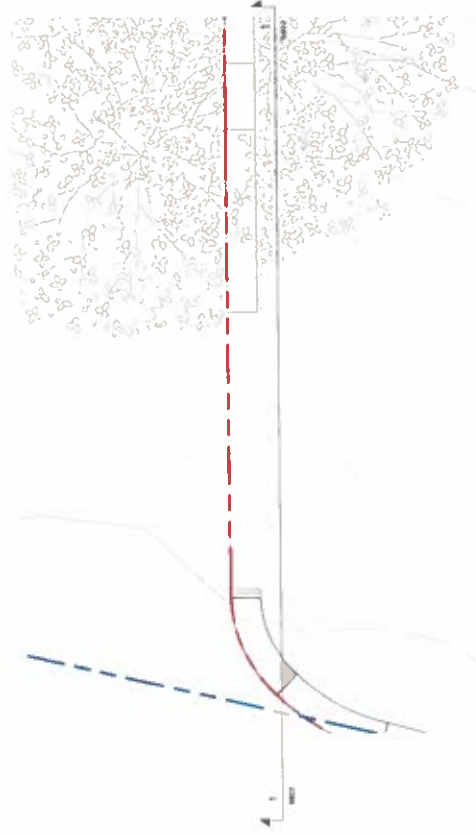
Tionascadaí Éireann
Project Ireland
2040



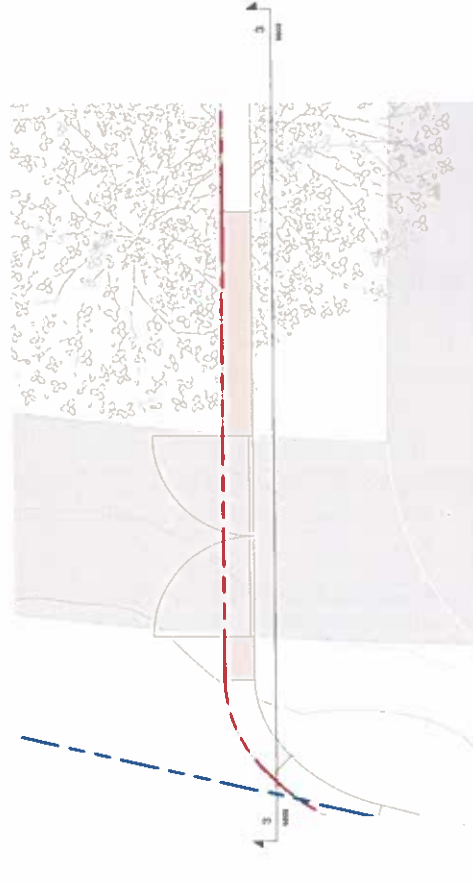
1 DOB_EXISTING GATE 50



3 DOB_PROPOSED GATE



2 VEHICLE GATE_EXISTING PLAN 1:50



5 VEHICLE GATE PROPOSED PLAN
1:50





OBFA Architects Limited, 1 Johnson Place, Dublin 2, D02HW58



REFURBISHMENT of BENNETT'S WALLED GARDEN, CASTLEREA, Co. ROSCOMMON

PART 8 DESIGN STATEMENT



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INTRODUCTION

EXECUTIVE SUMMARY

This Design Statement is to accompany the Part 8 submission in support of the proposed refurbishment of Bennett's Walled Garden in Castlerea.

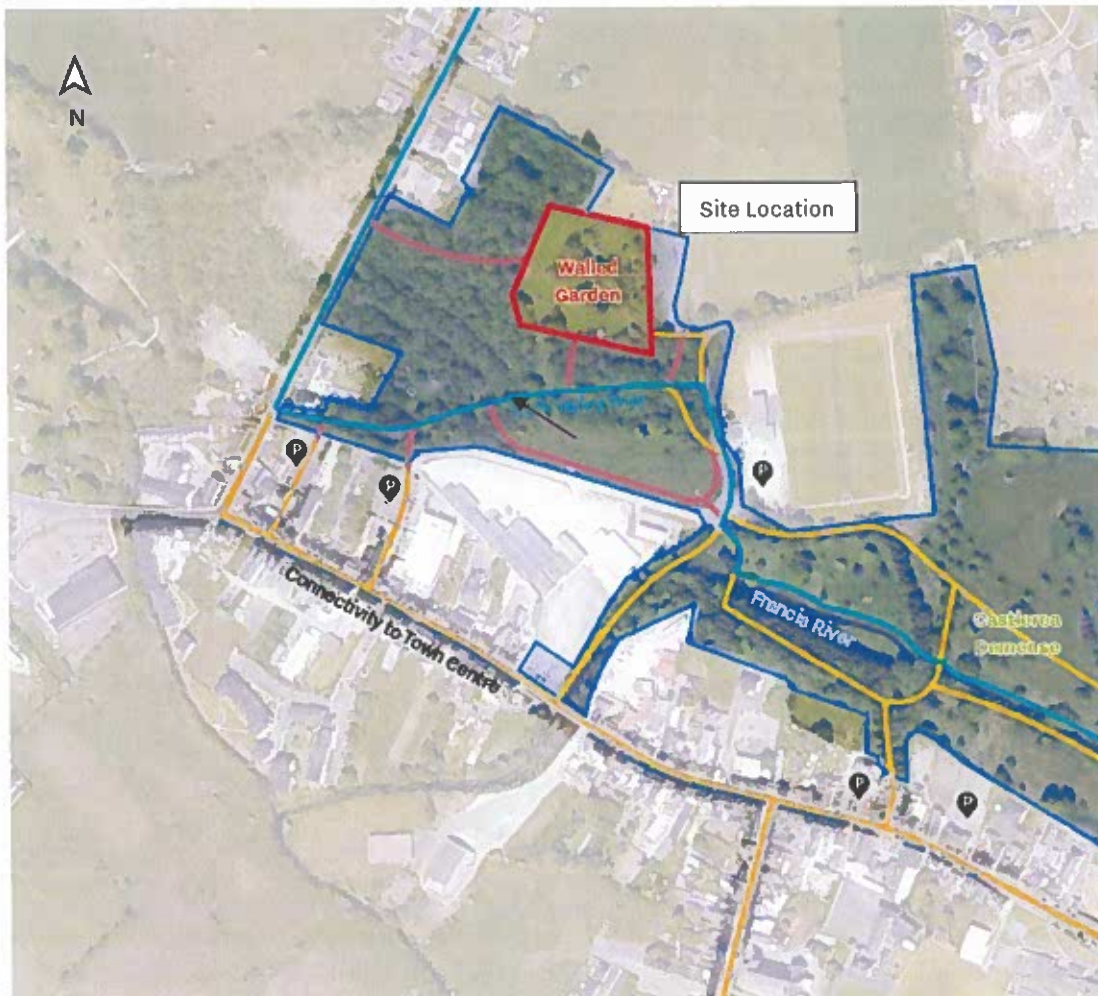
The site is in part of the old Castlerea House Demesne, in public land owned by Roscommon County Council, and accessed publicly from the town.

