

Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

**Comhairle Contae Ros Comáin**  
***Roscommon County Council***

**CHIEF EXECUTIVE'S REPORT**

**Monksland Community Hub**

**Part 8 Development**  
**PT8RN273**

**30<sup>th</sup> September 2025**



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## **1.0 Introduction**

This report forms part of the statutory procedure for the preparation of the Local Authority own development proposals and is prepared in accordance with the requirements of 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 Community Hub Building development at Monksland, Athlone Co Roscommon. The consultation process for this project commenced on 01<sup>st</sup> August 2025 and closed on 12<sup>th</sup> September 2025. Within this period six (6) submissions were received as follows:

- 1 No submission from a Prescribed Body
- 1 No internal submission from Roscommon County Council
- 4 No submissions from the public

These submissions are addressed in detail within this report.

## **Legislative Background**

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

The specified development as proposed, is for the development of a Community Hub Building in Monksland as set out in Section 2.0 below.

## **Notice of the Proposed Development**

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

Notice of the proposed development was published in the Roscommon People dated 01<sup>st</sup> August 2025. Two site notices were erected on the site of the proposed development.

Plans and particulars of the proposed development were placed on public display on 01<sup>st</sup> August 2025

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

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

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

Submissions and/or observations regarding the proposed development were accepted up to and including 12<sup>th</sup> September 2025.

## 2.0 Nature and Extent of the Proposed Development

The proposed construction of a new Community Hub building, landscaped areas and access road in Monksland, Co. Roscommon, which will include the following:

- Construction of a new two-storey, multi- purpose community hub building.
- Soft & hard landscaping, shared surface and walking pathways.
- Pedestrian connections to Monksland Park.
- Proposed public carpark, including provision for EV charging and bicycle parking.
- New access road with shared surface pedestrian footpath and cycle lane.
- All other associated site and ancillary works.

## 3.0 Environmental Considerations

An Environmental Impact Assessment (EIA) screening report for this proposed public realm enhancement scheme 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 01<sup>st</sup> August 2025.

## 4.0 Policy Context

### Project Ireland 2040

Project Ireland 2040 is the overarching policy and planning framework for the social, economic and cultural development of Ireland. It includes both the 20-year National Planning Framework (NPF) and a detailed capital investment plan for the period 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.

### **Monksland/Bellanamullia (Athlone West) Local Area Plan (Variation No’s. 1 & 2) 2016-2022**

The overarching aim of this Local Area Plan (LAP) is to set out a vision and provide a framework for the development of Monksland/Bellanamullia (Athlone West) 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 Monksland/Bellanamullia (Athlone West) LAP are consistent with the strategic aims and objectives of the County Development Plan. The proposed community park project in Monksland has been developed having due regard to the following policies and objectives as set out in the above referenced LAP:

**Objective 39** - Support the delivery of a full range of social, recreational and community facilities to meet the needs of all of the area's residents. Examples are contained in Appendix 1: Community Views of this LAP.

**Objective 40** - Encourage the development of appropriate sites for Community and Educational Facilities.

**Policy 43** - Facilitate the provision of a range of social, recreational and community facilities to meet the needs of all the area's residents.

**Policy 44** - Ensure that social inclusion is an integral part of the design and delivery of all the Council's programmes and services and ensure effectiveness and efficiency in its delivery.

**Policy 45** - Support the multi-functional use of social and community facilities, and provision of buildings and opportunities to maximise the use of existing physical resources/infrastructure within the LAP area.

**Objective 47** - 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 area and environs.

**Policy 48** - Facilitate the development of appropriate new private and public recreation, leisure and tourism infrastructure and facilities and ensure access for all groups of the community.

## **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 that was notified of the proposed development:

- Uisce Éireann

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

## Chief Executive's Response to submissions from Prescribed Bodies

| <b>Submission No 1 - Date Received 11<sup>th</sup> August 2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name &amp; Address: Uisce Éireann, Bosca PO 6000, Baile Átha Cliath 1, D01 WA07</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Issue Raised</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>CE Response &amp; Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Uisce Éireann's Assessment/Observation(s):</b></p> <p>In order to assess feasibility of connection to the public water / wastewater infrastructure the applicant is required to engage with Uisce Éireann through the Pre-Connection Enquiry (PCE) process by:</p> <ul style="list-style-type: none"><li>• The applicant shall engage with Uisce Éireann by submitting a pre-Connection Enquiry (PCE) to assess feasibility of connection to the public water / wastewater infrastructure.</li><li>• The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement</li><li>• All development shall be carried out in compliance with Uisce Éireann's <i>Standard Details and Codes of Practice</i>.</li><li>• Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.</li></ul> | <p><b>Response</b></p> <p>The response from Uisce Eireann has been noted. RCC will engage formally with UE early in the detailed design phase regarding a foul &amp; potable water connection for the facility. It shall enter into a connection agreement with UE &amp; the development shall comply with UE Standards &amp; Code of Practice. There shall be no build over of UE assets as part of the proposed development</p> <p><b>Recommendation</b></p> <p>No amendments to the scheme as presented in this report are recommended in response to this referral.</p> |

## Internal Referrals

An internal consultation response was received from the Planning Department. The contents of this report have been duly considered as part of the Part 8 process.

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

### Chief Executive's Response to submissions from Internal Referrals

| Submission No 2 - Date Received 11/09/25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Name & Address: Brian Farragher, Senior Executive Planner, Planning Dept, Roscommon County Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Issue Raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CE Response & Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Planning Policy</b><br/><u>Roscommon County Development Plan 2022-2028</u></p> <p>A central component of the RCDP 2022 to 2026 is to provide opportunities for growing and diverse population to access a wide range of community, social, cultural and educational facilities.</p> <p>Chapter 11 – Social, Community and Cultural Development provides the strategic policy objective framework for supporting the delivery of community infrastructure, such as developments of this nature.</p> <p>Chapter 4 – Towns and Villages aims to support the regeneration and repurposing of underutilised and/or brownfield sites.</p> <p><u>Monksland/Bellanamullia (Athlone West) Local Area Plan 2016 – 2022.</u></p> <p>This Plan, its strategic vision, and the development objectives therein, remain a material consideration in the assessment of development proposals until such a time as a new Plan is in effect.</p> <p>Having regard to the overarching vision of the above referenced RCDP and LAP and the supporting policy objectives in place to further develop vibrant and inclusive centres with accessible facilities for all, it is considered that the proposed development, generally accords with the relevant provisions of these Plans.</p> | <p><b>Response</b><br/>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 Monksland/Bellanamullia (Athlone West) LAP.</p> <p><b>Recommendation</b><br/>No amendments to the scheme as presented in this report are recommended in response to this referral.</p> |

## **Planning Assessment**

### Scale and Design

The Planning Department are of the opinion that in terms of overall scale and design, this proposal is broadly acceptable and should integrate successfully with its surrounding environs. It is important to ensure that as part of the proposed construction works taking place on site, all materials/finishes proposed for both the building itself and all boundaries and surfaces, inclusive of hard/soft landscaped areas, car park areas etc, are high quality, durable and can be readily maintained.

### Open Space and Parking

Due consideration should be given to the proposed uses that can take place on this site, particularly having regards to requirements for parking and safe circulation/access/egress of vehicles, HGVs etc.

Pedestrian safety and ease of accessibility to and from this site should be integral to the overall delivery of this development.

### Water, Wastewater and Surface Water

In relation connections to existing water, wastewater and surface water infrastructure, this area is considered to be appropriately serviced.

### **Conclusion**

In consideration of the foregoing, it is concluded that, in principle, the proposed development generally accords with the policies and objectives as set out in the above referenced RCDP and LAP.

The development of this site provides an opportunity to deliver much needed community infrastructure, which will hopefully serve as a catalyst for further investment and development within the immediate environs of this central and strategic area of Monksland.

## **6.0 Submissions**

Four (4) submission in respect of the proposed development were received from the public

**Submission No 3 - Date Received 30/08/2025****Name & Address: Ciaran Mannion of Russtober Corramore Kiltoom Athlone Co Roscommon**

| Issue Raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CE Response & Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p>We are an adjacent neighbour to the project. We own the Retail/Warehouse and car park immediately to the east of the community hub/park. While we are very supportive of the park/hub and have attended the council information evenings and contributed positively to the design</p> <p>We were very alarmed that the council choose to ignore the previous planning conditions put on this site in the permission granted on in planning application PD/06/314/SG. Fees of €384,285.00 were paid to the council and some works were completed in the area now occupied by the park. The overall stormwater and drainage of the entire site was treated as one development consisting of three units and 360 car parking spaces. While only a third of the development was completed before the financial crash, all of the stormwater from our building was put underground through and under the building foundation and into subsurface piping. Including into the land subsequently purchased by the council where an attenuation tank was to be or was installed. The pipes would then take the stormwater from parts 2 and parts 3 of the development when it was completed. We made planners and surveyors aware of this when the council subsequently purchased the land and we were told that they were getting it surveyed. The subsequent survey by the Council contractor revealed no pipework from our site and the council commenced extensive earthmoving including removing material and bringing in material. We do not know if they removed any manholes or pipes but when steamrollers began compacting the site along our boundary the vibration of our building and shaking of windows and loud noise was felt and heard by all tenants.</p> <p>We asked the contractor to cease immediately and they acknowledged the vibration. The regeneration team manager disagreed but we got a separate survey of the site conducted by a reputable and knowledgeable Athlone firm and it transpired there was pipeworks extending at least 20 to 60 metres into the site at several locations. Any manholes or other connections that were in place may have been damaged or removed in the clearing. It is hard to know as the council surveyors were mistaken and subsequently in a follow up survey had to</p> | <p><b>Response</b></p> <p>The submission raises concerns regarding storm water drainage disposal from an adjoining private development located to the East of Monksland Community Park. Roscommon County has engaged with the owner to discuss their concerns, during the development of the Park. Following ongoing investigation, reviews &amp; meetings with the landowner Roscommon County Council determined that the storm water drainage system for the site in question, adjacent to the park, was not constructed in accordance with the grant of planning permission for the development &amp; the responsibility for its rectification rested with the landowner.</p> <p>The submission also raises concerns regarding the eventual use of the proposed community hub building. In this regard I can confirm the facility has been developed in partnership with the community, in consultation with the Monksland Town Team, &amp; it aims to provide the necessary community infrastructure to bring people together, foster social inclusion, support local economies, improve access to services, and promote well-being for people of all ages and backgrounds.</p> <p><b>Recommendation</b></p> <p>No amendments to the scheme as presented in this report are recommended in response to this referral.</p> |

reveal their major error. While we started discussions on how this could be addressed, before landscaping began on the park, the regeneration team manager ordered the contractor to dig up any remaining manholes., expose pipes at the boundary between the sites and pour concrete down the broken pipes and cover back up with soil. It was an astonishing act.

