

Comhairle Contae  
Ros Comáin  
Roscommon  
County Council

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

**CHIEF EXECUTIVE'S REPORT**

**Strokestown Public Realm Enhancement Scheme**

**Part 8 Development**

**12<sup>th</sup> December 2023**

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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 Strokestown Public Realm Enhancement Scheme. The consultation process for this project commenced on 21<sup>st</sup> September 2023 and closed on 3<sup>rd</sup> November 2023. Within this period one hundred submissions were received. These submissions are addressed in detail within this report.

## **Legislative Background**

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

The specified development as proposed, is for the development of a Public Realm Enhancement Scheme in Strokestown as set out in Section 2.0 below.

## **Notice of the Proposed Development**

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

Notice of the proposed development was published in the Roscommon Herald dated 19<sup>th</sup> September 2023. Site notices were erected at three locations within the proposed development area.

Plans and particulars of the proposed development were placed on public display on 21<sup>st</sup> September 2023

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
- Irish Water
- Transport Infrastructure Ireland
- The Arts Council
- The Heritage Council

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

- Planning Department, Roscommon County Council
- Boyle Municipal District, Roscommon County Council
- Roads Department, Roscommon County Council
- National Roads Regional Office, Roscommon County Council

Submissions and/or observations regarding the proposed development were accepted up to and including 3<sup>rd</sup> November 2023.

## **2.0 Nature and Extent of the Proposed Development**

The proposed Strokestown Public Realm Enhancement Scheme, which will include the following;

- Alternation to existing road carriageway widths & roundabout dimensions
- Provision of footpaths, along with shared pedestrian & cycle routes
- Provision of controlled & uncontrolled pedestrian crossing facilities
- Relocation of Bus Stops Provision from Bridge Street to Church Street
- Alteration to existing parking provision to include the provision of disabled parking spaces.
- Soft Landscaping work to include provision of trees, shrubs & green space through the scheme.
- Provision of street furniture throughout the scheme to include, benches, seating, picnic tables, bollards, cycle stands, etc.
- Provision of new road & wayfinding signage, road marking & public lighting
- All other ancillary site 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 21<sup>st</sup> September 2023.

## **4.0 Policy Context**

### **Project Ireland 2040**

Project Ireland 2040 is the overarching policy and planning framework for the social, economic and cultural development of Ireland. It includes both the 20-year National Planning Framework (NPF) and a detailed capital investment plan for the period 2018 to 2027, the National Development Plan (NDP) 2018-2027. The NPF outlines the broader policy principles and priorities to plan, in a more strategic, sustainable and coordinated manner, for future population and economic growth over the next 20 years.

Ten strategic outcomes, referred to as 'National Strategic Outcomes' (NSOs) have been set out as part of Project Ireland 2040. The first NSO as set out in Project Ireland 2040, aims to address the issue of securing compact growth and states *"Compact and smart urban growth will be pursued to ensure sustainable growth of more compact urban and rural settlements, supported by jobs, houses, services and amenities, rather than continued sprawl and unplanned, uneconomic growth"*.



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

The project proposed for Strokestown town centre, prepared by Roscommon County Council, as project leader, in collaboration with the Strokestown Town Team and consultants BDP, will help to rejuvenate and repurpose a significant area within the centre of Strokestown.

It is envisaged that these works will serve, not only to enhance the public realm of the town centre, but will also stimulate opportunities for new residential and commercial development within the town. This town centre investment in the public realm will support the delivery of new services and amenities which will help to achieve the 'resilient communities' and 'compact growth' ambitions that underpin Project Ireland 2040.

### **Regional Spatial and Economic Strategy**

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

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

### **Roscommon County Development Plan 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 policies and objectives of the current County Development Plan:

**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 with 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 11.15** – 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

**Policy Objective SCCD 11.15** – Ensure that an appropriate range of community facilities are provided in all communities taking account of the county’s young and growing older population and growth targets identified in the Core Strategy of the County Development Plan.

In terms of walking and cycling, the RCDP promotes the following objectives:

**Policy Objective ICT 7.25:** Walking and cycling as efficient, healthy and environmentally friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas and in the vicinity of schools.

**Policy Objective ICT 7.28:** Improve the streetscape environment for pedestrians, cyclists, and people with special mobility needs by providing facilities to enhance safety and convenience, including separation for pedestrian infrastructure from vehicular traffic.

**Policy Objective ICT 7.30:** Support the retrospective provision of walking and cycling infrastructure in existing settlements, where feasible, to achieve growth in sustainable mobility and strengthen and improve the walking and cycling network.

### **Roscommon County Development Plan 2022-2028 Vol II – Strokestown Settlement Plan**

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

In the context of the proposed Strokestown Public Realm Enhancement scheme, the strategic vision as set out RCDP includes:

- Plan for, and support, the sustainable development of Strokestown as a vibrant socially and economically successful settlement, supporting and contributing to the economic development of the County.
- Ensure that the existing character of Strokestown is maintained by respecting the established and historical streetscapes and buildings of architectural value.
- Encourage revitalisation and occupation of derelict or semi-derelict buildings, especially those that are an integral part of the established town centre. Direct appropriate development

progression from the town core outwards in a plan led fashion.

- Provide, through existing and planned infrastructure in the form of roads, footpaths and cycleways sustainable transport options for the settlements population availing of local services and amenities.
- Promote and encourage enterprise and indigenous employment generation development within the town including the harnessing of its tourism potential.

The proposed town centre enhancement project at Bawn Street and Church Street has been developed having due regard to the following policies and objectives as set out in the current RCDP Vol. II Strokestown Settlement Plan:

**Policy Objective ST3** – Promote the growth of Strokestown as a unique heritage and amenity destination, associated with Strokestown Park House and The National Museum, and Sliabh Bawn and surrounding amenities, in order to enable it to develop a sustainable and resilient economic base associated with the culture, heritage, leisure and tourism market.

**Policy Objective ST4** – Promote the development of the Town Core as an intensive, high quality, well-landscaped and accessible environment. Facilitate as appropriate mix of residential, commercial, service, tourism, enterprise, public and community uses and provide a range of services, facilities and amenities to serve the local community and visitors to Strokestown.

**Policy Objective ST7** – Encourage the regeneration of derelict buildings and appropriate mixed use development on infill sites, including residential development

**Policy Objective ST8** – Facilitate a range of community, residential and commercial facilities within an attractive accessible environment. New development in this zone should not prejudice the viability of established land uses

**Policy Objective ST9** – Encourage the provision of community facilities (including leisure and recreation facilities) which due to the nature of the facility may have land requirements in excess of that which could be accommodated within the Town Core.

**Policy Objective ST12** – Provide for the enhancement of tourism and amenity facilities where appropriate, Facilitate leisure tourism/amenity proposals subject to the preservation of the natural amenity of the area. Ensure that development proposals do not give rise to adverse impacts on the receiving environment

## 5.0 Referrals

### Prescribed Bodies

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

- Transport Infrastructure Ireland (TII)
- Uisce Éireann

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

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

**Submission No. 15, Date Received 31/10/23**

**Name & Address: Uisce Éireann, Bosca OP 6000, Baile Átha Cliath 1, D01 WA07**

**Issue Raised**

Uisce Éireann has no objection in principle to the proposal, however our records indicate the presence of water services infrastructure which may be impacted by the proposed development. Uisce Éireann requests that prior to any works being undertaken, that the location of any/all watermain(s) / sewer(s) and any associated fittings shall be confirmed on the ground with the local water curator. Uisce Éireann requests that the integrity of the infrastructure shall be protected during the works and the local water service engineer consulted prior to and during construction. Uisce Éireann respectfully requests any grant of permission be conditioned as follows:

1. The applicant shall liaise with Uisce Éireann regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Uisce Éireann's infrastructure shall be protected both during and after the completion of the works relating to this proposal.

Uisce Éireann's Standard Details and Codes of Practice:

i. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice. Further information on Uisce Éireann's Standard Details and Codes of Practice can be found via our website or via link.

ii. Uisce Éireann does not permit any build over of its assets and separation distances as per Uisce Éireann's Standard Details and Codes of Practice must be achieved. Further information on Diversion/Build-Over enquiries and Uisce Éireann separation distances can be found via our website or via link.

iii. The applicant must contact Uisce Éireann for any proposals to build over or divert existing water or wastewater services and submit details to Uisce Éireann for assessment of feasibility and have in place a written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works beginning onsite.

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)

**CE Response & Recommendation**

**Response**

The response from Uisce Eireann has been noted. All underground utilities and the position of surface chamber openings will be reviewed during the detailed design. The integrity of all infrastructure will be protected and the project team will liaise with Uisce Éireann as the project progresses.