The Walled Garden is not a Protected Structure, though its historic features from the mid-nineteenth century remain in very good condition. The original 3-acre Walled Garden would have been an exemplary Great House Kitchen Garden, and it is planned to refurbish it for community amenity use. The walls and arches do not require planning permission, however some of the paths, access routes, seating and an access gate, require planning permission for their re-development.

In summary this proposal is to repair the existing stone entrances and walls, and restore paths and access routes. In addition, this proposal is to add accessibility elements including level pathways and a number of parking spaces adjacent the entrance for access permit parking. Our ambition for the site is to create a strong community amenity facility for Castlerea and its environs.



SITE LOCATION



Bennett's Walled Garden - Site- Aerial View - marked up with existing paths in blue/yellow

The location is adjacent to Castlereagh Town Centre, north of Termon Road, with access points from the Ballindrimley Road, Termon Road (two locations), with a possible future further access north along the Ballindrimley Road.

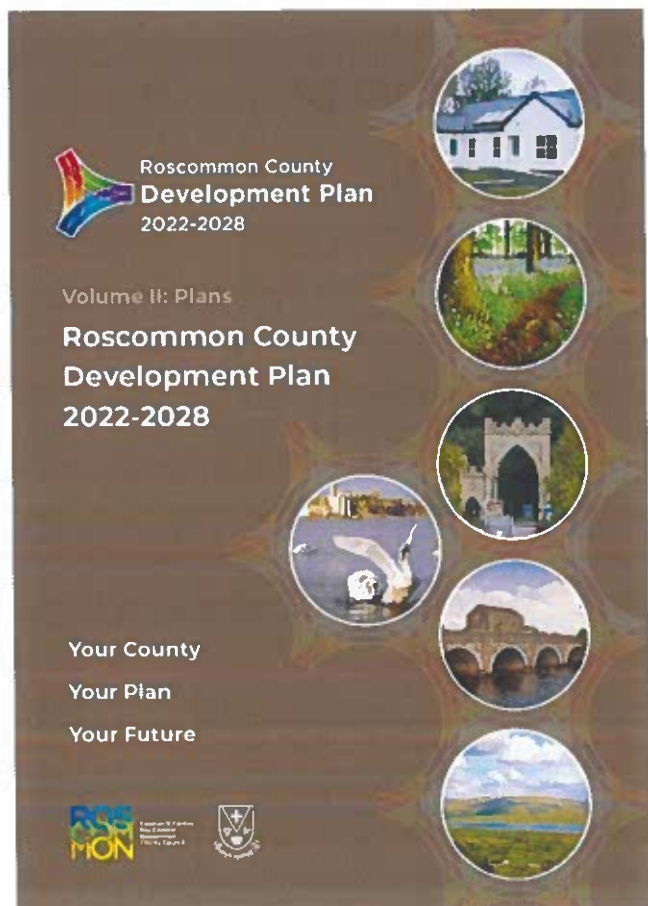
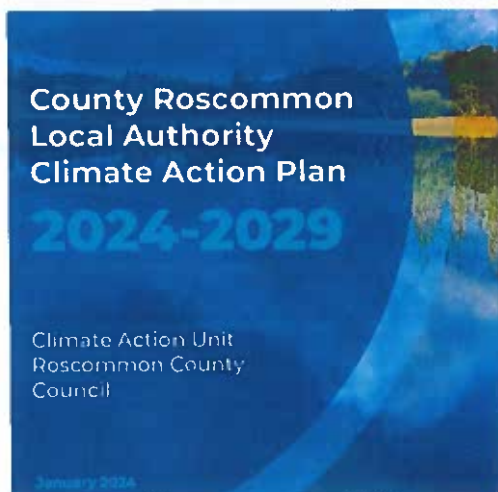
The site is north of the town in the centre of a wooded area with paths leading along the Suck Valley Way and the Lough Gara Way. It is served well with pedestrian walkways, and there are currently public car parking facilities at St Patrick's GAA Club, Castlereagh Demesne, and at the rear of Supervalu, with access from Main Street.