Our solicitor visited the site the day after the concrete was poured and was flabbergasted. He suggested we take a legal case against the council but we chose to meet council management for a possible solution. A very productive and cordial meeting was hosted by the director of services and a good plan of action discussed whereby all parties would meet at the site the following Monday and see what solution could be found. We arrived on site with our civil engineer, groundworks contractor and property management consultant only to be met by just one member of the regeneration team who had not been at the meeting and had received no briefing from what we could gather. He said the council had no reason to look for a solution. It was our problem and in his opinion we were now in breach of planning. Ironical because of the Council action and disregard for the previous planning file for this site. At the next Council consultation for the Hub we asked the architects BDP why they had ignored previous planning on the site only to be informed that it was news to them as the Council had not informed them.

They conducted a Natura assessment and an extensive pre screening report which lists activities since the ice age but left out development on the site in the previous 10/15 years. After another cordial conversation regarding site stormwater run off and if it would be addressed for the next stage of the Hub/Park, we were confident it might be addressed in the new design. however it was not. One of the few appeals processes for a section 8 planning by a local authority is to seek a judicial review. We believe grounds for challenge are if the council failed to follow proper procedures, acted unreasonably, misinterpreted planning law or failed to adequately consider public consultations. Our surveys, photos , emails and the historic planning files for this site are all available.

We also have concerns about the eventual use of the property given the historic Monksland Civic Centre off the old Tuam Road was repurposed to a commercial property and the last Regeneration team project in Monksland ended up with many changes from its

conception as a TUS/Athlone Chamber/RCC innovation hub managed by ACT to a commercial office building for a multinational managed by a new RCC real estate management company. Could the Hub also become an authority subsidised competing commercial enterprise.

**Submission No 4 - Date Received 08<sup>th</sup> September 2025**

**Name & Address: Micheal Coen of Ceathru-na-gCloch, Monksland, Athlone, Co. Roscommon**

**Issue Raised**

The submission outlines the following concerns:

- The location for the proposed development & its proximity to Ceathru-na-gCloch, residential estate
- The provision of a pedestrian connection between the estate & Monksland Community Park in terms of :
  1. Chronic problem in the estate with illegal parking on foot-paths, which in turn gives rise to blocking access to water meters
  2. There are no other parking spaces - to the extent that friends and relatives of the people who live here cannot park when they come to visit - not to mention the volume people who would wish to use the hub
  3. Anti-social behaviour, that will arise from time to time
  4. Drug dealing - (an ongoing major problem and getting much worse)
  5. Potential for criminal activity
  6. Rubbish dumping

**CE Response & Recommendation**

**Response**

The proposed community hub building will be located to rear of Ceathru-na-gCloch, residential estate at distance of some 100 meters from the rear boundary of the estate. It will be accessed via an existing access road within Daneswell Business Park with both roads walking & cycling connections being provided to the proposed facility.

The active travel connection between the Ceathru-na-gCloch residential estate & the proposed community hub building do not form part of the development under consideration. This connection formed part of the Monksland Community Park development which secured Part 8 Planning approval from the Athlone Municipal District in early 2024.

**Recommendation**

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

**Submission No 5 - Date Received 12<sup>th</sup> September 2025**

**Name & Address: Linda Devine of Roscommon Leader Partnership, The Cube Flexi Space, Lanesborough Road, Roscommon Town**

**Issues Raised**

**Community Need & Social Inclusion**

Monksland has experienced significant population growth and demographic change, creating increased demand for accessible community facilities. Roscommon LEADER Partnership, through the Social Inclusion and Community Activation Programme (SICAP), would welcome the opportunity to rent space within the

**CE Response & Recommendation**

**Response**

The submission from Roscommon Leader Partnership has been noted. The submission articulates the rationale & need for the proposed development in Monksland & the benefits its provision will make from a community, social,

Monksland Community Hub. This space would be used to:

- Deliver SICAP supports and programmes directly in the community.
- Provide a dedicated youth service facility, in collaboration with Roscommon Youth Service, offering a safe and inclusive environment for young people.

This co-location would ensure consistent delivery of supports, increase accessibility for local residents, and strengthen the role of the Hub as a focal point for community development. The Hub would provide an inclusive, multi-purpose space for residents, community groups and service providers – ensuring access for all, especially disadvantaged and marginalised groups.

#### **Dedicated Youth Service Space**

A designated youth space should be a core element of the Hub.

- Such a facility would provide a safe and engaging environment for young people to participate in educational, recreational and developmental programmes.
- Roscommon Youth Service has the expertise to support and deliver programmes, strengthening the Hub as a focal point for youth engagement.

#### **Sustainable Development Principles**

- The Hub will provide accessible, local services, reducing the need for residents to travel long distances.
- An energy-efficient, modern design can contribute to climate action and environmental sustainability.

#### **Benefits for SICAP Target Groups**

The Hub has significant potential to support SICAP priority groups, including:

- *Unemployed individuals* – access to training, enterprise supports and employment pathways.
- *Children & young people* – particularly those at risk of early school leaving, through youth programming and safe, inclusive spaces.
- *New communities & minorities* – as a welcoming intercultural hub supporting integration and inclusion.
- *Disadvantaged women & lone parents* – access to support groups, programmes and opportunities for upskilling locally this can reduce isolation and increase participation.

economic, recreational, educational, cultural & overall wellbeing perspective.

The recommendations within the submission as summarised below form part of the development under consideration & there ongoing implementation will continue throughout the detailed design phase.

- Implementation of Universal Design Principal
- Sustainable Transport Connections
- Provision of flexible, multi-use spaces.
- Ongoing stakeholder engagement

#### **Recommendation**

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

- *Older people & people with disabilities* – through universal design and programmes that reduce isolation and promote wellbeing.

#### **Economic & Employment Benefits**

- Local employment will be generated during both construction and operation.
- The Hub can act as a catalyst for social enterprise and community-based initiatives, enhancing Monksland as a place to live, work and invest.

#### **Health & Wellbeing**

- Community facilities are linked to improved physical and mental health.
- The Hub will provide opportunities for recreation, training, culture and education, strengthening wellbeing and resilience.

#### **Connectivity & Integration**

- The Hub could become a focal point for service integration, enabling agencies, statutory bodies and local organisations to co-locate or deliver outreach services, improving accessibility and efficiency.

#### **Recommendations for Consideration**

We respectfully recommend that:

- Universal accessibility is central to the design, ensuring inclusion of older people, people with disabilities, and families with young children.
- Sustainable transport links (walking and cycling routes, safe crossings, and public transport connections) are prioritised.
- Flexible, multi-use spaces are incorporated to meet evolving community needs.
- Ongoing stakeholder engagement is embedded in design, development and governance, ensuring strong community ownership.

#### **Conclusion**

Roscommon LEADER Partnership (SICAP) strongly supports the proposed Monksland Community Hub. This development represents proper planning and sustainable development for the Monksland area. It will address community needs, foster social inclusion, and contribute to the long-term social, economic, and environmental wellbeing of the locality. We commend Roscommon County Council for progressing this important initiative and look forward to opportunities for collaboration in its delivery and future operation.

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| <b>Submission No 6 - Date Received 12<sup>th</sup> September 2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Name &amp; Address: Kelly Marie Neary- Chairperson of Monksland Town Team</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Issue Raised</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>CE Response &amp; Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>We, Monksland Town Team wish to express our wholehearted support for the proposed Community Hub in Monksland. This development has the potential to deliver a resource of huge benefit to our community. For many years, residents have identified the need for a focal point and meeting place through local surveys and consultations, and this project represents an opportunity to put the 'Heart back into Monksland'</p> <p>It is evident from engagement with local people and groups that there is a strong demand for accessible, flexible spaces to accommodate community organisations, social activities, and cultural events. The Hub would provide a base for these groups to grow and thrive, while also serving as a welcoming space for all residents. We are encouraged to see this project progressing and share in the community's excitement about its development.</p> <p>However, we must also express our concern that the current layout of the building may not be futureproofed for the needs of a growing and changing population. Monksland has seen significant investment from FDI companies in recent years, bringing valuable employment and attracting new families to live, work, and play in the area. As this growth continues, the design of the Community Hub must be ambitious enough to meet not just the present demand, but also the needs of an expanding community for many years to come.</p> <p>We believe that with a few tweaks to the layout, the Community Hub could serve as both a cornerstone for local life and a catalyst for further development. A well-designed facility would not only provide vital community amenities but could also attract an anchor tenant, creating a vibrant and welcoming environment that encourages greater use of the building.</p> <p>We all want the best possible outcome and strongly believe this project has real potential to be a landmark project in Monksland. We hope the Community Hub can become a lasting resource that supports Monksland's residents today and continues to meet the needs of a dynamic, growing community for generations to come and we look forward to it coming to fruition.</p> | <p>The submission from Monksland Town Team has been noted. The submission articulates the rationale &amp; need for the proposed development in Monksland &amp; the benefits its development will make from a community, social, economic, recreational, educational &amp; wellbeing perspective.</p> <p>While the concerns raised regarding the futureproofing of the building layout are noted, it must be highlighted that the layout as presented was developed on foot of extensive public consultation &amp; engagement with the community &amp; potential user groups in Monksland along with engagement with &amp; advise &amp; learning provided by operators of similar type facilities throughout Ireland. The facility strives to meet as many of the core requirements of potential user groups as possible with the design providing a variety of variety of multi-use studio spaces, meeting rooms &amp; storage spaces of differing layouts &amp; sizes</p> <p>The Design Team will continue to engage with Monksland Town Team as the project progress through the detailed design phase to discuss any potential changes to the building layout.</p> <p><b>Recommendation</b><br/>No amendments to the scheme as presented in this report are recommended in response to this referral.</p> |