**Recommendation**

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

**Submission No.38, Date Received 02/11/23**

**Name & Address: TII, [information@tii.ie](mailto:information@tii.ie)**

Issue Raised	CE Response & Recommendation
<ul style="list-style-type: none"> <li>• It is noted that the Part VIII proposal relates to works that include alterations to the N5 national road to warrant the submission of a Design Report in accordance with TII Publications requirements.</li> <li>• All works impacting the N5, national road, shall be undertaken in accordance with an accepted Design Report in accordance with TII Publications DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes), available via this link.</li> <li>• Any revisions to the Part VIII proposal to address the issues identified in the foregoing shall be incorporated into the design prior to determination of the Part VIII, in the interests of safeguarding the safety and strategic function of the national road network in the area.</li> </ul> <p>It is requested that the foregoing observations are taken into consideration in the assessment and determination of the proposed Part VIII development.</p>	<p><b>Response</b></p> <p>The response from Transport Infrastructure Ireland (TII) has been noted. The concerns raised in the response have been previously discussed &amp; agreed with TII as part of the Departures application process for proposed improvements on National Road Network. As part of this process the departure application No 34115 lodged by Roscommon County Council with TII has been accepted by TII in accordance with TII Publication GE-GEN-01005 Departures from Standards</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>

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

<b>Submission No 25 - Date Received 23/10/2023</b>  <b>Name &amp; Address: Brian Farragher, Senior Executive Planner, Planning Dept, Roscommon County Council</b>	
Issue Raised	CE Response & Recommendation
<ul style="list-style-type: none"> <li>• <b>Built Heritage and Archaeology</b> - works within existing ACA identified in Strokestown.</li> <li>• <b>Flood Risk</b> - Stage 2 Flood Risk Assessment submitted on behalf of RCC, summary determines site lies wholly within Flood Zone C and is appropriate for development of any vulnerability classification. Design measures set out in Section 5.2 to consider the development subject to specific design recommendations.</li> <li>• <b>Details of Environmental Impact Assessment and Appropriate Assessment</b> - Conclusion of the EIA Screening states there is no requirement for an EIA Report to be carried out for the proposal. AA</li> </ul>	<p><b>Response</b></p> <p>The response from the Planning Department of Roscommon County Council has been noted. The report states that the proposed scheme accords well with the policies and objectives as well as the development management guidelines and standards of both the RCDP 2022 - 2028 and the associated Strokestown Settlement Plan and thus accords with the proper planning and sustainable development of the area.</p>

Screening concluded *the proposed public realm project is not foreseen to give rise to any significant adverse effects on an designated European sites alone or in combination with other plans or projects. Consequently, a Stage Two AA (NIS) is not required.*

- **Planning Policy** - Proposed development can be assessed against the relevant planning policies and objectives which are in place for Co. Roscommon as set out in the current Roscommon County Development Plan (RCDP) 2022 - 2028 and Roscommon Local Area Plan Strokestown Settlement Plan 2022 - 2028. The proposed scheme accords with the relevant policy objective base set out in the County Development Plan. The policies and objectives of the Strokestown Settlement Plan are consistent with and support the strategic aims and objectives of the County Development plan.

- **Planning Assessment** - The detail provided is considered appropriate in terms of its design and will improve the quality of the town centre.

- **Conclusion** - In consideration of the foregoing it is concluded that the proposed scheme accords well with the policies and objectives as well as the development management guidelines and standards of both the RCDP 2022 - 2028 and the associated Strokestown Settlement Plan and thus accords with the proper planning and sustainable development of the area.

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

- i. All recommendations and mitigations provided in the accompanying reports submitted as part of this proposed development shall be fully adhered to and implemented in the event of works proceeding.
- ii. All proposed finishes and materials associated with this public road enhancement scheme should be of high quality which serves to maintain the integrity of the road and pedestrian networks.

#### **Recommendation**

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

## 6.0 Submissions

A total of 101 submissions in respect of the proposed development were received, one of which was received after the submission deadline of 3<sup>rd</sup> November 2023 at 5pm.

A summarised version of the submissions are set out below. Detailed analysis of the submissions has been carried out and 15 recurring themes identified. A detailed response to each theme has been prepared as set out in the table below. These detailed responses are used to provide a response to the concerns raised in each individual submissions. It should be noted that each submission in its entirety has been fully considered, in preparation of this Chief Executive's Report.

Response No	Description	Detail																		
1	Parking	<p>Based on current parking standards there are currently approximately 80 spaces in Bawn Street and approximately 260 spaces in Church Street. The current parking zones on both streets are unmarked with no defined circulation spaces which leads to varying interpretations on the actual number &amp; layout of parking spaces. The current unregularised, ad hoc parking layout lends itself to inefficient use of the available space &amp; difficulty in terms of access &amp; egress within the parking zones due to lack of clearly defined circulations space for vehicles as a consequence therefore the above-mentioned parking capacity number are rarely if ever achieved.</p> <p>In February 2021 an on street survey was carried out to assess the number of cars parking on the street. The results are as follows:</p> <table><tr><td></td><td>Friday 4<sup>th</sup> Feb @ 10:15am</td><td>Wednesday 9<sup>th</sup> Feb @ 9:30am</td><td>Wednesday 9<sup>th</sup> Feb @ 2:30pm</td><td>Thursday 10<sup>th</sup> Feb @ 9:30 am</td><td>Thursday 10<sup>th</sup> Feb @ 2:30pm</td></tr><tr><td>Bawn Street</td><td>53</td><td>40</td><td>43</td><td>37</td><td>40</td></tr><tr><td>Church Street</td><td>-</td><td>24</td><td>29</td><td>23</td><td>27</td></tr></table> <p>All towns are unique and that there will be times, for example during events, festivals, etc that more vehicles will be parked on these streets to include larger commercial &amp; agricultural vehicles. However, such events are occasional and are common for all towns. The proposed design provides sufficient capacity for the town</p> <p>The plans under consideration as part of the Part 8 for Strokestown Public Realm Scheme seek to rationalise parking provision on Bawn and Church Street providing demarcated parking bays in compliance with parking standard, sufficient circulation zones to ensure each space is fully assessable, It also rationalises the number of access/egress point onto the N5 from the parking zones, provides enhanced facilities for vulnerable road users &amp; provides two number offline disabled compliant bus stops. All of these measures have been subject to departure approvals from TII, along with Road Safety &amp; Quality Audits</p> <p>The current Part 8 proposal include the following parking spaces:</p>		Friday 4 <sup>th</sup> Feb @ 10:15am	Wednesday 9 <sup>th</sup> Feb @ 9:30am	Wednesday 9 <sup>th</sup> Feb @ 2:30pm	Thursday 10 <sup>th</sup> Feb @ 9:30 am	Thursday 10 <sup>th</sup> Feb @ 2:30pm	Bawn Street	53	40	43	37	40	Church Street	-	24	29	23	27
	Friday 4 <sup>th</sup> Feb @ 10:15am	Wednesday 9 <sup>th</sup> Feb @ 9:30am	Wednesday 9 <sup>th</sup> Feb @ 2:30pm	Thursday 10 <sup>th</sup> Feb @ 9:30 am	Thursday 10 <sup>th</sup> Feb @ 2:30pm															
Bawn Street	53	40	43	37	40															
Church Street	-	24	29	23	27															

		<ul style="list-style-type: none"> <li>• <b>Bawn Street 63 Spaces</b> (inclusive 4 disabled spaces)</li> <li>• <b>Church Street 198 Spaces</b> (this included 2 disabled spaces and 2 bus offline bus stops)</li> </ul> <p>The proposed scheme introduces 2 drop off spaces within the direct vicinity of the Medical Centre on the western end of Church Street where currently parking restriction double yellow lines are installed which extend to the bring bank recycling facility The proposed parking spaces at this location are in a similar position to the parking on the street today, with the exception of the small pedestrian seating and gathering area designed at this end of the street to help provide a useful safe area for school children.</p> <p>During the design process the introduction of a 2Hr parking restriction within Bawn Street was discussed to help encourage turnover and thus availability of spaces for customers of businesses on the Street. We are happy to consider the potential implementation of such measures on Bawn Street in conjunction with all relevant stakeholders should the project progress to construction.</p> <p>Based on parking survey findings as outlined in the table above &amp; the propose regularisation of parking spaces &amp; access it is the considered that sufficient parking space has been retained in the Part 8 scheme currently under consideration to meet the current &amp; future parking requirement of the town while simultaneously rebalancing available street space to facilitate more sustainable transport modes to include walking, cycling &amp; public transport provision while also significantly improving road safety &amp; enhancing the public realm thus delivering a more sustainable, vibrant, and prosperous environment that benefits the residents, businesses alike.</p> <p>The provision of &amp; requirements for off street car parking for Strokestown while raised at a number of public engagement sessions, does not form part of the scheme under consideration.</p> <p>Based on the submissions received as part of the Planning process and representations from the Elected Members regarding the Bawn Street layout the proposed layout has been amended to provide for an additional 9 parking spaces (bringing the total provided to 72 spaces) with a consequent small reduction in the paved and planted area.</p>
<b>2</b>	<b>Green Spaces</b>	<p>Currently there is limited green space in the town centre, which are maintained by the Tidy Towns team. In line with national guidance, good practice &amp; in particular based on feedback from consultation undertaken as part of the Strokestown Town Centre First Plan we are proposing to improve the public realm &amp; make it a more attractive &amp; vibrant by incorporate green spaces, wider shared spaces &amp; parklets where they do not impede circulation space and where it can act as a positive addition to the overall public realm within the town. This also aligns with the Climate Action Plan 2023 (CAP23).</p> <p>Green space in town centres have a number of benefits:</p> <ul style="list-style-type: none"> <li>• Improves biodiversity – creates and sustains better places for nature.</li> <li>• Provides amenity value – creates and sustains better places for people.</li> </ul>