Development Considerations

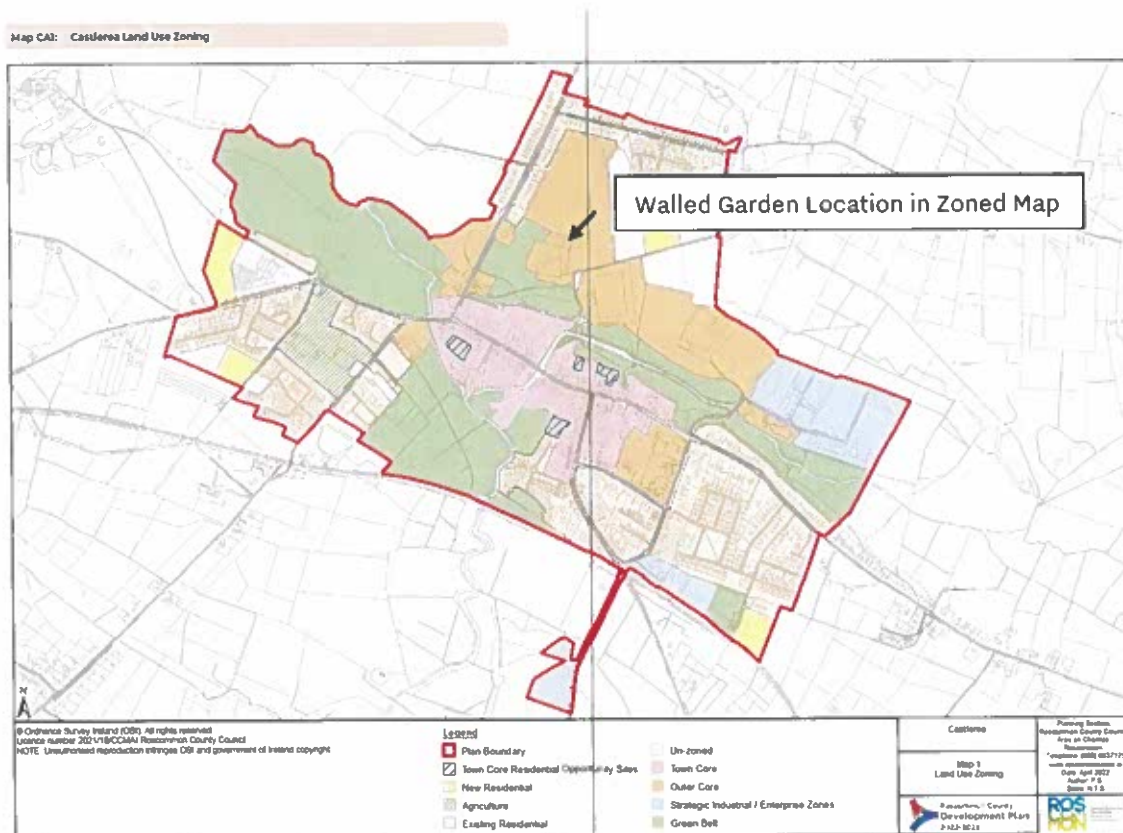
Land Use Zoning

Guidance Documents - The development is being designed with attention to the following documents:

- Roscommon County Development Plan 2022-2028
- Castlerea Town Team Integrated Action Plan
- County Roscommon Local Authority Climate Action Plan 2024-2029
- Best Practice Urban Design Manual (May 09)
- Sustainable Urban Development in Towns & Villages (2009)
- Design Manual for Urban Roads & Streets (DMURS)- current edition
- Building Regulations – in particular TGD B 2006 (BS 5588: Part 1) & TGD M 2010



Roscommon County Council Development Plan 2022-2028:



Walled Garden Site is located in Outer Core .

Bennett's Walled Garden is located in the outer core of the town. It's location along the routes of the Suck Valley Way and The Lough Gara Way make it ideal for restoration as a tourism and leisure area of the town. Its location adjacent St Patrick's GAA Club and the paths to the wider Demesne Park, further its potential in this regard.

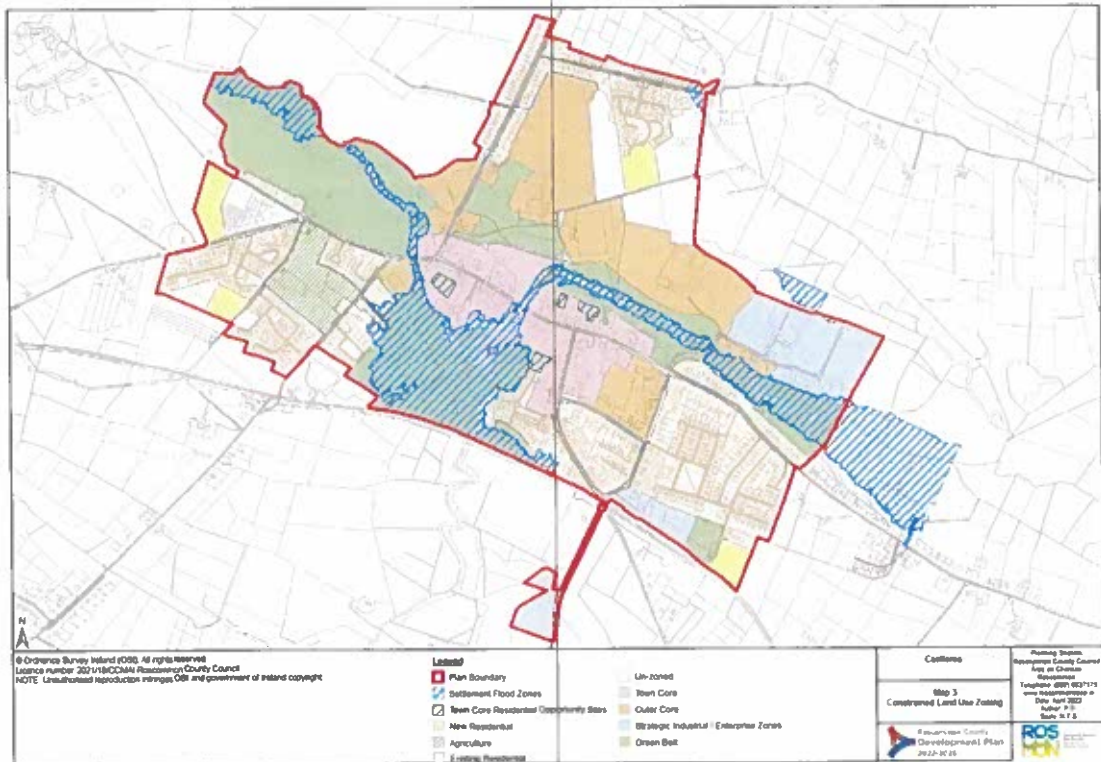
Outer Core:

The outer core zone will seek to provide an appropriate level of development, which will serve to provide a range of land uses, services and amenities which are easily accessible and compliment rather than detract from the vitality of the town core.