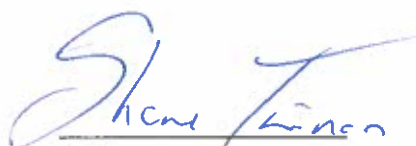
## 7.0 Chief Executive's Recommendation

Roscommon County Council proposes to develop a Multipurpose Community Hub Building over 2 floors in Monkland which incorporates series of community spaces to include Multi Use Studios Spaces, Meeting Rooms, Storage Space, Café, Changing Spaces & Dressing Rooms along with Toilets, Shower, Plant & Utility Spaces. It includes internal & external courtyards, car parking spaces and EV charging facilities, along with walking & cycling infrastructure, soft & hard landscaping & pedestrian connections to Monksland Park

The design solution presented for this Hub has been developed in partnership with the Community to cater for their current & future needs. It provides a cutting-edge creative, educational & recreational space for Monkslands & the wider region. It will enable inter-generational and cultural interactions to take place, as the variety of spaces provided allow a wide-ranging demographic to engage fostering social inclusion & promoting wellbeing for people of all ages and backgrounds.

This community hub has been developed with the overarching aim of realising the potential of this strategically important lands in Monksland to play a more central role in everyday recreational and community life. This project aims to rebalance the function of the area by enhancing the recently completed community park, creating a building where people can congregate, interact and enjoy.

In conclusion, this Community Hub Building represents an opportunity to provide a sense of place and much needed community facilities which can be enjoyed by both the existing and future resident population.



**Shane Tiernan**

**Chief Executive**

**Date: 06<sup>th</sup> October 2025**

## **Appendix A**

### **Submissions and Referrals**

# Submission Details

## Submitter

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

## In relation to application

|                     |                          |
|---------------------|--------------------------|
| Application Number  | PT8RN273                 |
| Applicant Name      | Roscommon County Council |
| Development Address | Monksland Co. Roscommon  |

RECEIVED: 11/08/2025

**Uisce Éireann Ref:** PN25000027975  
**Planning Ref:** PT8RN273 - Monksland Community Hub  
**Planning Authority:** Roscommon County Council  
**Issue Date:** 11 August 2025

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

**Uisce Éireann**  
PO Box 6000  
Dublin 1  
D01 WA07  
Ireland

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

**Development Location:**

Monksland, Roscommon

**Development Description:**

The construction of a new Community Hub building, Landscaped areas and Access Road in Monksland, Co. Roscommon The proposed works will include the following: • Construction of a new two-storey, multi- purpose community hub. • Soft & hard landscaping, shared surface and walking pathways. • Pedestrian connections to Monksland Park. • Proposed public carpark, including provision for EV charging and bicycle parking. • New Access Road with shared surface pedestrian footpath and cycle lane. • All other associated site and ancillary work

A Chara,

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

**Uisce Éireann's Recommendation:**

Further Information Requested

**Uisce Éireann's Assessment/Observation(s):**

In order to assess feasibility of connection to the public water / wastewater infrastructure the applicant is required to engage with Uisce Éireann through the Pre-Connection Enquiry (PCE) process by submitting Further Information as follows:

The applicant shall engage with Uisce Éireann by submitting a pre-Connection Enquiry (PCE) to assess feasibility of connection to the public water / wastewater infrastructure.

The outcome of the PCE shall be submitted to the Planning Authority as a response to Further Information Request.

### **Uisce Éireann's Standard Condition(s):**

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

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

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

Reason: To provide adequate water and wastewater facilities.

Queries relating to the terms and observations above should be directed to [planning@water.ie](mailto:planning@water.ie)

Signed on behalf of Derman Phelan  
Connections and Developer Services

|                                    |                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Ref. No.:</b>          | <b>PT8RN273</b>                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Description of Development:</b> | <b>Construction of a new two-storey, multi- purpose community hub. Soft &amp; hard landscaping, shared surface and walking pathways. Pedestrian connections to Monksland Park. Proposed public carpark, including provision for EV charging and bicycle parking. New Access Road with shared surface pedestrian footpath and cycle lane. All other associated site and ancillary works.</b> |
| <b>Location:</b>                   | <b>Monksland, Co. Roscommon.</b>                                                                                                                                                                                                                                                                                                                                                            |
| <b>Applicant(s):</b>               | <b>Roscommon County Council</b>                                                                                                                                                                                                                                                                                                                                                             |
| <b>Planning Operational Area:</b>  | <b>Athlone</b>                                                                                                                                                                                                                                                                                                                                                                              |

#### **Site Description and Development Proposal**

The site encompassing the proposed community hub is situated towards the central environs of Monksland, close to the Monksland Primary Care Centre.

The proposed development comprises the following:

- Construction of a new two-storey, multi- purpose community hub.
- Soft & hard landscaping, shared surface and walking pathways.
- Pedestrian connections to Monksland Park.
- Proposed public carpark, including provision for EV charging and bicycle parking.
- New Access Road with shared surface pedestrian footpath and cycle lane.
- All other associated site and ancillary 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 c2.4 km from the Middle Shannon Callows SPA/ River Shannon Callows SAC

Accompanied by Appropriate Assessment Screening: Yes

The report has concluded that an AA of the proposed development is not required. (See full details contained within the report on file).

Accompanied by Environmental Impact Assessment Screening Report: Yes

The EIA Screening Report concludes that an EIAR is not required. (See full details contained within the report on file).

### **Planning Policy**

#### **Roscommon County Development Plan 2022-2028**

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

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

Chapter 4 – Towns and Villages aims to support the regeneration and repurposing of underutilised and/or brownfield sites.

#### **Monksland/Bellanamullia (Athlone West) Local Area Plan 2016 – 2022**

This Plan, its strategic vision, and the development objectives therein, remain a material consideration in the assessment of development proposals until such a time as a new Plan is in effect.

Having regard to the overarching vision of the above referenced RCDP and LAP and the supporting policy objectives in place to further develop vibrant and inclusive centres with accessible facilities for all, it is considered that the proposed development, generally accords with the relevant provisions of these Plans.

### **Planning Assessment**

#### **Scale and Design**

The Planning Department are of the opinion that in terms of overall scale and design, this proposal is broadly acceptable and should integrate successfully with its surrounding environs.

It is important to ensure that as part of the proposed construction works taking place on site, all materials/finishes proposed for both the building itself and all boundaries and surfaces, inclusive of hard/soft landscaped areas, car park areas etc., are high quality, durable and can be readily maintained.

#### **Open Space and Parking**

Due consideration should be given to the proposed uses that can take place on this site, particularly having regards to requirements for parking and safe circulation/access/egress of vehicles, HGVs etc.

Pedestrian safety and ease of accessibility to and from this site should be integral to the overall delivery of this development.

#### **Water, Wastewater and Surface Water**

In relation connections to existing water, wastewater and surface water infrastructure, this area is considered to be appropriately serviced.

|                              |
|------------------------------|
| <b><u>Recommendation</u></b> |
|------------------------------|

In consideration of the foregoing, it is concluded that, in principle, the proposed development generally accords with the policies and objectives as set out in the above referenced RCDP and LAP.

The development of this site provides an opportunity to deliver much needed community infrastructure, which will hopefully serve as a catalyst for further investment and development within the immediate environs of this central and strategic area of Monksland.

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



Signed: \_\_\_\_\_  
Brian Farragher SEP

Date: 11-09-2025

# Submission Details

## Submitter

|         |                                                           |
|---------|-----------------------------------------------------------|
| Name    | Ciaran Mannion                                            |
| Address | Russtober Corramore Kiltoom Athlone Co Roscommon N37 X091 |

RECEIVED: 30/08/2025

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|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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| Note | <p>We are an adjacent neighbour to the project. We own the Retail/Warehouse and car park immediately to the east of the community hub/park. While we are very supportive of the park/hub and have attended the council information evenings and contributed positively to the design, we were very alarmed that the council choose to ignore the previous planning conditions put on this site in the permission granted in planning application PD/06/314/SG. Fees of €384,285.00 were paid to the council and some works were completed in the area now occupied by the park. The overall stormwater and drainage of the entire site was treated as one development consisting of three units and 360 car parking spaces. While only a third of the development was completed before the financial crash, all of the stormwater from our building was put underground through and under the building foundation and into subsurface piping. Including into the land subsequently purchased by the council where an attenuation tank was to be or was installed. The pipes would then take the stormwater from parts 2 and parts 3 of the development when it was completed. We made planners and surveyors aware of this when the council subsequently purchased the land and we were told that they were getting it surveyed. The subsequent survey by the Council contractor revealed no pipework from our site and the council commenced extensive earthmoving including removing material and bringing in material. We do not know if they removed any manholes or pipes but when steamrollers began compacting the site along our boundary the vibration of our building and shaking of windows and loud noise was felt and heard by all tenants. We asked the contractor to cease immediately and they acknowledged the vibration. The regeneration team manager disagreed but we got a separate survey of the site conducted by a reputable and knowledgeable Athlone firm and it transpired there was pipeworks extending at least 20 to 60 metres into the site at several locations. Any manholes or other connections that were in place may have been damaged or removed in the clearing. It is hard to know as the council surveyors were mistaken and subsequently in a follow up survey had to reveal their major error. While we started discussions on how this could be addressed, before landscaping began on the park, the regeneration team manager ordered the contractor to dig up any remaining manholes., expose pipes at the boundary between the sites and pour concrete down the broken pipes and cover back up with soil. It was an astonishing act. Our solicitor visited the site the day after the concrete was poured and was flabbergasted. He suggested we take a legal case against the council but we chose to meet council management for a possible solution. A very productive and cordial meeting was hosted by the director of services and a good plan of action discussed whereby all parties would meet at the site the following Monday and see what solution could be found. We arrived on site with our civil engineer, groundworks contractor and property management consultant only to be met by just one member of the regeneration team who had not been at the meeting and had received no briefing from what we could gather. He said the council had no reason to look for a solution. It was our problem and in his opinion we were now in breach of planning. Ironical because of the Council action and disregard for the previous planning file for this site. At the next Council consultation for the Hub we asked the architects BDP why they had ignored previous planning on the site only to be informed that it was news to them as the Council had not informed them. They conducted a Natura assessment and an extensive pre screening report which lists activities since the ice age but left out development on the site in the previous 10/15 years. After another cordial conversation regarding site stormwater run off and if it would be addressed for the next stage of the Hub/Park, we were confident it might be addressed in the new design. However it was not. One of the few appeals processes for a section 8 planning by a local authority is to seek a judicial review. We believe grounds for challenge are if the council failed to follow proper procedures, acted unreasonably, misinterpreted planning law or failed to adequately consider public consultations. Our surveys, photos , emails and the historic planning files for this site are all available. We also have concerns about the eventual use of the property given the historic Monksland Civic Centre off the old Tuam Road was repurposed to a commercial property and the last Regeneration team project in Monksland ended up with many changes from its conception as a TUS/Athlone Chamber/RCC innovation hub managed by ACT to a commercial office building for a multinational managed by a new RCC real estate management company. Could the Hub also become an authority subsidised competing commercial enterprise. Thank you</p> |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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**In relation to application**