		<ul style="list-style-type: none"> <li>• Reduce the risk of flooding (SuDs) – controls the rate and volume of runoff to reduce flood risk, and preserve the natural water cycle.</li> <li>• Water quality (SuDs) – Manage the quality of runoff to prevent pollution.</li> <li>• Deliver a more sustainable, vibrant, and prosperous environment that benefits the residents, businesses alike.</li> </ul> <p>The Part 8 plans propose a number of different types of vegetation:</p> <ul style="list-style-type: none"> <li>• Rain gardens to act as SuDs to assist drainage and water management.</li> <li>• Low vegetation with a mix of herbaceous and evergreen planting for year-round interest and structure.</li> <li>• Creation of garden spaces within Bawn Street.</li> <li>• Linear strips of vegetation to act as a barrier between cars and footpaths.</li> <li>• Feature plants / small trees to supplement the existing retained trees.</li> </ul> <p>There is a total of 10% proposed green areas within Bawn Street.</p> <p>There is a total of 12% proposed green areas within Church Street.</p> <p>The design will provide for planting and species with low maintenance requirements.</p> <p>It is proposed to include a comprehensive 24-month maintenance period requirement within the contract to be carried out by a specialist sub-contractor linked to the team who implement the works. This will ensure the establishment of all planted areas prior to these being handed back to the council. Once established typically the maintenance for planted areas require 2 visits per annum to ensure the vegetation is clipped and cared for.</p> <p>The council is aware of the challenges of maintenance across the County and are in the process of establishing a resource to assist &amp; support local communities to ensure an adequate resource for the continued upkeep of green areas following this initial establishment period.</p>
<b>3</b>	<b>School Traffic</b>	<p>Currently the top end of Church is used by parents dropping off and collecting their children. The current open arrangement means that they can drive in directly off the main road and then swing round 180 degrees to be facing back towards the road before dropping off or collecting their children. This is easy to use, however, it is not an efficient use of space, nor are the manoeuvres deemed to be safe given the movement of children across the road space.</p> <p>In accordance with DMURS Design standards &amp; good design practice one of the main objectives for Church Street is to introduce a set kerb line along its length to narrow the carriageway &amp; thus reduce vehicular speeds &amp; enhance road safety while controlling &amp; managing the number of access points on to the road network &amp; associated turning manoeuvres. Meeting this requirement means that cars have to enter and leave the main road and park within the car park area in designated bays. This will lead to a more efficient and safer use of the space.</p>

		<p>Parking at the western most point of the street nearest to the surgery and road leading to the school has been rationalised in order to improve sightlines and the safety of all users at this junction. 2 drop off bays have been carefully positioned and included in front of the medical centre.</p> <p>The scheme has been designed to improve pedestrians, cyclist and the safe movement of children along Church Street and Bawn Street, encouraging more sustainable transport and active travel. We have also included a gathering area with seating to create a safe area at this western end of Church Street which could also include shelter. The western end generally has very low numbers of parked cars &amp; we believe the propose layout provides for school pickup and drop off in a safe controlled environment.</p>
4	Heritage	<p>We believe we have produced a design which is sensitive to the heritage of Strokestown and balances current day requirements including function and safety. A RIAI accredited Conservation Architect Grade 1 has been involved in the design process and has produced an Inventory of Built Heritage &amp; Impact Assessment.</p> <p>The key heritage components of Strokestown are the dominant axial arrangement of the streets and the enclosure created by the buildings. Photos of 19<sup>th</sup> Century Strokestown shows a wide open space void of any vertical components. The addition of trees and light columns are seen in photos dating back to the 1980's. Today the openness still exists with the exception of trees, light columns and signage. The long vistas along the street are preserved given the alignment of the roads, however are interrupted by the three trees which were planted in the centre of the roundabout.</p> <p>Within the proposed scheme these long vistas have been re-introduced through the changes to the roundabout and the removal of the three trees. As part of the design process the retention of the other existing trees was questioned on heritage grounds, however there was an expressed desire through engaging with the community for the retention of the trees which were felt to be appropriate within the streets – hence these have been retained.</p> <p>Within the proposed scheme we have reviewed the existing light columns which are an ornate imitation in character and considered to detract from the heritage of Strokestown. Given the amended street alignments and new crossing points we will need to relocate the lighting points – therefore we are taking the opportunity to change the lighting to a more neutral style so not to compete visually with the buildings and heritage of the town. The proposed height matches the existing, we have looked at lowering the heights or introducing different styles but when considered against the number of extra columns needed for lower heights, energy efficiency and light pollution with different styles and the need to provide minimum lighting levels for this town centre environment, the proposal achieves the optimum balance.</p> <p>We do not consider the addition of new kerb lines, low level planting, or any of the other components of the proposal to be detrimental to the heritage of the town, for the reasons set out above as they are all horizontal elements which will retain the openness of the streets.</p> <p>With regards to materials – the only remaining public realm heritage components which exist today are some cut stone limestone kerbs which</p>

		<p>all be preserved and retained within the scheme. All other heritage components form the vertical edges to the space, again all to be retained.</p> <p>The proposed concrete surface has been carefully considered to reflect the heritage of the town. Rather than having a tamped or brushed finish we are proposing an exposed aggregate finish so the appearance will have a more “gravel like” feel to reflect what was the original surfacing. The gravel that will be exposed will be a local limestone.</p> <p>When reviewing the existing town, the other distracting components are the array of street furniture, signage, planter boxes etc. These will all be removed and a coordinated arrangement will be installed so not to create a cluttered environment, again helping the visual amenity of the heritage of the town.</p>
5	<b>Shared Pedestrian/Cycling Surfaces</b>	<p>We have assessed the general movement of people around the town with particular reference to school children. Currently there is very little cycling in the town centre and in line with Active travel initiatives, current public realm / regeneration schemes are integrating infrastructure to encourage cycling.</p> <p>We took the decision that a segregated cycle lane was not appropriate in Strokestown for a number of reasons including the potential use, the conflicts with pedestrians and vehicles and the desire for maximum parking numbers. As an alternative we have included a shared pedestrian /cycleway targeting use by children. The confident cyclist entering the town will most definitely remain on the carriageway.</p> <p>This shared facility is 3m wide and is 750mm out from the building edge to allow space for people to safely exit the buildings. Shared facilities do not encourage speed, instead a responsible use of the space by different users. This new facility running the length of Church Street and Bawn Street, along with the new crossing points, allow school children to safely cycle to most parts of the town and to adjoin to the quieter streets and lanes.</p> <p>A Road Safety Audit &amp; Quality Audit was undertaken on the completed design as part of which it was recommended to install a safety zone between this new shared pedestrian/cycling route and the car park access road which has been incorporated into the final scheme design. The provision of Cycleway to the South of Church Street was considered earlier in the design process however given its limited use by the public &amp; its negative effect on available parking at this location it was not progressed further</p>
6	<b>Disabled Spaces</b>	<p>We have included 4 disabled spaces in Bawn Street and 2 spaces to link with the bus stops in Church Street. We believe this is an adequate provision given the actual current use of the parking spaces which is significantly less than the available number of spaces. It's worth noting that a disabled bay takes up significantly more space than a regular space and the overall number of spaces would be reduced if we were to introduce more.</p>
7	<b>Mobility Concerns</b>	<p>Currently there is a lack of crossing points, dropped kerbs and comfortable footpaths. This new scheme significantly improves this through new crossing points, drop kerbs, tactile paving provision, regraded footpaths and new surfaces.</p>

<b>8</b>	<b>Flooding</b>	Roscommon County Council will examine all opportunities at detailed design stage to address the concerns raised regarding surface water flooding as they relate to the proposed development. Concerns regarding existing public surface water infrastructure which do not form part of the scope of the proposed development will be referred to the appropriate section/s of Roscommon County Council for investigation & action as required in conjunction with relevant governments departments.
<b>9</b>	<b>Roundabout</b>	The roundabout has been re-designed in compliance with Geometric Design Standards prescribed in TII Design Manual for Roads & Bridges. The new crossing points on all arms will help change the behaviour of drivers and help decrease speeds. Given the tighter radii of the roundabout this aims to reduce the speed rather than increase.
<b>10</b>	<b>Height of Lighting Columns</b>	The proposed column height matches the existing at 8m, we have looked at lowering the heights or introducing different styles but when considered against the number of extra columns needed for lower heights, energy efficiency and light pollution with different styles, and the need to provide minimum lighting levels for this town centre environment, the proposal achieves the optimum balance.
<b>11</b>	<b>Elphin Street</b>	The only narrowing included is the exits and entries onto the re-designed roundabout. These have been carefully considered to ensure large vehicles can navigate the junction, help reduce speeds and improve the footpath and crossing points for pedestrians.
<b>12</b>	<b>Safety Audits</b>	Safety audits and Quality Audits have been carried out for this project, the recommendations have been responded to and where necessary changes have been made within the Part 8 proposals.
<b>13</b>	<b>Church Street</b>	At the outset of the project we engaged with TII and the RCC Roads Department. In line with current DMUR guidance it was agreed that a project objective was to form kerb lines along Church Street with a carriageway width of 6.5m. This reduction in carriageway width helps to reduce vehicular speeds & thus improve road safety in particular for vulnerable road users. The 6.5m carriage width provides more than sufficient space to allow two large heavy good vehicles to pass safely.
<b>14</b>	<b>HGV access to Bawn Street</b>	The roundabout, carriageway, access points and turning circles have all been designed to ensure the safe entry and exit of all vehicles using Bawn Street.
<b>15</b>	<b>Backyard Access to Properties</b>	Parking places have been placed to ensure that rear access points to properties are retained. This objective has been achieved using survey information and a visual site walkover. If further entry points are made apparent and are required, we will make these accessible during the detailed design stage.

### Chief Executive's Response

A detailed synopsis of the 100 submissions, along with the Chief Executive's response and recommendation in relation to submissions are outlined below. An electronic copy of the actual submissions is included within Appendix A of the Report below & have been made available together with this report to the Boyle Municipal District elected members as presented at the Boyle Municipal District meeting on 12<sup>th</sup> December 2023. In addition, the original submissions received will be made available for inspection at the Boyle Municipal District meeting on the 12<sup>th</sup> December 2023.