Natural Heritage:

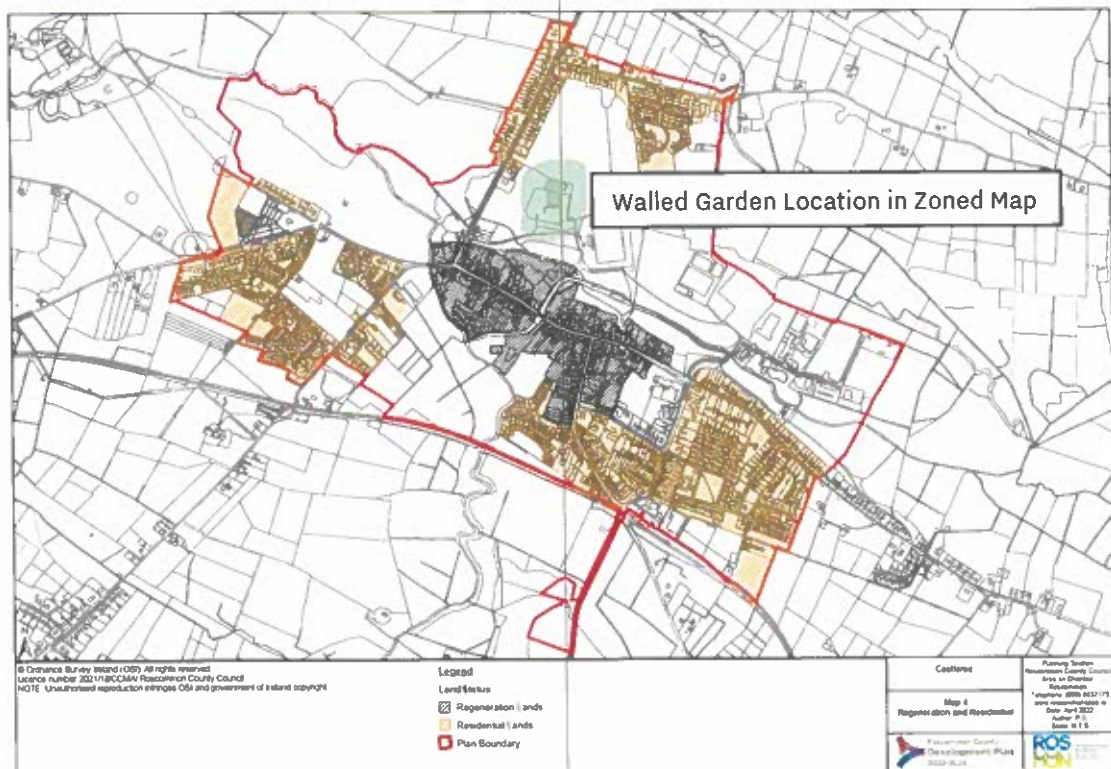
As per the Landscape Character Assessment (LCA) which accompanies the Roscommon County Development Plan 2022-2028, the town is in Landscape Character Area 11: Castlerea and Upper Suck Valley, which is categorised as being of 'High Landscape Value'. This value reflects the high quality natural amenity of the area, with its river corridor landscape and associated ecology and habitats.

Map CA3: Castlerock Constrained Land Use



Walled Garden Site is immediately adjacent the Green Belt .

Map CA4: Castlerock Regeneration and Residential



Walled Garden Site is in the heart of the planned new communities.

Access Routes and Paths

Aim	<i>To begin a phased upgrade of the existing river walkways and to further develop the underutilised pathways throughout the demesne.</i>
Context	Castlerea Demesne has been justly described as a 'hidden treasure' for County Roscommon in general and for Castlerea Town in particular. Originally a large part of the current property was the Sandford Family Estate (1648 to 1814). When the Sandford family left, the lands consisting of circa 60 acres were put in the care of the CDT. The Trust is currently administered by the Department of Agriculture. Subsequently a further 30 acres were acquired making the entire demesne a significant parkland of circa 90 acres. The Demesne serves as a beautiful town park amenity for the residents of the area. The River Francis, a tributary of the River Suck, which rises about 20 km from the town flows through the property on its onward journey to join the River Shannon. The demesne provides playing spaces for the main sporting organisations; for the outdoor public swimming pool and the children's' playground.
Programme & Issues Arising	1. CDT had earlier (2013) commissioned a report and drawings for this particular project which is now being revisited with a view to action-planning with particular reference to surface-strengthen to required standards. 2. Working with the landscape designers; Hubert Deane & Associates; JHPA has reviewed the set of plans which divides the property into 5 separate zones: Zone 1: Ballindrimley Road Entrance Zone 2: Town Park Entrance Zone 3: Tearmon Road Entrance Zone 4: Soccer Pitch Entrance Zone 5: Knockroe Entrance <i>Reflecting on the importance of upgrading the Town Park section (Zone 2), JHPA recommends that the Phase 1 of pathways redevelopment should focus on this vital section of the property.</i>

As part of the Castlerea Town Team Integrated Action Plan:

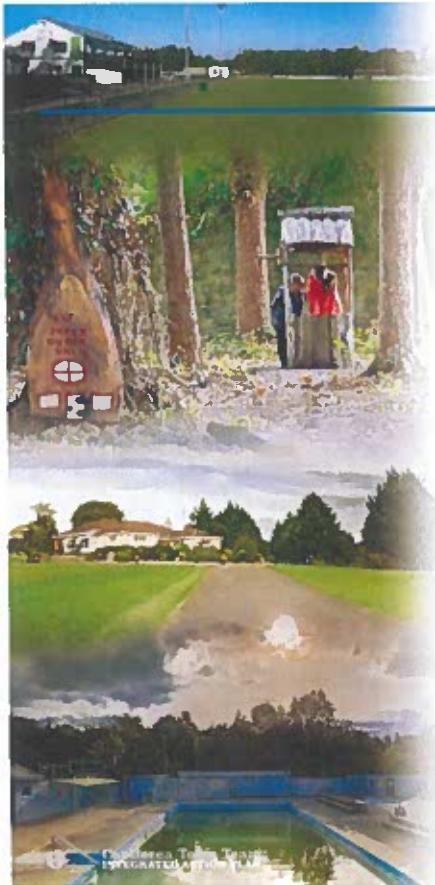
"Development of Foley Bennett's Walled Garden & Adjoining Wetlands"

The entire property contains many examples of water life and dry land wildlife. A full biodiversity plan is now being prepared to ensure proper conservation and access to what can become a special attraction for visitors to the Demesne...This project aims to support the stated Community Objective 4.5 in 2016-2012 LECP to "promote awareness of biodiversity and take measures to protect Roscommon's biodiversity".