|                     |                          |
|---------------------|--------------------------|
| Application Number  | PT8RN273                 |
| Applicant Name      | Roscommon County Council |
| Development Address | Monksland Co. Roscommon  |

RECEIVED: 30/08/2025

## Damien Loughnane

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**From:** mike coen <mikecoen@hotmail.com>  
**Sent:** Monday 8 September 2025 17:13  
**To:** Regeneration  
**Subject:** Monksland Community Hub - Project ref. no, P3002669 -

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

To whom it may concern -

The following are submissions in relation to the above mentioned project -

Concerns that we as residents have with this proposed Community Hub being built at the end of the estate, namely, Ceathru-na-gCloch, Monksland, Athlone, Co. Roscommon -

It's not an appropriate place to erect a building of this nature, bordering a housing estate -

A proposed pedestrian right-of-way at the end of the estate: which by the way was still part of the Monksland Park plan, that will border the above mentioned project - while we didn't object to it at the time - now the dynamic of this pedestrian right-of-way has changed considerably - to the point that we urge planning and regeneration to totally eliminate this right-of-way from the plan - for the following reasons:

1, We have a chronic problem in the estate with illegal parking on foot-paths, which in turn gives rise to blocking access to water meters -

2, There are no other parking spaces - to the extent that friends and relatives of the people who live here cannot park when they come to visit - not to mention the volume of people who would wish to use the hub and the park

3, Anti-social behavior, that will arise from time to time -

4, Drug dealing - (an ongoing major problem and getting much worse)

5, Potential for criminal activity -

6, Rubbish dumping -

Please note also that Roscommon Co. Co. has a duty of care towards us residents of this estate -

Appreciatively,

Michael Coen -

## Damien Loughnane

---

**From:** Kelly Marie Neary <[REDACTED]>  
**Sent:** Friday 12 September 2025 16:32  
**To:** Regeneration  
**Subject:** PT8RN273

We, Monksland Town Team , wish to express our wholehearted support for the proposed Community Hub in Monksland. This development has the potential to deliver a resource of huge benefit to our community. For many years, residents have identified the need for a focal point and meeting place through local surveys and consultations, and this project represents an opportunity to put the 'Heart back into Monksland'

It is evident from engagement with local people and groups that there is a strong demand for accessible, flexible spaces to accommodate community organisations, social activities, and cultural events. The Hub would provide a base for these groups to grow and thrive, while also serving as a welcoming space for all residents. We are encouraged to see this project progressing and share in the community's excitement about its development.

However, we must also express our concern that the current layout of the building may not be future-proofed for the needs of a growing and changing population. Monksland has seen significant investment from FDI companies in recent years, bringing valuable employment and attracting new families to live, work, and play in the area. As this growth continues, the design of the Community Hub must be ambitious enough to meet not just the present demand, but also the needs of an expanding community for many years to come.

We believe that with a few tweaks to the layout , the Community Hub could serve as both a cornerstone for local life and a catalyst for further development. A well-designed facility would not only provide vital community amenities but could also attract an anchor tenant, creating a vibrant and welcoming environment that encourages greater use of the building.

We all want the best possible outcome and strongly believe this project has real potential to be a landmark project in Monksland.

We hope the Community Hub can become a lasting resource that supports Monksland's residents today and continues to meet the needs of a dynamic, growing community for generations to come and we look forward to it coming to fruition.

Kind Regards,  
Kelly Marie Neary  
Chairperson,  
Monksland Town Team

Sent from [Outlook for iOS](#)

## Support for the Proposal

### 1. Community Need & Social Inclusion

Monksland has experienced significant population growth and demographic change, creating increased demand for accessible community facilities. Roscommon LEADER Partnership, through the Social Inclusion and Community Activation Programme (SICAP), would welcome the opportunity to rent space within the Monksland Community Hub. This space would be used to:

- Deliver SICAP supports and programmes directly in the community.
- Provide a dedicated youth service facility, in collaboration with Roscommon Youth Service, offering a safe and inclusive environment for young people.

This co-location would ensure consistent delivery of supports, increase accessibility for local residents, and strengthen the role of the Hub as a focal point for community development. The Hub would provide an inclusive, multi-purpose space for residents, community groups and service providers – ensuring access for all, especially disadvantaged and marginalised groups.

### 2. Dedicated Youth Service Space

A designated youth space should be a core element of the Hub.

- Such a facility would provide a safe and engaging environment for young people to participate in educational, recreational and developmental programmes.
- Roscommon Youth Service has the expertise to support and deliver programmes, strengthening the Hub as a focal point for youth engagement.

### 3. Sustainable Development Principles

- The Hub will provide accessible, local services, reducing the need for residents to travel long distances.
- An energy-efficient, modern design can contribute to climate action and environmental sustainability.

### 4. Benefits for SICAP Target Groups

The Hub has significant potential to support SICAP priority groups, including:

- **Unemployed individuals** – access to training, enterprise supports and employment pathways.
- **Children & young people** – particularly those at risk of early school leaving, through youth programming and safe, inclusive spaces.
- **New communities & minorities** – as a welcoming intercultural hub supporting integration and inclusion.
- **Disadvantaged women & lone parents** – access to support groups, programmes and opportunities for upskilling locally this can reduce isolation and increase participation.
- **Older people & people with disabilities** – through universal design and programmes that reduce isolation and promote wellbeing.

## **5. Economic & Employment Benefits**

- Local employment will be generated during both construction and operation.
- The Hub can act as a catalyst for social enterprise and community-based initiatives, enhancing Monksland as a place to live, work and invest.

## **6. Health & Wellbeing**

- Community facilities are linked to improved physical and mental health.
- The Hub will provide opportunities for recreation, training, culture and education, strengthening wellbeing and resilience.

## **7. Connectivity & Integration**

- The Hub could become a focal point for service integration, enabling agencies, statutory bodies and local organisations to co-locate or deliver outreach services, improving accessibility and efficiency.

---

## **Recommendations for Consideration**

We respectfully recommend that:

- Universal accessibility is central to the design, ensuring inclusion of older people, people with disabilities, and families with young children.
- Sustainable transport links (walking and cycling routes, safe crossings, and public transport connections) are prioritised.
- Flexible, multi-use spaces are incorporated to meet evolving community needs.
- Ongoing stakeholder engagement is embedded in design, development and governance, ensuring strong community ownership.

---

## **Conclusion**

Roscommon LEADER Partnership (SICAP) strongly supports the proposed Monksland Community Hub. This development represents proper planning and sustainable development for the Monksland area. It will address community needs, foster social inclusion, and contribute to the long-term social, economic, and environmental wellbeing of the locality.

We commend Roscommon County Council for progressing this important initiative and look forward to opportunities for collaboration in its delivery and future operation.

## **Appendix B**

### **Notices of Proposed Development (Newspapers and Site Notice)**

**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**

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

**The construction of a new Community Hub building, Landscaped areas and Access Road in Monksland, Co. Roscommon**

**The proposed works will include the following:**

- **Construction of a new two-storey, multi- purpose community hub.**
- **Soft & hard landscaping, shared surface and walking pathways.**
- **Pedestrian connections to Monksland Park.**
- **Proposed public carpark, including provision for EV charging and bicycle parking.**
- **New Access Road with shared surface pedestrian footpath and cycle lane.**
- **All other associated site and ancillary works.**

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

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

Plans and particulars of the proposed development will be available for inspection at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from **1<sup>st</sup> August 2025 until 29<sup>th</sup> August 2025** inclusive, during office hours at the offices of Community and Enterprise, Roscommon County Council, Áras an Chontae, Roscommon Town – telephone 09066 37100. Plans and particulars of the proposed development are also be available for inspection online using the following link: <https://planning.localgov.ie/>



A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated may be made **before 12<sup>th</sup> September 2025**, via <https://planning.localgov.ie/> or alternatively in writing or email marked “Monksland Community Hub” and submitted to: Roscommon County Council, Regeneration, Áras an Chontae, Roscommon Town F42 VR98 or email [regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)

**Signed: - Mark Keaveney**  
**Director of Services**  
**Áras an Chontae**  
**Roscommon Town**  
**Email: [regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)**

**Date of Notice: 1<sup>st</sup> August 2025**



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

# Roscommon County Council



*Working with you, working for you*

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



## NOTICE IN RELATION TO SPECIFIED DEVELOPMENT MONKSLAND COMMUNITY HUB

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

### The construction of a new Community Hub building, Landscaped areas and Access Road in Monksland, Co. Roscommon

#### The proposed works will include the following:

- Construction of a new two-storey, multi-purpose community hub.
- Soft & hard landscaping, shared surface and walking pathways.
- Pedestrian connections to Monksland Park.
- Proposed public carpark, including provision for EV charging and bicycle parking.
- New Access Road with shared surface pedestrian footpath and cycle lane.
- All other associated site and ancillary works.