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
1	17/10/2018	Alice Naughton, Roscommon Accessibility Group, alicenaughton@ridc.ie	<ul style="list-style-type: none"> <li>• Concern over quality of surface and varying heights of footpaths from street to street, in particular Elphin and Bawn St.</li> <li>• Lack of appropriate places and number of disabled/wheelchair accessible parking, also noted unstructured parking in Bawn St. and parking reduction is excessive.</li> <li>• Lack of controlled crossings other than at the roundabout is noted.</li> <li>• Church St. will lose all parking for School and Health Clinic.</li> <li>• Who will maintain green sites? As of now the Strokestown Tidy Town maintain it but with a large area will need more help.</li> <li>• Any design for Strokestown needs to be done with forward projected members of residents, visitors and service users in the future.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 3 – School Traffic 6 – Disabled Spaces 7 – Mobility Concerns</p> <p>There have been a number of opportunities for the community to engage with the emerging designs in addition there has been a Town Centre First Plan prepared over the last year.</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
2	20/10/2023	Mona & Ray Kelly, monabkelly@gmail.com	<ul style="list-style-type: none"> <li>• As a resident of Strokestown, is strongly opposed to the redevelopment.</li> <li>• Concerns over reduction of parking on Bawn St. from 168 to 62, noting it will close Eurospar and Strokestown Hardware along with 4/5 other smaller shops.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
			<ul style="list-style-type: none"> <li>• Agrees with moving bus stop to Church St.</li> <li>• Over 600 students attending Secondary school, pick up and drop off takes up well over half the street twice a day.</li> <li>• Concerns with who will maintain green areas.</li> <li>• Noted the people of Strokestown have spoken, and we do not want this development and are not being listened to.</li> </ul>	<p>2 – Green Spaces 3 – School Traffic</p> <p>There have been a number of opportunities for the community to engage with the emerging designs in addition there has been a Town Centre First Plan prepared over the last year.</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
3	21/10/2023	Trevor Lyttle, trevorlyttle9917@gmail.com	<ul style="list-style-type: none"> <li>• Opposed to redevelopment.</li> <li>• Lack of parking at secondary school, post office, church, funeral home, for businesses and in general on busy days, e.g. Annual Show, Easter Parade, GAA matches, Park runs.</li> <li>• Investment needed for drainage work, pedestrian crossing, derelict buildings.</li> <li>• Disappointed with lack of communication from RCC.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 3 – School Traffic 8 – Flooding</p> <p>There have been a number of opportunities for the community to engage with the emerging designs in addition there has been</p>


Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
				<p>a Town Centre First Plan prepared over the last year.</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
4	21/10/2023	<b>Emmett Corcoran,</b> <b>emmett@emmettcorcoran.ie</b>	<ul style="list-style-type: none"> <li>• Concerns over parking during peak times (accompanying letter from Phelim O'Neill Esq), proposes resurfacing without specifying delineated parking.</li> <li>• Excessive vegetation encroaches on heritage of the town.</li> <li>• Accessibility - plan overlooks needs of individuals with Mobility Concerns.</li> <li>• An alternative plan submitted with submission.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 3 – School Traffic 4 – Heritage 7 – Mobility Concerns</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from</p>

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				the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
5	23/10/2023	<b>Rónán Tighe, Ardeevin, Cloonscreen, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Concern over extra maintenance for the Town Team.</li> <li>• Noted that the tarmac in the car park of the GAA Club, in the centre of town, needs finishing and a grant towards this would be welcome. The Soccer Club needs footpaths and tarmac to carpark.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 2 – Green Spaces</p> <p>The comments regarding the car park of the GAA club and the Soccer club footpaths have been noted. These are outside the remit of this project</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
6	26/10/2023	<b>Brona Kiernan, bronak1962@gmail.com</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concern removal of half the parking will result in closing of businesses and loss of jobs and concern of the wide streets Strokestown is renowned for.</li> <li>• Proposes there is better ways to spend 6.6 million euro investment</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 8 – Flooding</p>



Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
			by improving derelict houses in the town, sewerage system and maintenance to footpaths/roads.	<p>With regards to the investment – the scheme has been developed in line with the RRDF funding guidelines and public sector spending codes. Derelict housing has been identified in the Town Centre First Plan and different sets of funding potential outlined.</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
7	26/10/2023	<b>Brendan Dockery</b> <b>Church Street</b> <b>Strokestown,</b> <b>brendandockery7@gmail.com</b>	<ul style="list-style-type: none"> <li>• Supports the proposed redevelopment as it will improve traffic management and traffic safety and enhance the heritage streetscape of the town.</li> <li>• Notes it would be hugely disappointing if the plan was altered/augmented from its current design.</li> </ul>	<p><b>Response</b> The details of the submission have been noted.</p> <p><b>Recommendation</b> Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
8	27/10/2023	Eileen & Edmund Flanagan, St. Annes, Elphin Street, Strokestown, Co. Roscommon, <a href="mailto:flanaganeileen@hotmail.com">flanaganeileen@hotmail.com</a>	<ul style="list-style-type: none"> <li>• Opposed to the development.</li> <li>• Who will maintain the proposed new green areas around the town, they will reduce entrances/exits on Church St.</li> <li>• Additional trees will obstruct street lighting/signage. New trees on Bawn St. will hinder view of traffic entering/exiting the street and pedestrian crossing. New trees on roundabout will further hinder the view for traffic. Tree roots can damage the road surface, curbs and underground utilities.</li> <li>• Plan for a reduced-size roundabout is expected to cause vehicles to navigate the roundabout at higher speeds, raising safety concerns at each of the pedestrian crossings.</li> <li>• Reduction in width of Elphin St. will not allow safe passage for two vehicles.</li> <li>• Proposed cycle lane on Church St. will hinder residents going from their homes to their cars and reduce parking.</li> <li>• A substantial decrease in the town's available parking spaces, which is expected to adversely affect all local businesses.</li> <li>• Strokestown is a heritage town and the proposed plan will result in the face of the town being disrupted.</li> <li>• Suggests investment in sewage and flood relief.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 3 – School Traffic 4 – Heritage 5 – Shared Pedestrian/Cycling Surfaces 8 – Flooding 9- Roundabout 10- Height of lighting columns 11 - Elphin Street</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
9	28/10/2023	Brendan & Emily Leonard, <a href="mailto:beleonard78@gmail.com">beleonard78@gmail.com</a>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concerns over reducing parking, in particular for older people.</li> <li>• A town is about its people and if these plans are inconvenient to its people, then under no circumstances should they proceed.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
			<ul style="list-style-type: none"> <li>• Agrees with pavements being redone, the bus stop moving to Church Street and zebra crossings placed at the roundabout.</li> </ul>	<p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
10	29/10/2023	 <p>Submission requested name and address not to be published</p>	<ul style="list-style-type: none"> <li>• 8 meter high lighting is FAR TOO HIGH. Queried if an Environmental Impact Study had been done.</li> <li>• Raised concern with Shared Pedestrian/Cycling Surfaces s in terms of safety for road users, cyclists and pedestrians.</li> <li>• School parking needs to be kept separate from vehicle traffic. Suggests crossing near to the school/health centre would be helpful for "active travel".</li> <li>• Litter bins will need regular collection and cleaning needs to be arranged.</li> <li>• Grass areas will need regular maintenance, by who?</li> <li>• Will bring banks be continued?</li> <li>• Suggests a form of community composting.</li> <li>• Concern over location of bike stands.</li> <li>• Suggests 1 job could be created as caretaker of the proposed scheme.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <ul style="list-style-type: none"> <li>1 – Parking</li> <li>2 – Green Spaces</li> <li>3 – School Traffic</li> <li>4 – Heritage</li> <li>10- Height of lighting columns</li> </ul> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published</p>