"GREEN BELT"

Green belt zoning is generally applied to specific zones to protect the setting, character and environmental quality of these areas of high natural beauty and safeguard their environmental, archaeological and ecological amenities. Other lands within the settlement boundary have been designated as green belt, in light of confirmation received from landowners,

following the application of the Vacant Site Levy in accordance with the Urban Regeneration and Housing Act 2015, that said lands were and would continue to be used for agricultural purposes. In those instances, the Vacant Site Levy was not applied. The assignment of a Green Belt zoning to the relevant lands is consistent with the position outlined by the landowners as the land is not, and will not be available for development. The provisions of the Vacant Site Levy will not therefore apply.



Community Life & Facilities

Castlereagh is renowned for its community focus, with several voluntary groups and associations creating a vibrant and participative scene for those with an interest in the arts and cultural events and sport. There are many dedicated spaces that have been created for the hosting and facilitating of these groups activities, such as the Enterprise Hub and Trinity Arts Project.

Sports facilities in the town include Castlereagh Golf Club, Castlereagh Swimming Pool (open air), O'Rourke G.A.A. Centre, and Celtic Soccer Pitch. For children, there are facilities such as Castlereagh Community Games, Castlereagh Playground, and Brownies. There are also Youth Centres and Girl Guides.

Trout and coarse fishing facilities are available in nearby waterways. In terms of Clubs and Associations in the town there are the Bridge Club, AFC Snooker Club, St. Kevins GAA Club, Castlereagh Boxing Club, Castlereagh Sports Club and Castlereagh A.C. to name but a few.

The Church of Ireland built its last church in Castlereagh 1819 on a tract of land provided by Lord Sandford. In 2001 the church building was leased to the Trinity Arts Group with seating for approximately two hundred people.

There are many active voluntary organizations in Castlereagh such as support groups for people with disability, Castlereagh Active Retirement Association, Castlereagh Community Arts Group, Kilkeevan Arts Group and Castlereagh Musical Society for example.

Recreation & Tourism

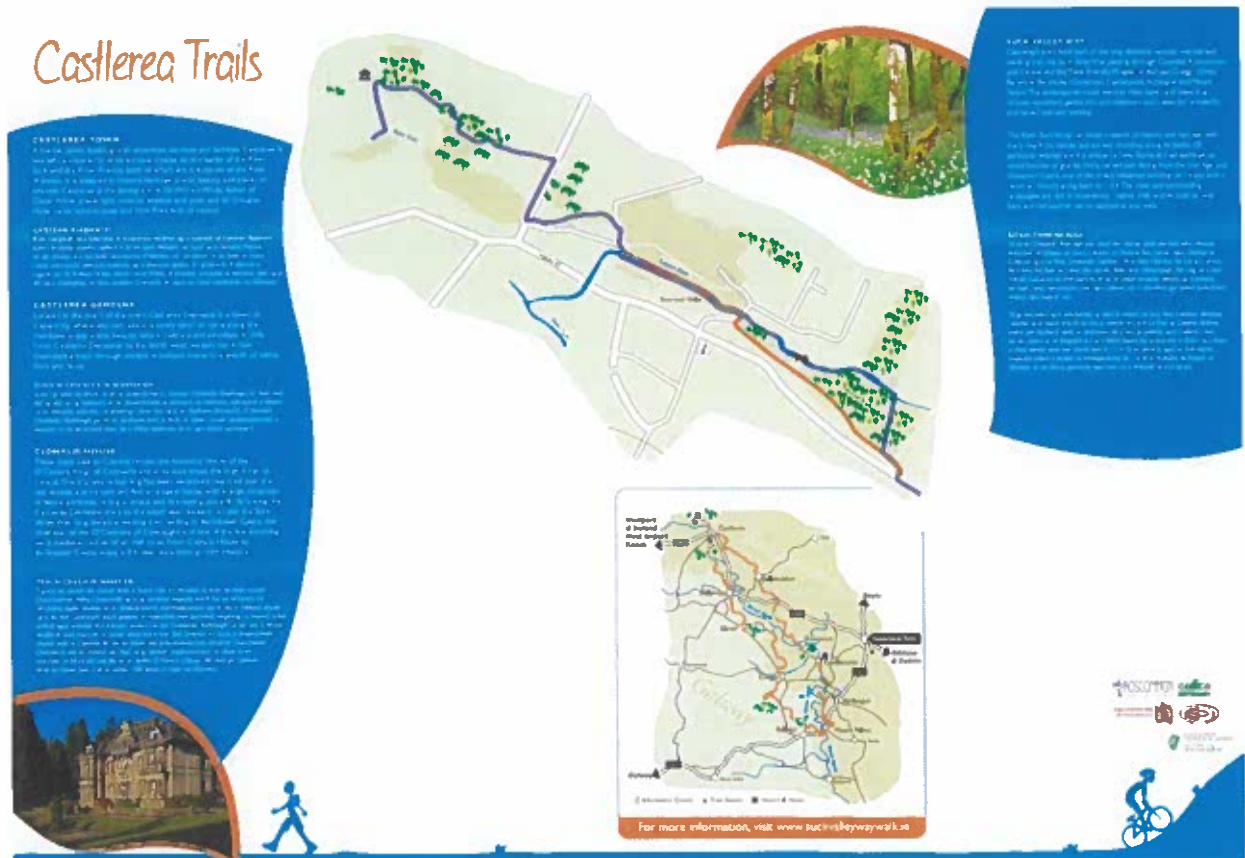
Entertainment/recreational facilities in Castlereagh include the golf course, swimming pool, Castlereagh Demesne, a nightclub and numerous pubs. Hospitality in the town includes a Hotel (currently closed), several B&Bs, Guesthouses, Restaurants, and dining facilities.

Located adjacent to the town is 9-hole golf course where the River Suck, the natural parkland and mature trees form an integral part of this lovely course.

Local heritage/cultural facilities in the area include Clonalis House amongst others. Brown trout and coarse fishing are available on the River Suck, a river which runs through the Estate or on the nearby Lake O'Flynn, where boats are available for hire. In season.

Clonalis House has an excellent woodcock shoot in its 250 acres of deciduous and coniferous forestry plantations and is approved by the Irish Forestry and Wildlife Service for this purpose. The extensive woodlands provide a beautiful setting for resting and relaxing. Located close to the courtyard is a hard surface tennis court. Altogether the Estate retains shooting rights over 5,000 acres of bog and woodland.