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

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

Plans and particulars of the proposed development will be available for inspection at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from **1st August 2025 until 29th August 2025** inclusive, during office hours at the offices of Community and Enterprise, Roscommon County Council, Áras an Chontae, Roscommon Town – telephone 09066 37100. Plans and particulars of the proposed development are also be available for inspection online using the following link: <https://planning.localgov.ie/>



A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated may be made before **12th September 2025**, via <https://planning.localgov.ie/> or alternatively in writing or email marked "Monksland Community Hub" and submitted to: Roscommon County Council, Regeneration, Áras an Chontae, Roscommon Town F42 VR98 or email [regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)

**Signed: - Mark Keaveney**  
**Director of Services**  
**Áras an Chontae**  
**Roscommon Town**  
**Email:** [regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)

**Date of Notice: 1st August 2025**

## Community Climate Action Programme

### Call for Community Climate Action Projects

Roscommon County Council is inviting community groups to express their interest in leading climate action projects within their local communities.

To help communities prepare strong proposals, the Council has opened an online Expression of Interest (EOI) application through the 'My Online Services' portal. This initial step will allow groups to access expert advice and support before submitting a full project application once funding is announced.

Completing the EOI will be beneficial for any groups wishing to apply for funding. It ensures that applicants fully understand the project requirements and can maximise the positive impact on their communities.

Closing date for receipt of online expression of interest forms is **Sunday 17th August, 2025**.

Any queries relating to the application process or eligibility can be emailed to [climatefund@roscommoncoco.ie](mailto:climatefund@roscommoncoco.ie).

**Get started by submitting your Expression of Interest via My Online Services.**

## Clár Pobail Ghníomhú ar son na hAeráide

### Glaoh ar Thionscadail Chomhphobail um Ghníomhú ar son na hAeráide

Tá Comhairle Contae Ros Comáin ag tabhairt cuireadh do ghrúpaí pobail a spéis a léiriú i dtionscadail um ghníomhú ar son na haeráide a threorú laistigh dá bpobail áitiúla.

Chun cabhrú le pobail tograí láidre a ullmhú, tá iarratas ar líne ar Léiriú Spéise oscailte ag an gComhairle tríd an tairseach 'Mo Sheirbhísí Ar Líne'. Leis an gcéim thosaigh sin, beidh grúpaí in ann rochtain a fháil ar shainchomhairle agus ar thacaíocht sula gcuirfidh siad iarratas iomlán ar thionscadal isteach a luaith a fhógrófar maoiniú.

Beidh sé tairbheach do ghrúpaí ar bith ar mian leo iarratas a dhéanamh ar mhaoiniú an Léiriú Spéise a chomhlánú. Cinntíonn sé go dtuigeann iarratasóirí riachtanais an tionscadail go hiomlán agus gur féidir leo an tionchar dearfach a b'pobail a uasmhéadú.

Is é Dé Domhnaigh, an 17 Lúnasa 2025 an dáta deiridh chun foirmeacha léirithe spéise ar líne a fháil.

Is féidir aon cheisteanna a bhaineann leis an bpróiseas iarratais nó le hincháilitheacht a sheoladh ar ríomhphost chuig [climatefund@roscommoncoco.ie](mailto:climatefund@roscommoncoco.ie).

Tosaigh trí do Léiriú Spéise a chur isteach trí Mo Sheirbhísí Ar Líne.



## ONÓIR A BHRONNADH AR DÓIBH SIÚD ATÁ OS CIONN 100 BLAIN D'AOIS

TÁ BRÓD AR CHOMHAIRLE CONTAE ROS COMÁIN AITHEANTAS A THABHAIRT DO SHAORÁNAIGH A BHAINÉANN 100 BLAIN D'AOIS AMACH

IMá tá ball de do neasteaghlach ag ceiliúradh a 100ú breithlá, féadfaidh tú aitheantas oifigiúil a iarraidh ón gcomhairle.

Cuir isteach an méid seo a leanas ar a laghad ceithre seachtaine roimh a lá breithe:

- Cóip dá dteastas breithe
- Nóta beathaisnéise gairid faoin bhfaighteoir
- Deimhniú go bhfuil an t-iarratas á dhéanamh ag neasteaghlach (m.sh. céile, mac, iníon, deartháir nó deirfiúr)

Tar éis fíorú a dhéanamh, seolfaidh an Chomhairle litir fhoirmiúil chomhghairdis agus aitheantais chun an chloch mhíle speisialta seo a mharcáil.

Iarrataí le seoladh chuig: [corporateservices@roscommoncoco.ie](mailto:corporateservices@roscommoncoco.ie)