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				are recommended as part of this submission.
11	31/10/2023	<b>Maria Towey,</b> <b>mariatowey@gmail.com</b>	<ul style="list-style-type: none"> <li>• Advises the residents of Strokestown were never engaged with or consulted during this process, the concerns/needs of the people of Strokestown need to be considered.</li> <li>• Drastic change to the parking and accessibility provisions will cause severe daily disruption to the everyday lives of people.</li> <li>• Unacceptable that property owners, business people and residents of the town will now be unable to park directly outside their front door.</li> <li>• The redevelopments, do not enhance the lives of the people living and working in Strokestown.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking</p> <p>There have been a number of opportunities for the community to engage with the emerging designs in addition there has been a Town Centre First Plan prepared over the last year.</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
12	31/10/2023	<b>Allen Dolan,</b> <b>Ballintemple,</b> <b>Strokestown, Co.</b> <b>Roscommon</b>	<ul style="list-style-type: none"> <li>• Agrees with enhancement of the town, but current proposal is not in keeping with requirements of the towns people.</li> <li>• Advises Elphin St. needs to return to original carriageway width.</li> <li>• Against cycle lanes within current footpath space. Footpaths in</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
			<p>need of repair but concerned no mention of proposed surfaces, suggests limestone or granite.</p> <ul style="list-style-type: none"> <li>• Agrees with provision of controlled/uncontrolled pedestrian crossing facilities.</li> <li>• Agrees relocation of bus stop to Church St.</li> <li>• Welcomes disabled parking but concerned how this will be achieved in keeping with town's heritage. Concerned with parking arrangements for Church St., Bawn St. needs off street parking.</li> <li>• Opposed to green areas in the town, labour intensive maintenance.</li> <li>• Welcomes architectural street furniture, heritage signage and public lighting.</li> <li>• Suggests upgrades to foul and stormwater network.</li> </ul>	<p>4 – Heritage 5 – Shared Pedestrian/Cycling Surfaces 6 – Disabled Spaces 8 – Flooding 11 - Elphin Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
13	31/10/2023	<b>Kathleen Campbell, Vesnoy, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Concern over lack of consultation with senior citizens.</li> <li>• Concern over lack of parking in town and for residents at their own properties.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p>There have been a number of opportunities for the community to engage with the emerging designs in addition there has been a Town Centre First Plan prepared over the last year.</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
				raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
14	31/10/2023	Michael Carlos, michaeldcarlos@gmail.com	<ul style="list-style-type: none"> <li>• Poor consultation and communication with households and businesses in both streets. Noted no replies to questionnaires from meeting with BDP.</li> <li>• Street/town cleaning/maintenance has been minimal for some years, will this improve with or without this development?</li> <li>• Existing trees impede on access to gateways in Bawn St. There were no trees in either Church or Bawn Street 100 years ago.</li> <li>• No provision made for designated household parking spots - only 4 private residential houses in Bawn St.</li> <li>• Benches/seats in Bawn St. will lead to more antisocial behaviour at nighttime.</li> <li>• The flood risk assessment is not strictly correct.</li> <li>• No account of parking at school times, football match days, show day, church weddings and funerals.</li> <li>• Bus stops need to be moved and pedestrian crossings are required.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 3 – School Traffic 8 – Flooding</p> <p>There have been a number of opportunities for the community to engage with the emerging designs in addition there has been a Town Centre First Plan prepared over the last year.</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
				amendments to the scheme as published are recommended as part of this submission.
15	31/10/2023	<b>Uisce Éireann, Bosca OP 6000, Baile Átha Cliath 1, D01 WA07</b>	<p>Uisce Éireann has no objection in principle to the proposal, however our records indicate the presence of water services infrastructure which may be impacted by the proposed development. Uisce Éireann requests that prior to any works being undertaken, that the location of any/all watermain(s) / sewer(s) and any associated fittings shall be confirmed on the ground with the local water curator. Uisce Éireann requests that the integrity of the infrastructure shall be protected during the works and the local water service engineer consulted prior to and during construction. Uisce Éireann respectfully requests any grant of permission be conditioned as follows:</p> <ol style="list-style-type: none"> <li>1. The applicant shall liaise with Uisce Éireann regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Uisce Éireann's infrastructure shall be protected both during and after the completion of the works relating to this proposal.</li> </ol> <p><b>Uisce Éireann's Standard Details and Codes of Practice:</b></p> <ol style="list-style-type: none"> <li>i. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice. Further information on Uisce Éireann's Standard Details and Codes of Practice can be found via our website or via link.</li> <li>ii. Uisce Éireann does not permit any build over of its assets and separation distances as per Uisce Éireann's Standard Details and Codes of Practice must be achieved. Further information on Diversion/Build-Over enquiries and Uisce Éireann separation distances can be found via our website or via link.</li> <li>iii. The applicant must contact Uisce Éireann for any proposals to</li> </ol>	<p><b>Response</b></p> <p>All underground utilities and the position of surface chamber openings will be reviewed during the detailed design. The integrity of all infrastructure will be protected and the project team will liaise with Uisce Éireann as the project progresses.</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>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
			<p>build over or divert existing water or wastewater services and submit details to Uisce Éireann for assessment of feasibility and have in place a written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works beginning onsite.</p> <p><b>Reason: To provide adequate water and wastewater facilities.</b></p> <p>Queries relating to the terms and observations above should be directed to <a href="mailto:planning@water.ie">planning@water.ie</a></p>	
16	31/10/2023	<b>Management Committee of Strokestown Community &amp; Sports Centre,</b> <a href="mailto:strokestowncommunitycentre@gmail.com">strokestowncommunitycentre@gmail.com</a>	<ul style="list-style-type: none"> <li>• Agrees with certain proposals of the development, i.e. moving the bus stop to a safer location, the pedestrian crossings, and provision of disabled parking spaces</li> <li>• Concern over 260 parking spaces at school times and on busy days, advises provision of traffic control.</li> <li>• Concern over shared pedestrians &amp; cycle routes.</li> <li>• Flooding issues on Bridge St. should be rectified before enhancement works are carried out.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 5 – Shared Pedestrian/Cycling Surfaces 8 – Flooding</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
17	01/11/2023	<b>Emma Leonard,</b> <a href="mailto:leonardemma@yahoo.com">leonardemma@yahoo.com</a>	<ul style="list-style-type: none"> <li>• Proposed plan will detract from Strokestown being a unique historic town with unusually wide streets and distinct period buildings.</li> <li>• Concern over reduction of parking.</li> <li>• Excessive planting.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking</p>



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			<ul style="list-style-type: none"> <li>• Strong opposition to the redevelopment.</li> <li>• Supports move of the bus stop from Bridge St. to Church St.</li> </ul>	<p>2 – Green Spaces 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
18	01/11/2023	<b>Conal Hanly, Dawn Til Dusk, Elphin St., Strokestown, 071 9634463</b>	<ul style="list-style-type: none"> <li>• Concern over parking on Elphin St. and the effect it will have on businesses.</li> <li>• Supports proposal of car park to rear of Eurospar with access to Bawn St.</li> <li>• Maintenance of the proposed green areas on an already stretched committee.</li> <li>• Raises issue of flooding on Bridge St.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 8 – Flooding</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published</p>

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				are recommended as part of this submission.
19	01/11/2023	<b>Vivienne Tiernan, 13 Kisroyne Oaks, Strokestown, Co. Roscommon F42 XR84</b>	<ul style="list-style-type: none"> <li>• Opposed to position of cycle lane, too close to residents entrance/homes.</li> <li>• Concern over proposed vegetation - reducing parking.</li> <li>• Raised concern over the assessment and drawing up of plans.</li> <li>• Location of Disabled Parking (1 space) on Bawn St., furthest location from all amenities.</li> <li>• Approves of relocation of bus stop, notes however there is only a partial recess.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 5 – Shared Pedestrian/Cycling Surfaces 6 – Disabled Spaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
20	01/11/2023	<b>Caroline O'Reilly, Church St., Strokestown, carolineoreilly15@outl ook.com</b>	<ul style="list-style-type: none"> <li>• Green areas will affect entrance/exit to properties, no maintenance plan in place.</li> <li>• Relocation of bus stop outside own residence - as an elderly resident concerned over traffic, noise.</li> <li>• Concern over cycle lanes and width of footpaths for those with Mobility Concerns.</li> <li>• Issues with flooding need to be addressed.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>2 – Green Spaces 5 – Shared Pedestrian/Cycling Surfaces 8 – Flooding</p>

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			<ul style="list-style-type: none"> <li>Suggests waiting until bypass is complete and reassessing the design.</li> </ul>	<p>The current funding opportunity is unlikely to be available post bypass. The scheme has been designed considering both the current use and post bypass</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
21	01/11/2023	<b>Angela McGreevy, Strokestown Resident</b>	<ul style="list-style-type: none"> <li>Opposed to the redevelopment.</li> <li>Concern over outside residence parking and disable parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 6 – Disabled Spaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from</p>

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				the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
22	01/11/2023	<b>Breege Silke, Church St., Strokestown F42 R821</b>	<ul style="list-style-type: none"> <li>• Concern over parking for herself and elderly customers to her hairdressing business.</li> <li>• Opposed to cycle lane and grass areas.</li> <li>• Agrees with improvements to footpaths and pedestrian crossings, relocation of bus stop.</li> <li>• Changes to streets are too extreme.</li> <li>• Concern over reduction in parking at school times, busy days.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 3 – School Traffic 5 – Shared Pedestrian/Cycling Surfaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
23	01/11/2023	<b>Kenny Silke, Church St., Strokestown F42 R821</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concerned about lack of parking outside home residence.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above: 1 – Parking</p> <p><b>Recommendation</b></p>

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				The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
24	01/11/2023	<b>Strokestown Farming Community, Alice Doyle, IFA Farm Family &amp; Social Affairs Chair</b>	<ul style="list-style-type: none"> <li>• Supports efforts to enhance the town but has concerns:</li> <li>• Disruption to local businesses.</li> <li>• Parking reduction</li> <li>• Upkeep of village</li> <li>• Traffic congestion.</li> <li>• Negative impact on Historical and Cultural Heritage.</li> <li>• Many positive impacts such as relocation of bus stop, additional disabled parking, road resurfacing and provision of street furniture</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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25	01/11/2023	Roscommon County Council Planning Department	<ul style="list-style-type: none"> <li>• <b>Built Heritage and Archaeology</b> - works within existing ACA identified in Strokestown.</li> <li>• <b>Flood Risk</b> - Stage 2 Flood Risk Assessment submitted on behalf of RCC, summary determines site lies wholly within Flood Zone C and is appropriate for development of any vulnerability classification. Design measures set out in Section 5.2 to consider the development subject to specific design recommendations.</li> <li>• <b>Details of Environmental Impact Assessment and Appropriate Assessment</b> - Conclusion of the EIA Screening states there is no requirement for an EiA Report to be carried out for the proposal. AA Screening concluded <i>the proposed public realm project is not foreseen to give rise to any significant adverse effects on an designated European sites alone or in combination with other plans or projects. Consequently, a Stage Two AA (NIS) is not required.</i></li> <li>• <b>Planning Policy</b> - Proposed development can be assessed against the relevant planning policies and objectives which are in place for Co. Roscommon as set out in the current Roscommon County Development Plan (RCDP) 2022 - 2028 and Roscommon Local Area Plan Strokestown Settlement Plan 2022 - 2028. The proposed scheme accords with the relevant policy objective base set out in the County Development Plan. The policies and objectives of the Strokestown Settlement Plan are consistent with and support the strategic aims and objectives of the County Development plan.</li> <li>• <b>Planning Assessment</b> - The detail provided is considered appropriate in terms of its design and will improve the quality of the town centre.</li> <li>• <b>Conclusion</b> - In consideration of the foregoing it is concluded that the proposed scheme accords well with the policies and objectives as well as the development management guidelines and standards of both the RCDP 2022 - 2028 and the associated Strokestown Settlement Plan and thus accords with the proper planning and</li> </ul>	<p><b>Response</b></p> <p>The response from the Planning Department of Roscommon County Council has been noted. The report states that the proposed scheme accords well with the policies and objectives as well as the development management guidelines and standards of both the RCDP 2022 - 2028 and the associated Strokestown Settlement Plan and thus accords with the proper planning and sustainable development of the area.</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>