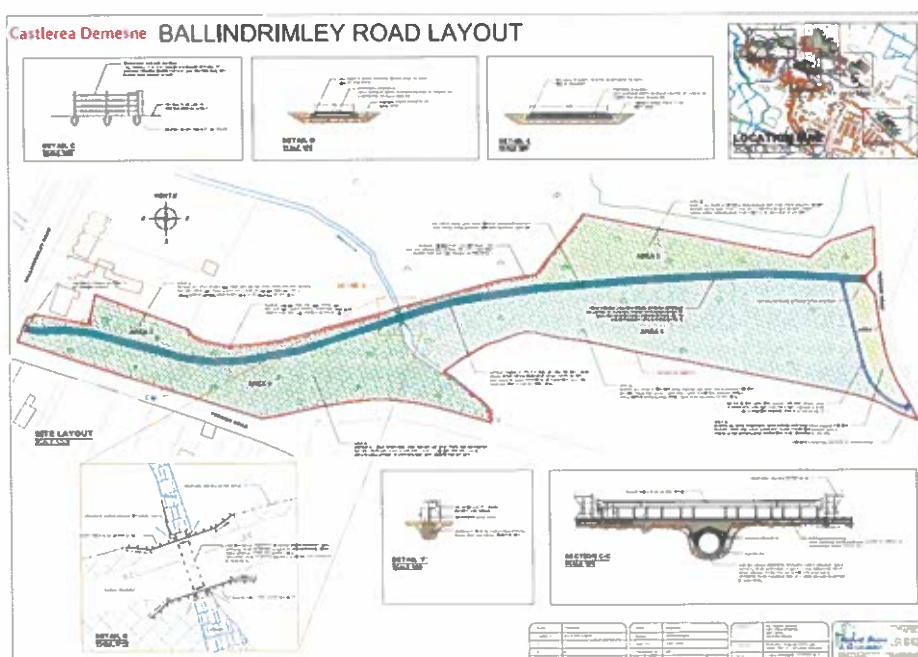
Castlereagh Trails



Suck Valley Way - Context for longer path, with walkers passing the southern side of the garden.

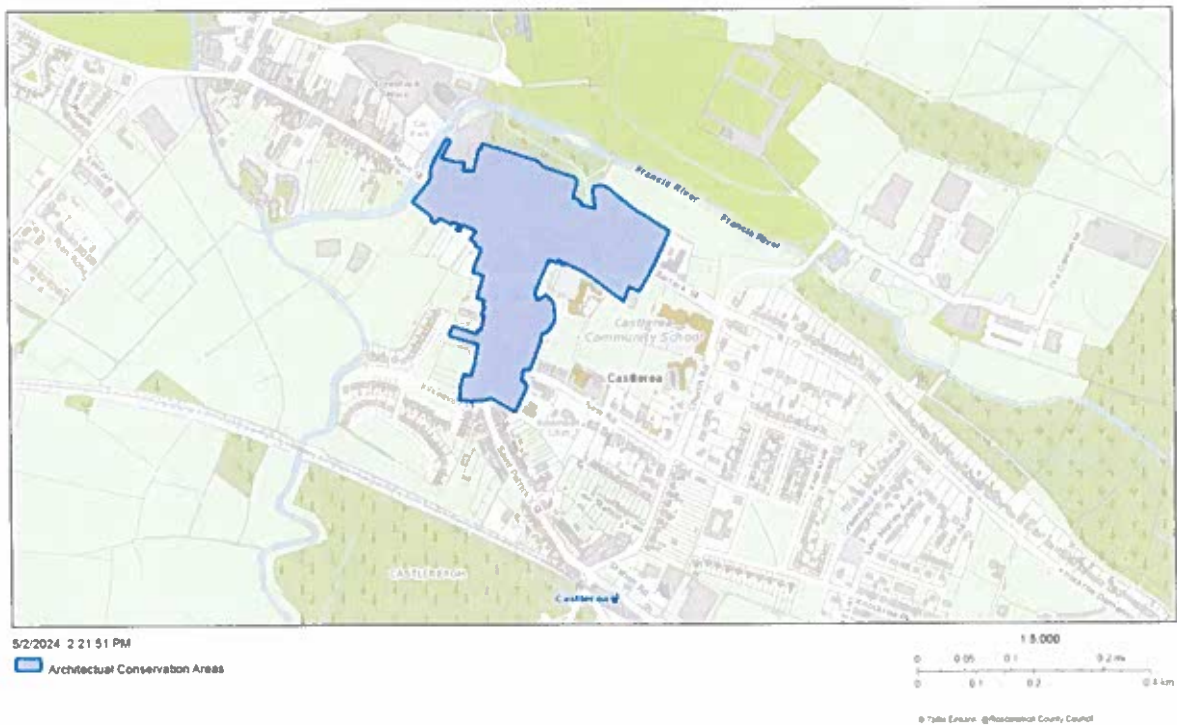
There is a great potential to link the Walled Garden with existing trails, and enhance visitors' experience of the town.

Proposed Ballindrimley Road Layout



Architectural Conservation Areas

Protect, conserve and enhance the essential character of the Castlereagh Architectural Conservation Areas (ACAs) through the appropriate management and control of the design, location and layout of new development, respecting surviving historic plots and street patterns, alterations or extensions to existing structures, and/or modifications to the character or setting of the Architectural Conservation Areas.



Walled Garden Site is located north of the River, some distance from the ACA

In accordance with the aims of sustainable town centre development the protection of the ACA, the Walled Garden will add to the historic aspects of the town's Outer Core.

DESIGN DEVELOPMENT

Design Proposal

OBFA Architects and Roscommon County Council hosted Co-Design Workshops in Q2, 2025 to hear the public's view on future use of Bennett's Walled Garden, and its importance as a public community amenity in the town.

Bennett's Walled Garden

How would you like to see it in the future?

Have you ideas about how you would like to use Bennett's Walled Garden?

Come along to a public discussion on the future of Bennett's Walled Garden and consider some suggested plans for its use.