**OPENING HOURS IN ÁRAS AN CHONTAE: MOTOR TAX OFFICE 9.30am to 1.00pm only Monday to Friday.**

**ALL OTHER SERVICES are open 9.30am to 1.00pm and 2.00pm to 3.30pm Monday to Friday.**

**PHONE SERVICES AVAILABLE from 9.30am to 1pm and from 2pm to 5pm Monday to Friday.**

**Phone: (090) 6637100 Email: [customerservices@roscommoncoco.ie](mailto:customerservices@roscommoncoco.ie)**

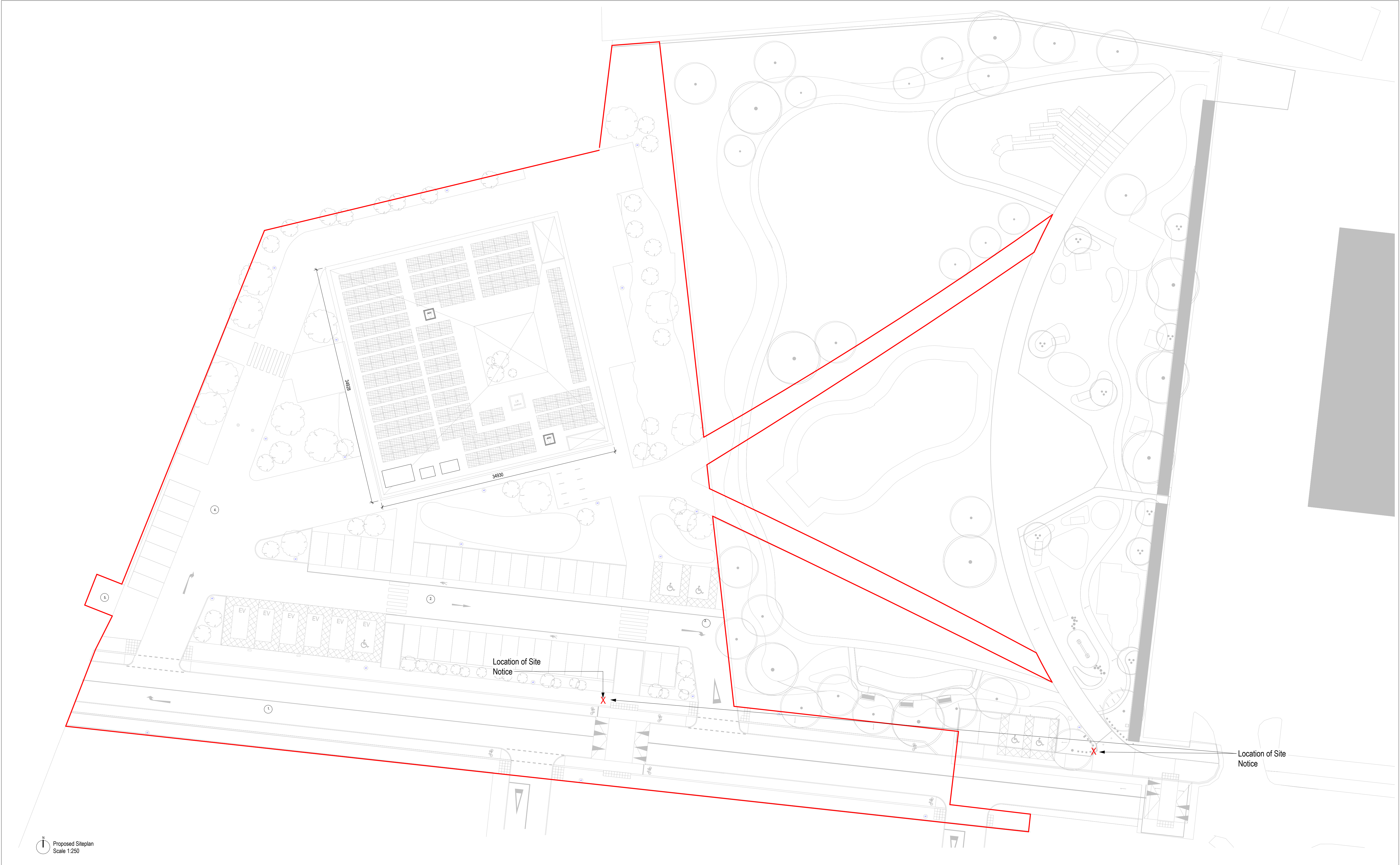
**f @RoscommonCountyCouncil**

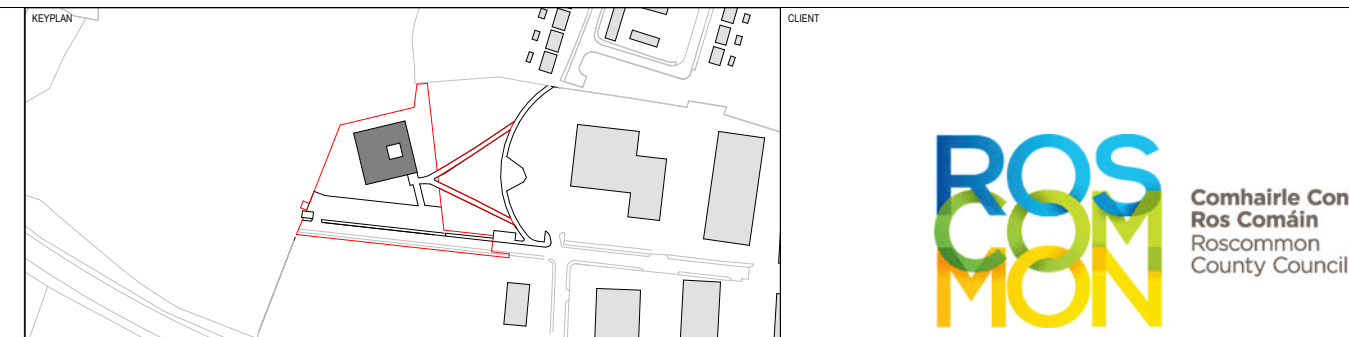
**@roscommoncoco**

**[www.roscommoncoco.ie](http://www.roscommoncoco.ie)**

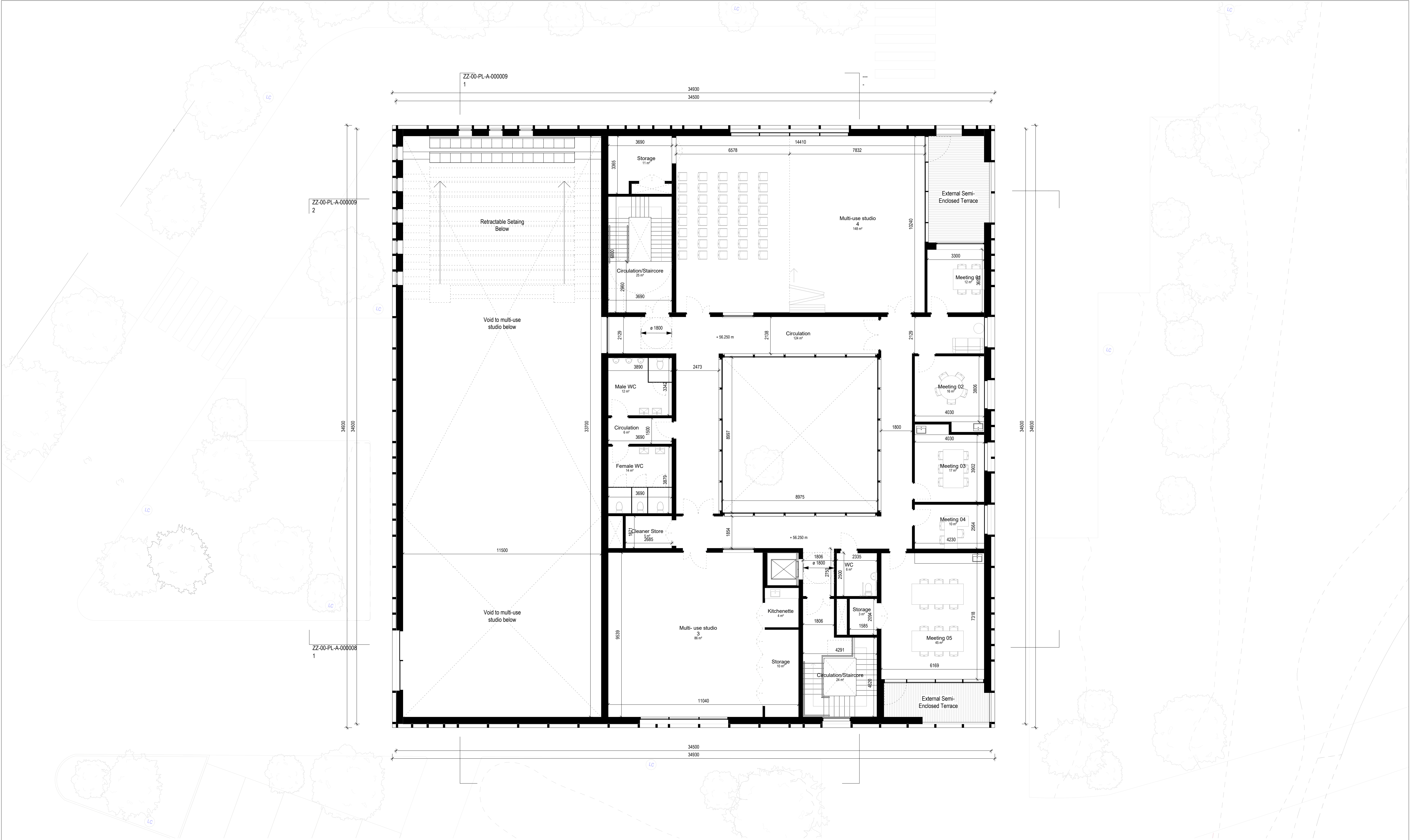
## **Appendix C**

### **Plans and Particulars of the Proposed Development**



|                                                                                                                                                                                                                                                |                |                                                                                                                                                                                            |                                                                                                                                                                                                                                          |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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Proposed Level 01

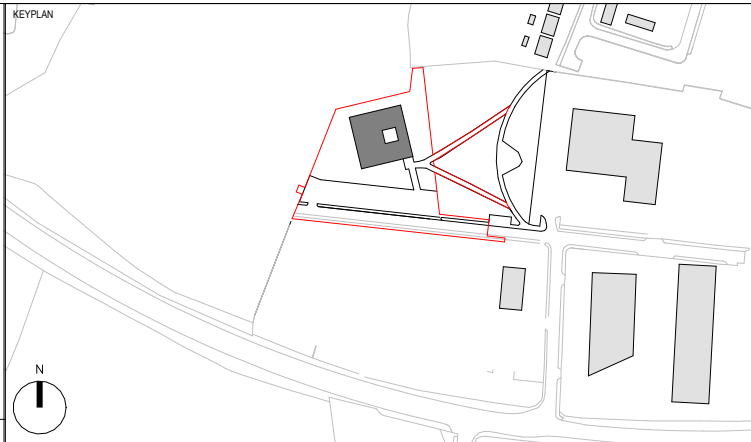
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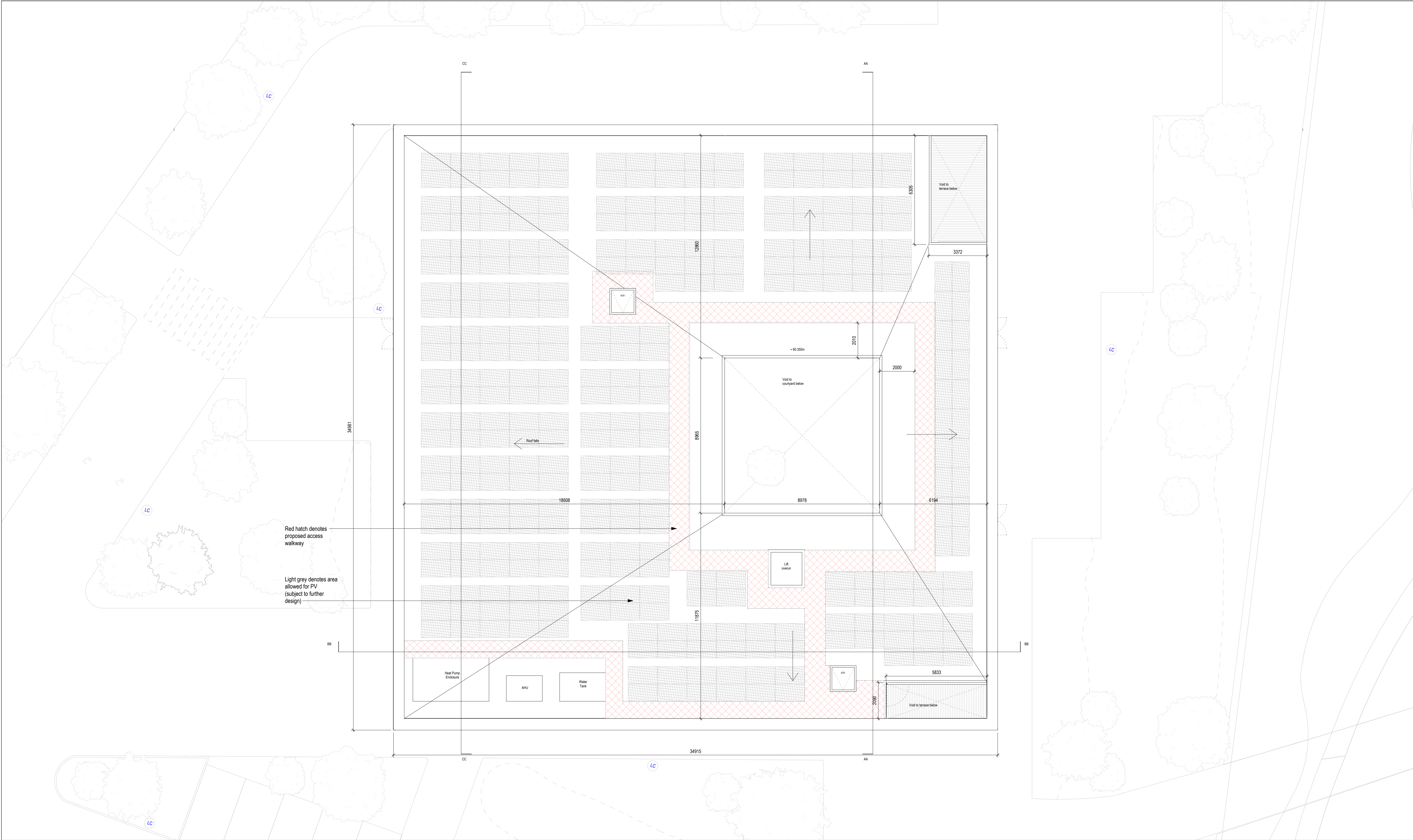
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Proposed Level 01 Plan