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			<p>sustainable development of the area.</p> <ul style="list-style-type: none"> <li>• <b>Recommendation</b> - In the event this development proceeds, consideration should be given to the following: <ul style="list-style-type: none"> <li>i. All recommendations and mitigations provided in the accompanying reports submitted as part of this proposed development shall be fully adhered to and implemented in the event of works proceeding.</li> <li>ii. All proposed finishes and materials associated with this public road enhancement scheme should be of high quality which serves to maintain the integrity of the road and pedestrian networks.</li> </ul> </li> </ul>	
26	01/11/2023	<b>Declan Kavanagh, Strokestown resident</b>	<ul style="list-style-type: none"> <li>• Agrees with moving bus stop and a smaller roundabout.</li> <li>• Need to think of town post bypass.</li> <li>• Concern over reduced parking, particularly Elphin St..</li> <li>• In practice cycle lanes in town are not necessary, needed on outskirts of town, suggests if needed in town positioned from French Court to Percy French Hotel side-entrance and Turnpike boreen to Upper Elphin St.</li> <li>• proposes 2 small roundabouts at top of Elphin St.</li> <li>• Concern over Green Spaces.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 5 – Shared Pedestrian/Cycling Surfaces</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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27	01/11/2023	Kate Clarke, kateamclarke03@gmail.com	<ul style="list-style-type: none"> <li>• Concern over reduction of parking spaces on Church St. and impact it will have on local businesses.</li> <li>• More landscaping will harm the charm of this quaint heritage town.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 4 – Heritage</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
28	01/11/2023	Marian Clarke, marian.carke79@gmail.com	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment, taking from architecture and infrastructure of the town.</li> <li>• Concerns over reduction of parking reducing footfall.</li> <li>• Inclusion of excessive vegetation and who will maintain?</li> <li>• Agrees with pedestrian crossing and relocation of bus stop.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green</p>



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				space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
29	01/11/2023	<b>Rosita Kerrins, Church St., Strokestown</b>	<ul style="list-style-type: none"> <li>• Questions if there is a safety file for the scheme, can it be viewed by the public, have all safety stage audits been complete, will a safety Stage 4 audit be carried out?</li> <li>• Concern over extra tree planting, maintenance, street cleaning/sweeping.</li> <li>• Questions if a risk assessment has been carried out for those using HSE services on Church St.</li> <li>• Built Heritage Audit and Assessment Document - Impact Assessment - grassed verges with new kerbs will reduce visual aspect of the wide street.</li> <li>• Concern for pedestrian traffic with relation to lighting.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 4 – Heritage 12 - Safety audits</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
30	01/11/2023	<b>Mark Chilvers, Ballyfeeny Old School House (lower), R371, Ballyfeeney, Kilglass,</b>	<ul style="list-style-type: none"> <li>• Notes lack of appropriate Council communication.</li> <li>• Concern over lack of long-term planing maintenance.</li> <li>• Inappropriate narrowing of Church St.</li> <li>• Introduction of cycle lanes - low usage of cycles within the area.</li> <li>• Pathway restructuring - no consideration of current positioning of</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces</p>

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		<b>Co. Roscommon, F42 P657</b>	bottle and can banks. <ul style="list-style-type: none"> <li>• Church St. parking - removal of all parking adjacent to Medical Centre.</li> <li>• Flooding issues - proposal based on flawed data provided by the OPW.</li> </ul>	3 – School Traffic 5 – Shared Pedestrian/Cycling Surfaces 8 – Flooding 13 - Church Street  There have been a number of opportunities for the community to engage with the emerging designs in addition there has been a Town Centre First Plan prepared over the last year.  <b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
31	01/11/2023	<b>Fiona Reilly, QF Hair Salon, Bridge St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concern over impact lack of parking will have on business.</li> </ul>	<b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking  <b>Recommendation</b> The details of the submission have been noted. Having considered the concerns

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				raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
32	01/11/2023	<b>Geoff Cooper, Ruane, Kilglass, Co. Roscommon F42 F670</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concerned redevelopment will affect tourism.</li> </ul>	<p><b>Response</b> The project is in line with the Town Centre First Plan, the proposals are seen as a positive step to regenerate the town centre and help promote tourism</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.</p>
33	02/11/2023	<b>Percy &amp; Maureen Hanly, Eurospar, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concerns over parking and accessibility for their business.</li> <li>• Concerns for the heritage of Strokestown.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns</p>

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				raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
34	02/11/2023	<b>S. Sheehan, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Suggests redevelopment should happen after bypass is completed.</li> <li>• Elphin St. - reduce width of footpaths.</li> <li>• Bridge St. - Improve drainage.</li> <li>• Church St. - Ramp to slow down traffic.</li> <li>• Bawn St. - planning for car park at Spar.</li> <li>• Footpaths - need replacing.</li> </ul>	<p><b>Response</b></p> <p>The current funding opportunity is unlikely to be available post bypass. The scheme has been designed considering both the current use and post bypass</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.</p>
35	02/11/2023	<b>Margaret Kelly, margtkelly@gmail.com</b>	<ul style="list-style-type: none"> <li>• Heritage of Strokestown should be maintained.</li> <li>• Shared footpath/cycle lane is dangerous.</li> <li>• Do not remove parking - need for schools and doctors surgery, age/disability friendly parking needed.</li> <li>• Enough green areas - maintenance is an issue.</li> <li>• Agrees to moving bus stop.</li> <li>• Agress to pedestrian crossings.</li> <li>• Wide streets needed for agriculture and contractors.</li> <li>• Elphin St. footpaths previously enhanced causing huge disruption.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above:</p> <ul style="list-style-type: none"> <li>1 – Parking</li> <li>2 – Green Spaces</li> <li>3 – School Traffic</li> <li>4 – Heritage</li> <li>5 – Shared Pedestrian/Cycling Surfaces</li> <li>6 – Disabled Spaces</li> </ul>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
				<p>7 – Mobility Concerns  11 - Elphin Street  13 - Church Street  14 - HGV access to Bawn Street</p> <p><b>Recommendation</b>  The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
36	02/11/2023	Helen Kerins, Church St., Strokestown, Co. Roscommon, hdkerins@hotmail.com	<ul style="list-style-type: none"> <li>• Proposed parking is inadequate.</li> <li>• Concern over maintenance of extra landscaping.</li> <li>• Concern over maintenance of extra outdoor seating.</li> <li>• Agrees with relocation of bus stop.</li> <li>• Notes investment is good news when applied fittingly to the existing structures.</li> </ul>	<p><b>Response</b>  Please refer to detailed responses in Section 6.0 of the report above  1 – Parking  2 – Green Spaces</p> <p><b>Recommendation</b>  The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further</p>

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				amendments to the scheme as published are recommended as part of this submission.
37	02/11/2023	Sheila Kerins, stkerins@gmail.com	<ul style="list-style-type: none"> <li>• Concerned about redevelopment.</li> <li>• Existing wide streets are part of the heritage.</li> <li>• Concern over who will maintain extra landscaping.</li> <li>• Inadequate parking with accessibility to businesses on both streets.</li> <li>• Worried lack of parking and new bypass will have on local businesses.</li> <li>• Agrees with relocation of bus stop and pedestrian crossings.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
38	02/11/2023	TII, information@tii.ie	<ul style="list-style-type: none"> <li>• It is noted that the Part VIII proposal relates to works that include alterations to the N5 national road to warrant the submission of a Design Report in accordance with TII Publications requirements.</li> <li>• All works impacting the N5, national road, shall be undertaken in accordance with an accepted Design Report in accordance with TII Publications DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes), available via this link.</li> </ul>	<p><b>Response</b> The response from Transport Infrastructure Ireland (TII) has been noted. The concerns raised in the response have been previously discussed &amp; agreed with TII as part of the Departures application process for proposed improvements on National Road Network. As part of this process the</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
			<ul style="list-style-type: none"> <li>Any revisions to the Part VIII proposal to address the issues identified in the foregoing shall be incorporated into the design prior to determination of the Part VIII, in the interests of safeguarding the safety and strategic function of the national road network in the area.</li> </ul> <p>It is requested that the foregoing observations are taken into consideration in the assessment and determination of the proposed Part VIII development.</p>	<p>departure application No 34115 lodged by Roscommon County Council with TII has been accepted by TII in accordance with TII Publication GE-GEN-01005 Departures from Standards</p> <p><b>Recommendation</b> No amendments to the scheme as presented in this report are recommended in response to this referral.</p>
39	02/11/2023	Teresa Kerins, Church St., Strokestown, Co. Roscommon, helenekaye082@gmail.co,	<ul style="list-style-type: none"> <li>Concern re town's cultural heritage.</li> <li>Inadequate parking.</li> <li>Excessive landscaping.</li> <li>Maintenance of extra outdoor seating.</li> <li>Agrees with relocation of bus stop and pedestrian crossings.</li> <li>Welcomes investment when applied fittingly to the existing structures.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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40	02/11/2023	Clare Ownes, Annaghmore, Co. Roscommon	<ul style="list-style-type: none"> <li>Concerns over changing of parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
41	02/11/2023	Mary Brennan, Cloonfree, Strokestown, Co. Roscommon	<ul style="list-style-type: none"> <li>Concerns over change to wide streets.</li> <li>Issue with reduction in parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 11 - Elphin Street 13 - Church Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from</p>