A project is currently underway with the Castlereagh Community and Roscommon County Council, assessing the condition of Bennett's Walled Garden and exploring potential restoration and development opportunities.

All are welcome to share your thoughts and ideas and to have a cuppa



Tuesday, 27th May
6.30pm to 8.00pm

Castlereagh Enterprise Hub



The public feedback was that the walled garden is an important part of the historic fabric of Castlereagh, and it should be kept and restored as a public amenity.

Town Connectivity

Bennett's Walled Garden, Castlereagh

The location of Bennett's Walled Garden in the centre of Castlereagh makes it a prime destination for tourists and locals alike. The combination of being within a large, mature parkland area only a few minutes' walk from the town centre, on the town line from Westport to Dublin, and on the Black Valley Way positions the garden as a valuable attraction, particularly for visitors on foot promoting active leisure.

To celebrate this connectivity we suggest:

- Improving easy footway from the train station through the town centre
- Activating the arterial highways that lead to the Main Street
- Establishing new pathways connecting to the entrances of the walled garden
- Creating a project sign age to clearly route that lead to the garden

Info: Ag. project Photos



Map Legend

- Site Boundary
- Ownership Boundary
- Existing Walking Routes
- Proposed Connections
- Black Valley Way

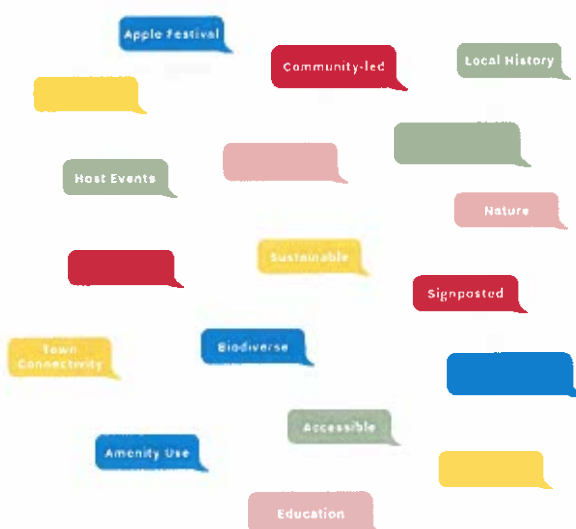


The public feedback was that the walled garden is an important part of the historic fabric of Castlereagh, and it should be kept and restored as a public amenity.

Future Vision & Reference Images

Rebecca Waller-Green, *Assistant*

The Castlereagh's Walled Garden is like many nineteenth century walled gardens in Ireland and the UK, where they fell into disrepair and are now suitable for refurbishment as sustainable community amenity spaces for tourism, leisure, and education. The gardener's bothy house in the southern corner of the garden represents a direct relationship to Clonallis House, and the historic gardening family of Bennetts who worked there. The garden has become named Bennett's Walled Garden in memory of its last occupant Foley Bennett.



Community feedback regarding possible amenity uses of Bennett's Walled Garden

Conserve & Restore (Context for Part 8 Planning Process):

Bennett's Walled Garden is a 3 acre walled kitchen garden that was developed as part of Roscommon Demesne in the early 1800s. It is located in a beautiful partly wooded area, with access by walking paths, and car parking close by at Supervalu, and St Patrick's GAA Grounds.

It contains many fine examples of historic walled gardens in Britain and Ireland, and much of its historic remnants are intact, and can be repaired to some extent. Its high stone walls are made from local stone, and there are remnants of a pond, glasshouses where exotic fruit was grown for the Estate in the 1800's, and a Gardener's Cottage.

Local horticultural community groups have planted three mini orchards within it, Dilly's Orchard, Des's Orchard, and the recently planted Foley's Orchard in memory of the Foley Family who were the historic gardeners for the Walled Garden.

It is located strategically in an area of high amenity, adjacent to Castlerea Town Centre, with paths and picnic areas in Public Ownership through either Roscommon County Council or Castlerea Town Trust. Nationally it is located along three major tourism walkways, The Suck Valley Way, The Lough Gara Way and The Beara Breifne Way.

This is a superb community amenity in Local Authority ownership and should be developed as a biodiversity community amenity for the enjoyment of generations of locals and visitors to Castlerea.



Táille Éireann 25" Historic Map (c. 1863 - 1924)



Walled Garden Features from 1850s onwards – with its unique features sketched and itemised below

In the later marked-up sketch map of Bennett's Walled Garden we can see that the Castlerea garden contains many fine features that were significant in Irish walled gardens from the 1850s onward, as listed:

1. Northern wall contains hooks from where espalier fruit trees were trained.
2. Fountain: Most well-developed walled gardens installed a pond or fountain in the mid 19th century to function as a water source, and also a rainwater harvesting repository.

3. Glasshouses flanking the central wall facing south. It is likely the higher one on the right hand side (eastern boundary) was for peaches, and or vines. Other glasshouses in this era were for ferns and pineries.
4. Paths forming a formal crossway through the central spine, and also around the walls.
5. Built structure – not clear what this is – may have been lower cold frames.
6. Frost gate – many gardens had a wooden gate in the southern wall where the head gardener would open it to release the frost off the ground to protect low growing plants.
7. Gardener's Bothy. Foley Bennett lived here later in the 20th century, until the house fell into disrepair.
8. Outer walled area. These were used as seedling nurseries in walled gardens where the gardener could raise new plants before they went into the main garden.
9. Gate now opening into the western wall, interestingly not on the main axis of the path.
10. Main arch into garden – appears to have been there from the beginning.
11. Trees marked on map – some may be heritage varieties.

From survey work, scanning and reports done for this project, it is clear that phased re-development and repair of the garden is important for the community of Castlereagh.

Walls & Arches, gates and gardeners' bothy: Stone Repairs:

The existing garden walls and arches require repair for the safe access of the garden for the public. The repair and restoration of all existing walls and arches are exempt from planning permission (the garden and its walls are not protected structures). In the interest of best practice, our recommendations are to use best conservation practice to repair in line with historic conservation methods, but also to ensure efficient ongoing maintenance to Roscommon County Council.