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Proposed Roof Plan  
Scale 1:100

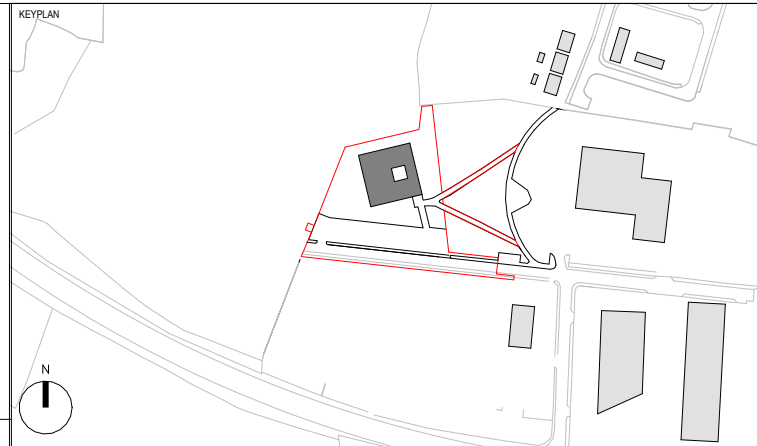
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KEY:  
Red hatch denotes proposed access walkway

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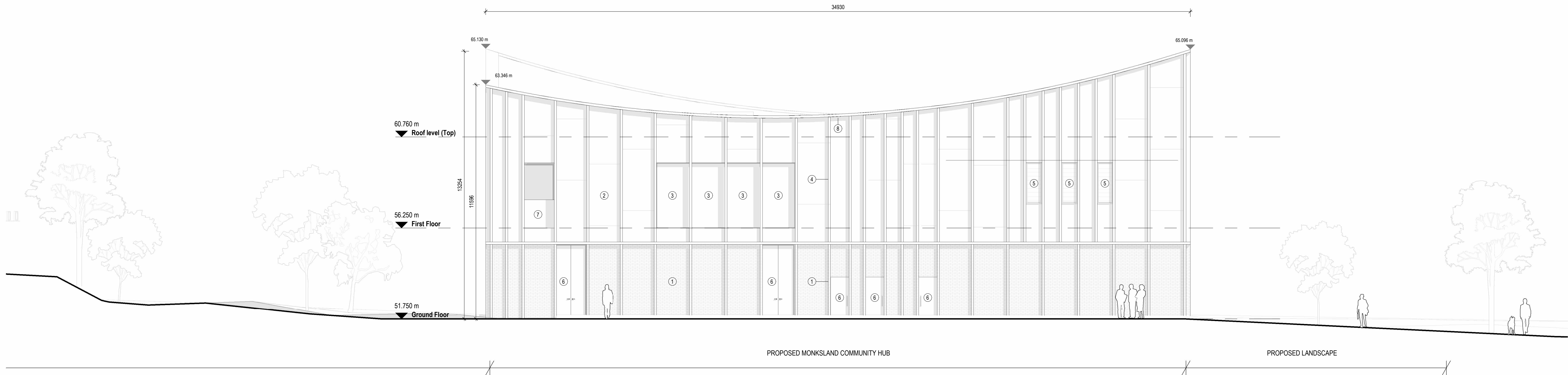
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Proposed Roof plan

DRAWING NO.  
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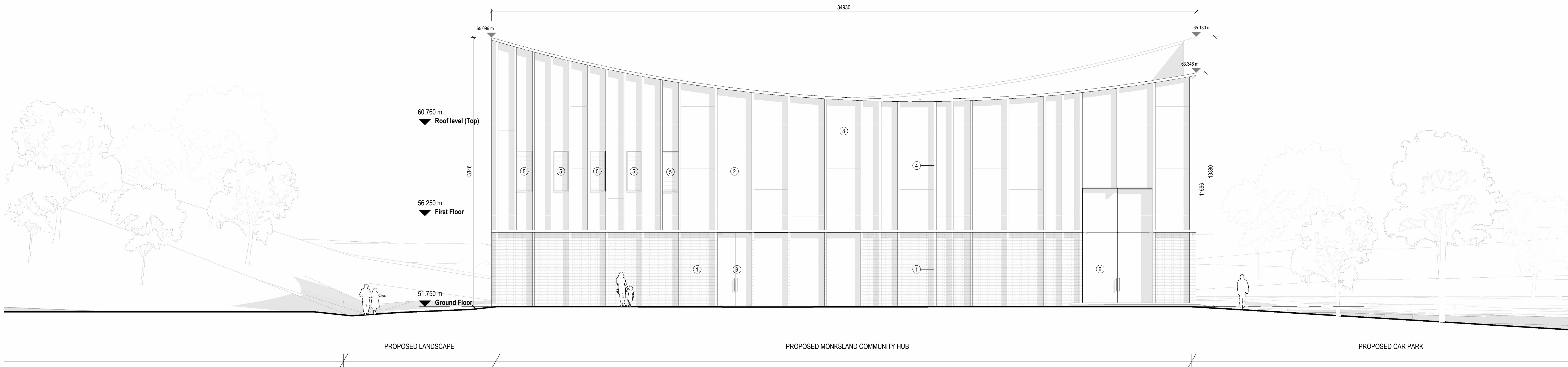
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1 North Elevation  
1:100



2 West Elevation  
1:100

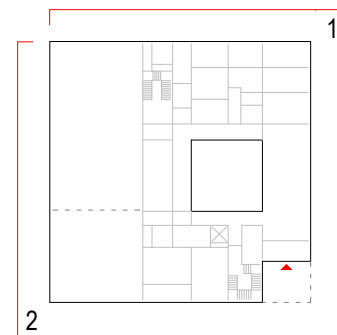
#### NOTES

KEY:  
Subject of application

- KEY:
- ① Light coloured brickwork with chalk lime render
  - ② Lapped Cladding Panel
  - ③ Double glazed units with anodised profiles
  - ④ Timber fin
  - ⑤ Aluminum Ventilation panel
  - ⑥ Aluminum solid panelled door
  - ⑦ Glazed Balustrade
  - ⑧ Facetted Parapet

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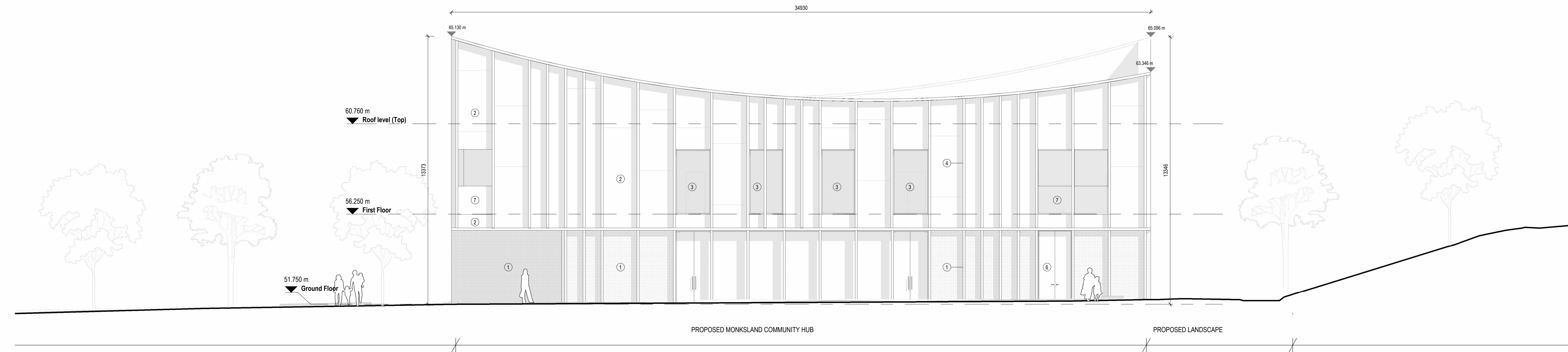
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Proposed Elevations 1 of 2

DRAWING NO.  
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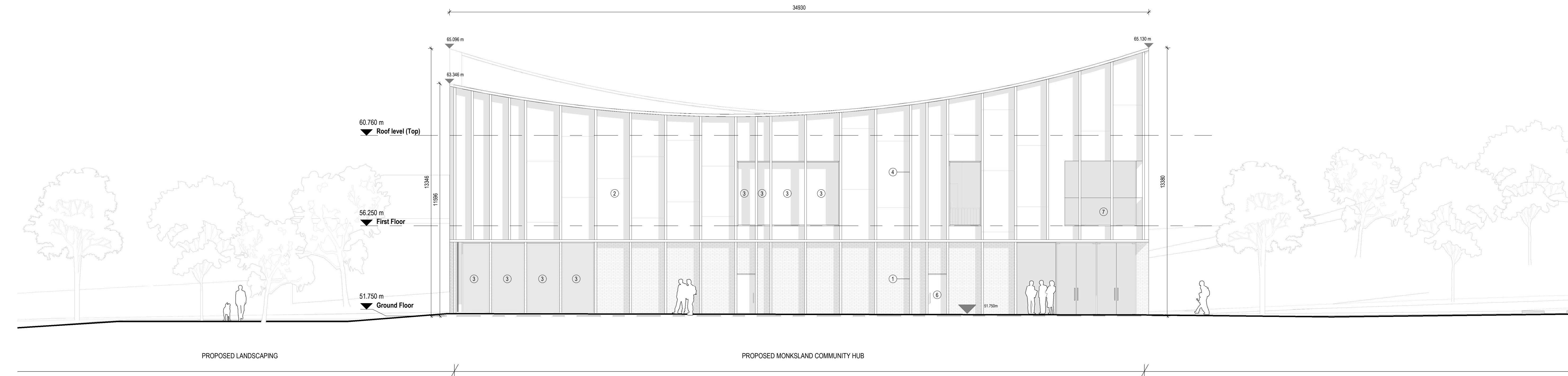
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1 East Elevation  
1 : 100