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				the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
42	02/11/2023	<b>Mary Padian, Circular Road, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Agrees with pedestrian crossings.</li> <li>• Issue with reduced parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
43	02/11/2023	<b>Mary Ownes, Annaghmore, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concerned with rreconfiguration of parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in</p>

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				parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
44	02/11/2023	<b>John Spalin, Doone, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Parking revelopment is inadequate.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
45	02/11/2023	<b>Danny Compton, Bawn St., Strokestown, Co. Roscommon - Dry Cleaning Business</b>	<ul style="list-style-type: none"> <li>• Issue with regularisation of planning under the plan.</li> <li>• Notes changes to parking will be fatal for businesses.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p>

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				<p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
46	02/11/2023	Val Mulligan, Mt. Pleasant, Strokestown, Co. Roscommon	<ul style="list-style-type: none"> <li>• Issue with changes to wide streets and parking.</li> <li>• Notes flooding is an issue and more green areas will intensify issue.</li> <li>• Who will maintain additional green areas?</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 8 – Flooding 11 - Elphin Street 13 - Church Street</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published</p>

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				are recommended as part of this submission.
47	02/11/2023	<b>Carmel &amp; George Tanner, Elphin St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Concern over changes to wide streets.</li> <li>• Agrees with pedestrian crossings and relocation of bus stop - notes should be off roadway.</li> <li>• Narrowing of rounabout is dangerous.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 9- Roundabout 11 - Elphin Street 13 - Church Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.</p>
48	02/11/2023	<b>Eileen Gannon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Notes reduction in parking and additional green areas are impracticable.</li> <li>• Agrees with relocation of bus stop - notes should be off roadway.</li> <li>• Concerned for changes to wide streets.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 11 - Elphin Street 13 - Church Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green</p>

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				space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
49	02/11/2023	<b>Catherine McGuire, Cloonagh, Elphin</b>	<ul style="list-style-type: none"> <li>• Opposed to proposed parking arrangements.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above: 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
50	02/11/2023	<b>Helen Gill, Roscommon Rd., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Concerned with reduction in parking - Church St. has major congestion at school times.</li> <li>• Issue with narrowing of streets.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 3 – School Traffic 11 - Elphin Street 13 - Church Street</p>

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				<p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
51	02/11/2023	Pat Feeley, Kidallogh Heights, Strokestown, Co. Roscommon	<ul style="list-style-type: none"> <li>• Agrees with relocation of bus stop - notes it needs to be off roadway.</li> <li>• Notes footpaths need to be made more accessible for elderly residents.</li> <li>• Surrounds of trees could be narrowed to allow more parking.</li> <li>• Additional flood and sewage works needed in the town.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 7 – Mobility Concerns 8 – Flooding</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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52	02/11/2023	<b>Ciaran Whitney, 24 Kildalogue Heights, Strokestown</b>	<ul style="list-style-type: none"> <li>• Issue with replacing parking with landscaping and bicycle tracks.</li> <li>• Notes sewerage and drainage work needed in town.</li> <li>• Notes enhancement could be made to West of Town - remove council yard, old fire brigade, dilapidated houses, bottle bank.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 5 – Shared Pedestrian/Cycling Surfaces 8 – Flooding Areas to the west of town are outside the scope of this project</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequential reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
53	02/11/2023	<b>Pat McHugh, Elphin St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Notes previous enhancement on Elphin St. caused vehicular and pedestrian health and safety issues.</li> </ul>	<p><b>Response</b> The details of the submission have been noted</p> <p><b>Recommendation</b> Having considered the concerns raised the CEO recommends no amendments to the</p>

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54	02/11/2023	<b>Patsy Lannon, Pine View, Clooneylyons, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to additional green areas affecting availability of parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
55	02/11/2023	<b>Mary Fallon, Church St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to additional green areas and cycle lanes.</li> <li>• Notes a street sweeper is needed.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 5 – Shared Pedestrian/Cycling Surfaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns</p>



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				raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
56	02/11/2023	<b>Pat Cosgrove, Farnbeg, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Only 2 positives - relocation of bus stop and pedestrian crossings.</li> <li>• Notes 50km speed limit should be extended out the Roscommon Rd. past Farnbeg.</li> </ul>	<p><b>Response.</b> The details of the submission have been noted.</p> <p><b>Recommendation</b> Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.</p>
57	02/11/2023	<b>Teresa Barrow, Carniska, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to changes in parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from</p>

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				the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
58	02/11/2023	<b>Marie Leyden Tighe, Ardeevin, Cloonshrean, Strokestown</b>	<ul style="list-style-type: none"> <li>• Opposed to proposed plans and reduced parking.</li> <li>• Concerned over Green Spaces.</li> <li>• Derelict buildings need addressing.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces</p> <p>Derelict buildings have been identified in the Town Centre First Plan and different sets of funding potential outlined.</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
59	02/11/2023	<b>Joseph Doherty, Church St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to reduced parking.</li> <li>• Cycle way will be an obstruction.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p>

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				<p>1 – Parking 5 – Shared Pedestrian/Cycling Surfaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
60	02/11/2023	<b>Finola Flanagan, Vesnoy, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to redevelopment.</li> <li>• Notes at meeting residents concerns were not listened to.</li> <li>• Issue with reduced parking and the impact on business and school run parking.</li> <li>• Issue with additional green areas.</li> <li>• Maintain wide Streets.</li> <li>• Objects to cycle lane.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 3 – School Traffic 5 – Shared Pedestrian/Cycling Surfaces 13 - Church Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from</p>

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				the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
61	02/11/2023	<b>Margaret Walsh, Bridge St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Welcomes regeneration of town that benefits businesses and residents.</li> <li>• Drainage system needs addressing.</li> <li>• Derelict sites/buildings are appalling, some under care of RCC.</li> <li>• Bottle bank is H&amp;S issue.</li> <li>• Agrees with relocation of bus stop and pedestrian crossings.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 8 – Flooding</p> <p>Derelict buildings have been identified in the Town Centre First Plan and different sets of funding potential outlined.</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.</p>
62	02/11/2023	<b>Mai Dolan, Cloonslanor, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Objects to reduced parking.</li> <li>• Notes town's people were not considered.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a</p>

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				consequential reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
63	02/11/2023	Valerie Compton, Lismehy, Strokestown, Co. Roscommon	<ul style="list-style-type: none"> <li>• Objects to reduced parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above: 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequential reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
64	02/11/2023	Brian Woods, Upper Elphin St., Strokestown, Co. Roscommon	<ul style="list-style-type: none"> <li>• Objects to cycle lane.</li> <li>• Opposed to reduced parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 5 – Shared Pedestrian/Cycling Surfaces</p> <p><b>Recommendation</b></p>

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				The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
65	02/11/2023	<b>Catherine Shaw, Kildallog Heights, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Notes changing streetscape will loose heritage of the town.</li> <li>• Changes to parking will require off street parking.</li> <li>• Concerned over Green Spaces.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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66	02/11/2023	Andrea Gill, Roscommon Rd., Strokestown, Co. Roscommon	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment which will ruin the town's heritage.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.</p>
67	02/11/2023	Thomas Gill, Roscommon Rd., Strokestown, Co. Roscommon	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment which is not in keeping with the town's heritage.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.</p>
68	02/11/2023	Kevin Ireland, Tarmonbarry, Co. Roscommon	<ul style="list-style-type: none"> <li>• Fears plan will take heart out of Strokestown and detract from heritage.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns</p>

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				raised the CEO recommends no amendments to the scheme as published as part of this submission.
69	02/11/2023	<b>John Joe Cox, Bridge St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Issue with reduced parking on Bawn St.</li> <li>• Concerned over Green Spaces.</li> <li>• Agrees with relocation of bus stop.</li> <li>• Footpaths need fixing.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
70	02/11/2023	<b>Eamonn Corrigan, Secretary of the Board of Management</b>	<ul style="list-style-type: none"> <li>• Board of Management of Scoil Mhuire has concerns for safety over lack of space for cars at school times.</li> <li>• Notes with a little tweaking of the design the same overall effect can be achieved allowing for increased access for cars.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 3 – School Traffic</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns</p>