Site Photos



3D Scans of Walled Garden - Existing Condition



Design Board for Public Co-Design Meeting highlighting wall and arch conditions

A detailed stone repairs report has been compiled as part of the wider Feasibility for the Restoration of Bennett's Walled Garden, Castlerea. Each section of the wall, its openings and other aspects of the walls have been examined and recommended repairs have been itemised and costed. This work will be done on a phased basis.



Ariel of 3-d scan of walls with sections for Detailed Stone Report for Roscommon County Council

Pathways and access points:



Suck Valley Way at present – (marked in blue) will have spurs (marked in blue below) that now lead to the garden.

Proposed refurbishment of Walled Garden Paths, with southern paths accessible for all.

The design proposal is to restore the historic pathways through the garden, with the southern paths (shown in red) becoming accessible pathways. Re-development includes the new access points to the garden (shown in blue) where level pathways will link from the existing parkland paths into the garden. In addition to the east it is proposed to add three accessible parking spaces for permit holders to access from Termon Road across from St Patrick's GAA Club.

Accessible Parking:

The project proposes 3 no. accessible parking spaces just outside the main arch entrance, for permit holders.



Proposed 3 no. accessible parking spaces for permit holders.

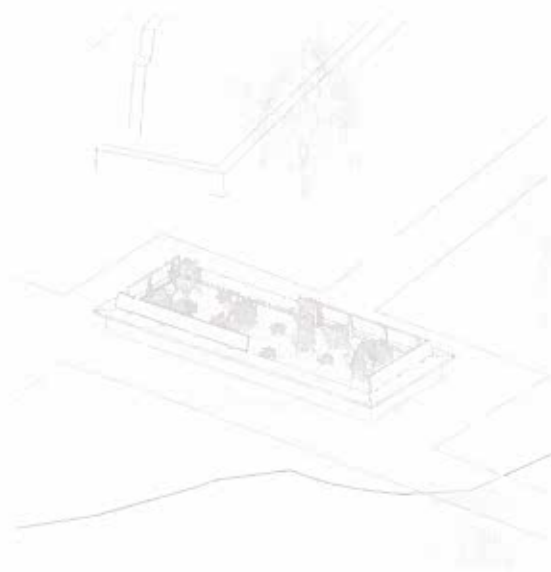
e) Accessible Car Parking

Car parking provision shall be provided for the disabled and mobility impaired in all car-parking developments and should be located in the most convenient locations for ease of uses. The minimum criteria for such parking provisions are detailed in the National Disability Authority Guidelines Building for Everyone published in 2012 (including any updated/superseding document).

Extract from National Disability Authority Guidelines

Planter Bench in Centre of Southern Accessible Paths:

The project proposes the installation of a new planter bench in the centre of the accessible paths.



5 **PLANTER BENCH, PROPOSED 3D**

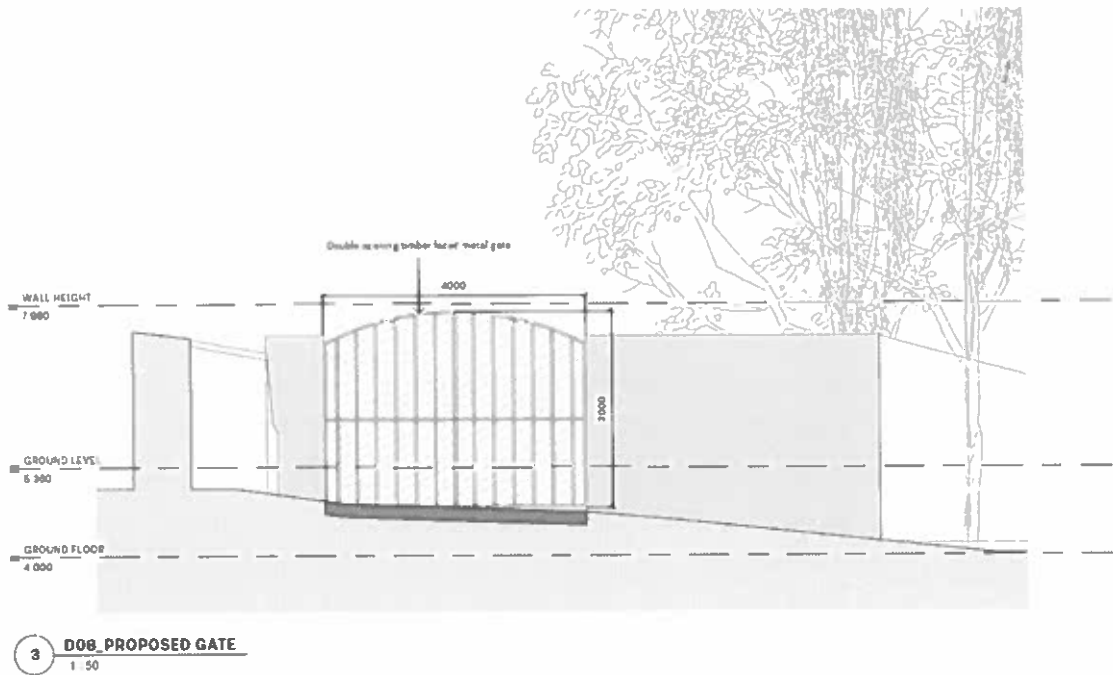


Example - Streetlight Planter Bench

Proposed planter at the centre of the accessible paths (marked in red).

Maintenance Vehicle Gate:

The project proposes that the informal opening currently on the northeastern boundary of the garden be replaced with a new vehicle gate for grass cutting and other maintenance.



Proposed vehicle gate on large opening in eastern boundary wall.

Concluding Remarks

We believe that our design proposal creates a new vibrant community amenity that greatly adds to the Castlerea Development Plan, and County Development Plan, and provides potential for growth of tourism growth within the town, as visitors realise the beauty of the Walled Garden and its linking Trails.

This project will be an important element of the redevelopment of Castlerea Town Centre.



Táilte Eireann 25" Historic Map (c. 1863 - 1924)

This Report accompanies the following Reports on Bennett's Walled Garden for Roscommon County Council:

- Stone Condition, repairs and costings report
- Ecological Impact Assessment
- Appropriate Assessment
- Co-Design Workshop Boards & Outcome
- Cost Estimates
- Heritage Report

Prepared by: CM/JC/LH

27.08.2025

Checked By: CM

28.08.2025

EN