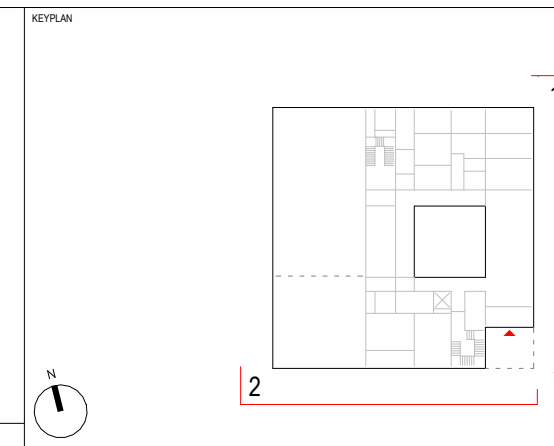
2 South Elevation  
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## NOTES

KEY:  
Subject of application

- KEY:
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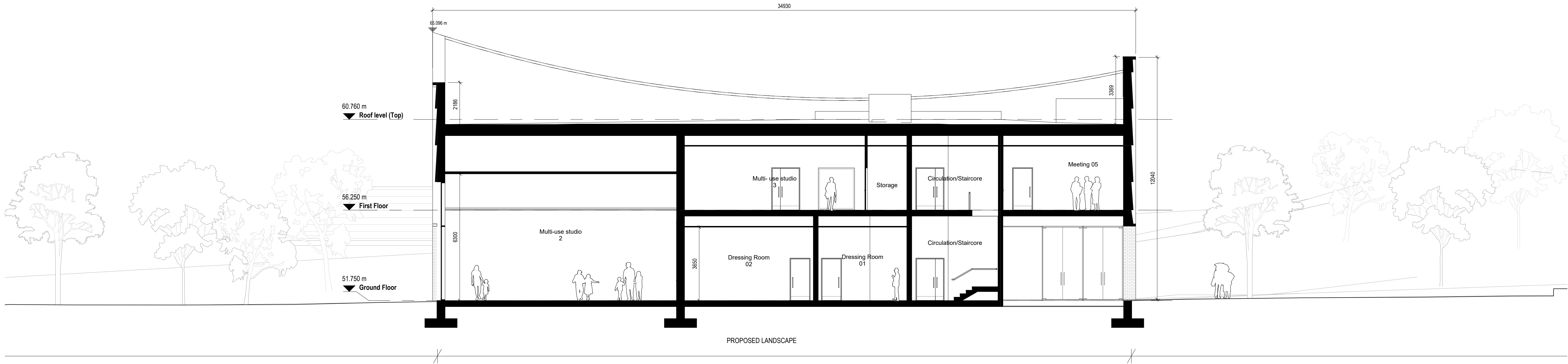
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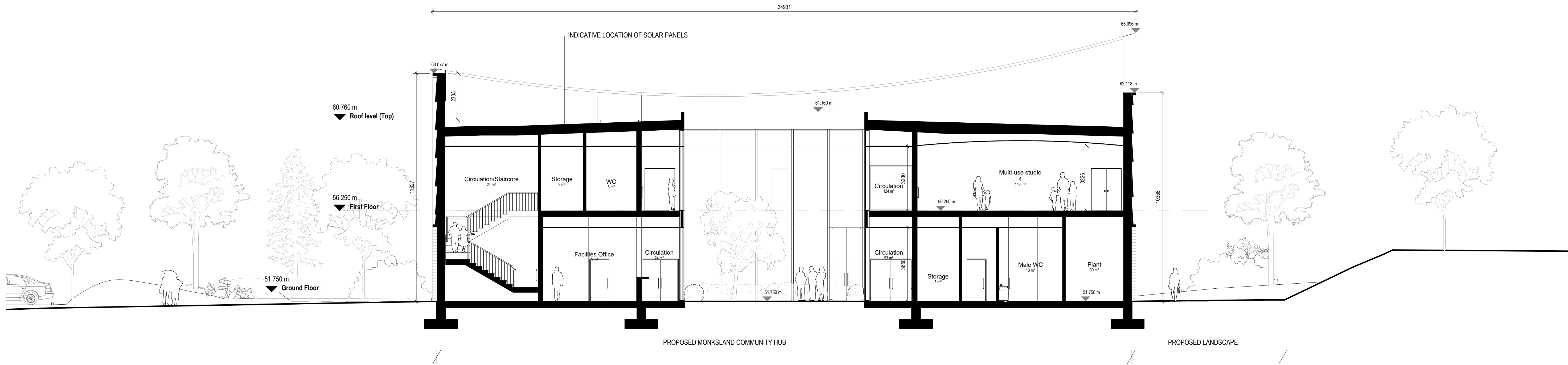
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1 Section AA  
1 : 100



2 Section BB  
1 : 100

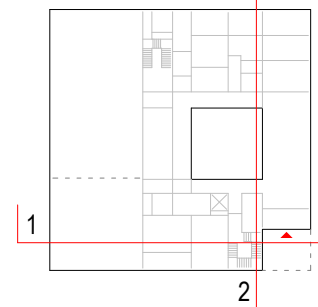
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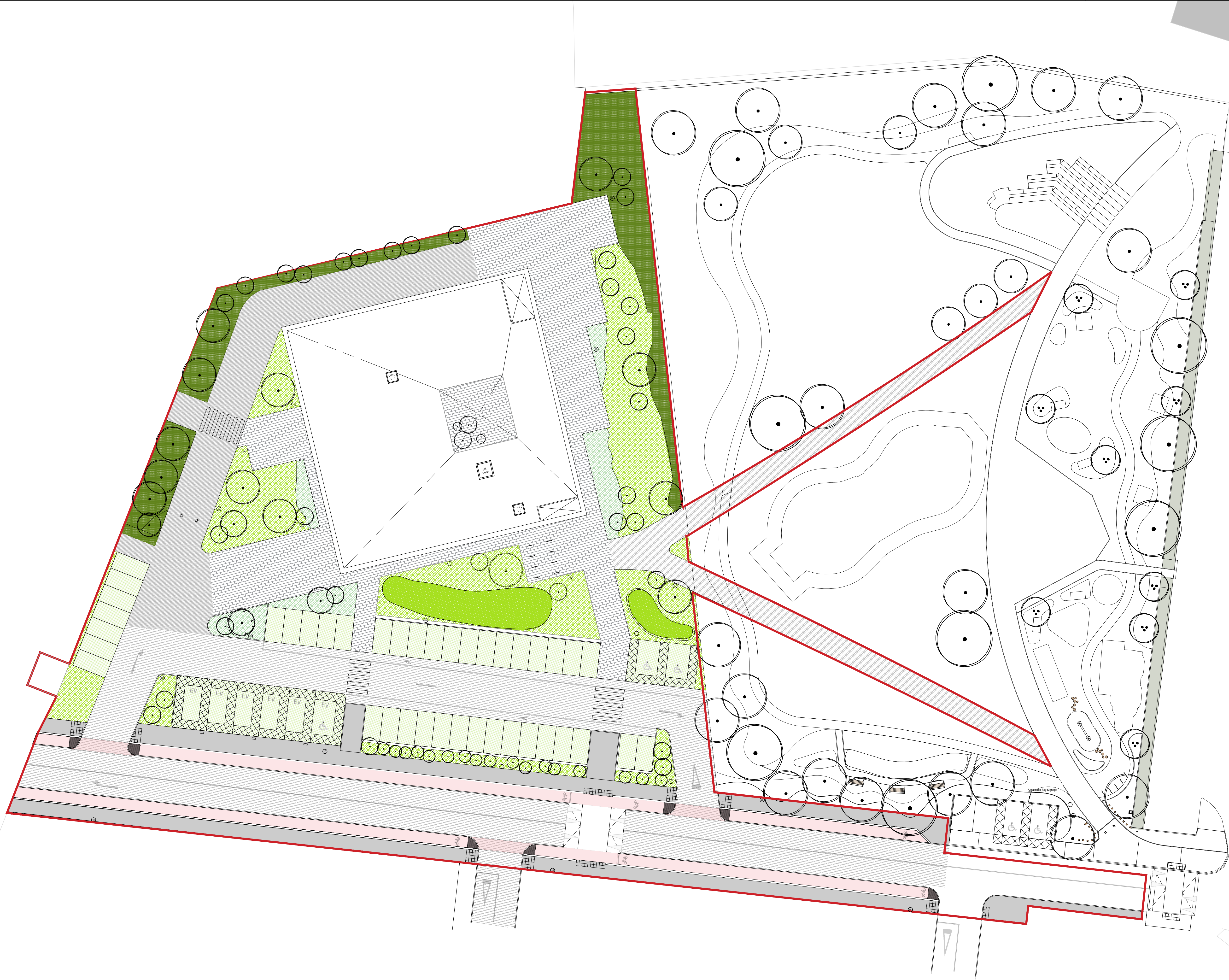
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| Monksland Community Hub and Public Realm                                                                                                                                                                                                       |                                                                                         |                                                                                                                                                               |                                                                                                           |                                                                                                            |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |  |                                          |  |                |  |          |  |               |       |                          |            |                   |  |          |             |          |                           |   |
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| Proposed Sections 1 of 2                                                                                                                                                                                                                       | 1:100 @ A1                                                                              |                                                                                                                                                               |                                                                                                           |                                                                                                            |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |  |                                          |  |                |  |          |  |               |       |                          |            |                   |  |          |             |          |                           |   |
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| Revision 02            | DG    | HM      | 18.07.25 |
| Revision 03            | DG    | HM      | 24.07.25 |

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PROJECT TITLE  
Monksland Community Hub and Public Realm

PROJECT NUMBER  
P3002669

DRAWING TITLE  
LANDSCAPE MASTERPLAN  
PART 8

DRAWING NUMBER  
MCH-BDP-ZZ-00-PL-LA-000001- Landscape Plan B