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				raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
71	02/11/2023	<b>Edward, Mary &amp; Martin Shiel, Hartland House, Bawn St. Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concerned over narrowing of streets for farm machinery.</li> <li>• Additional green areas and seating will lead to loitering/anti social behaviour and who will maintain?</li> <li>• Issue with changes to parking - residential parking for the private houses in the street?</li> <li>• Drinking water, waste water, and storm water pipework need to be addressed.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 8 – Flooding 11 - Elphin Street 13 - Church Street 14 - HGV access to Bawn Street</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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72	02/11/2023	Anne Cunnane, Tulsk, Co. Roscommon	<ul style="list-style-type: none"> <li>• Concerned for town's cultural heritage.</li> <li>• Inadequate parking.</li> <li>• Excessive landscaping and outdoor seating will require maintenance.</li> <li>• Investment is good news but plan needs to be revised to suit the historical, cultural and economic needs of the area.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 4 – Heritage</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
73	02/11/2023	Patricia Kelly, kellytricia71@gmail.com	<ul style="list-style-type: none"> <li>• Concerned with removal of parking on Bawn St. and effect it will have on businesses.</li> <li>• Maintenance of additional green areas for a small volunteer group will be excessive.</li> <li>• Agrees with upgrading footpaths, relocation of bus stop and pedestrian crossing.</li> <li>• Keep wide streets.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green</p>

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				space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
74	03/11/2023	Eugene Murphy, Eugene.Murphy@oirea chtas.ie	<ul style="list-style-type: none"> <li>• Parking restrictions will have a negative effect on all events in the town.</li> <li>• Welcomes new bus shelters, new footpaths, pedestrian crossings.</li> <li>• Notes if parking is addressed the people of the town will support the plan.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
75	03/11/2023	Karen McGarry, karentmcgarry@google mail.com	<ul style="list-style-type: none"> <li>• Objects to redevelopment.</li> <li>• Issue with parking and accessibility.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns</p>

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				raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
76	03/11/2023	Rebecca McGuire, rebeccamcguire11@gmail.com	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment, neither practical nor aesthetically acceptable.</li> <li>• Notes no official planning notice was found in online searches.</li> <li>• Welcomes relocation of bus stop and additional street furniture.</li> <li>• Calls for dismissal of plans to change streetscape and changes to lighting.</li> <li>• Who will maintain additional green areas?</li> <li>• Opposed to reduction in parking and addition of cycle lanes.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 5 – Shared Pedestrian/Cycling Surfaces 10- Height of lighting columns</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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77	03/11/2023	Pat Casey, patcaseyandson@gmail.com	<ul style="list-style-type: none"> <li>Concerned about loss of parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
78	03/11/2023	Breda Henry, breda.henry81@gmail.com	<ul style="list-style-type: none"> <li>Concerned about loss of parking.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
				are recommended as part of this submission.
79	03/11/2023	<b>Kieran Leavy, Kieran Leavy &amp; Associates, Church St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Supports investment but current plans are disconnected from needs of town.</li> <li>• Opposed to reduced parking.</li> <li>• Agrees with relocation of bus stop but concerned that with reduced parking may need to be addressed.</li> <li>• Agrees with pedestrian crossings.</li> <li>• Green areas - planting boxes rather than raised beds - easier to maintain.</li> <li>• Current plan does not accommodate Farmers Market each Friday.</li> <li>• Suggests a uniform approach to hard surfaces throughout the town and removal of existing picnic benches for a more appropriate street furniture style.</li> <li>• Sewage systems, flooding and dereliction all need to be looked at.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 8 – Flooding</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
80	03/11/2023	<b>Strokestown Branch IFA, triciaobeirne@gmail.com (secretary)</b>	<ul style="list-style-type: none"> <li>• Welcomes plans to enhance town.</li> <li>• Agrees with relocation of bus stop (should be off road), pedestrian crossing and resurfacing paths/carriageway.</li> <li>• Opposed to reduced parking for shopping, schools, farmers market, medical centre, annual events.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in</p>

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				parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
81	03/11/2023	<b>Damian Donlon,</b> <b>Damian.Donlon@hse.ie</b>	<ul style="list-style-type: none"> <li>• Welcomes development stating structured parking is essential - off street parking would help, e.g. at the back of Spar.</li> <li>• Suggests works at dangerous junctions should take priority over streetscape.</li> <li>• Agrees with relocation of bus stop, but will be pointless when bypass opens.</li> <li>• Excessive road signage from Mayo side needs to be addressed in new plan.</li> <li>• Bridge St. and Elphin St. need to be brought into the plan.</li> </ul>	<p><b>Responses</b> The details of the submission have been noted as they relate to the scheme under consideration</p> <p><b>Recommendation</b> Having considered the concerns raised the CEO recommends no amendments to the scheme as published as part of this submission.</p>
82	03/11/2023	<b>Jonathan Cassidy,</b> <b>jonathanaidencassidy@hotmail.com</b>	<ul style="list-style-type: none"> <li>• Agrees with the proposed decrease in size of roundabout and planting of areas around the roundabout.</li> <li>• Agrees with proposed upgrades to footpaths to a more suitable/user-friendly surface.</li> <li>• Flood Risk Assessment focuses only on Church &amp; Bawn St. and should consider Strokestown in totality.</li> <li>• Potential for harvesting of rain water.</li> <li>• Concerned with removal of parking particularly at Medical Centre, schools - possibility of accessing back of residence for parking?</li> <li>• Planting scheme would need the inclusion of the Tidy Town Group.</li> <li>• Welcome the potential that the public realm development could bring, however it needs to be inline with what works for the town.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 3 – School Traffic 8 – Flooding</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in</p>

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				parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
83	03/11/2023	<b>Cllr Joe Murphy,</b> <b>cllrjmurphy@roscomm</b> <b>oncoco.ie</b>	<ul style="list-style-type: none"> <li>• Supportive of public realm works but parking is an issue - suggests off street parking as in Roscommon at the back of the EuroSpar building on Bán Street and also lands in Church Street beside the bottle bank in the town. Two private derelict houses with large grounds at the back, council could work with owner.</li> <li>• Parking should be provided for residents of both streets.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking</p> <p>Derelict buildings have been identified in the Town Centre First Plan and different sets of funding potential outlined.</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>



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84	03/11/2023	<b>Attracta Rogers, Mane Attraction Hair Salon, Church St., Strokestown, maneattraction20@gmail.com</b>	<ul style="list-style-type: none"> <li>• Issue with bus stop so close to her business and loss of parking as a result.</li> <li>• Issue with parking restricted to one side of road and unbalanced entry points.</li> <li>• Notes no need for a cycle lane.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 5 – Shared Pedestrian/Cycling Surfaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
85	03/11/2023	<b>David Dolan &amp; Gemma Flanagan, 19 Lisnaree, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment, will disrupt heritage of the town.</li> <li>• Who will maintain new green areas?</li> <li>• New trees will hinder view of traffic.</li> <li>• Reduced-size roundabout is a safety concern.</li> <li>• Reduction in width of Elphin St. does not allow safe passage of 2 vehicles.</li> <li>• Cycle lane will on Church St. will hinder residents going from their homes to cars.</li> <li>• Opposed to reduced parking.</li> <li>• Suggests sewage and flooding issues need investment.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 4 – Heritage 5 – Shared Pedestrian/Cycling Surfaces 8 – Flooding 9- Roundabout 11 - Elphin Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
				raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
86	03/11/2023	Paul Gill	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concerned for wide streets.</li> <li>• Loss of parking will kill off businesses.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 13 - Church Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
87	03/11/2023	Seán Beirne, Deryphatten, Strokestown, Co. Roscommon	<ul style="list-style-type: none"> <li>• Opposed to many aspects of the redeveolpment.</li> <li>• Objection to reduced parking.</li> <li>• Concerned for changes to wide streets.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p>

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				<p>1 – Parking 13 - Church Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
88	03/11/2023	<b>Fergal Geoghegan, Farnbeg, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Failure to relate to existing heritage market town.</li> <li>• Impact on living, working and visting the town - curtailment of parking, extra green areas, no provision for HGVs/tractors, casual trading stands, EV charging points, public open space.</li> <li>• Unfenced amenity areas on each side of entrance to Hardware store will pose a traffic hazard.</li> <li>• Traffic calming is required on Tulsk road entrance.</li> <li>• Removal of existing rounabout/replacing with 4-way junction will add significant cost to budget.</li> <li>• Will moving bus stop to Church St. suit bus routes post bypass?</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 4 – Heritage 9- Roundabout 13 - Church Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from</p>

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				the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
89	03/11/2023	<b>Frank Hanly, Eurospar, Elphin St., Strokestown, Co. Roscommon - submitted by Fergal Geoghegan &amp; Co. Consultant Civil Engineers</b>	<ul style="list-style-type: none"> <li>• Site outlined on map attached to submission.</li> <li>• Strokestown is a unique heritage town, welcomes RCC's participation but upgrade of the public realm must be cognisant of this.</li> <li>• Reduction in parking - significant loss to potential customers - Planning permission was refused to car park in back land area of premises.</li> <li>• RCC has levied car parking charges on various planning permissions associated with Hanly's business interests in Elphin/Bawn St. (Ref 08/850, 05/407, 05/1823), no additional spaces in return.</li> <li>• Design Team advised parking on Bawn St. would be restricted to 2 hrs (Residents/property occupiers exempt) - no mention in documents provided.</li> <li>• Bawn St. is a cul-de-sac - no provision for a vehicle turning area.</li> <li>• Unfenced amenity areas on each side of entrance to Hardware store will pose a traffic hazard.</li> <li>• Maintenance and location of amenity areas - cost of maintaining, areas will not benefit from direct sunlight.</li> <li>• Amenity areas and extent of clearways will reduce available parking.</li> <li>• Reduction in width of carriageway will impede ability of HGVs to access Bawn St.</li> <li>• Strokestown is a heritage town, proposed works do not enhance this.</li> <li>• No provision for parking of HGVs, trailers, tractors.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 4 – Heritage 12 - Safety audits 14 - HGV access to Bawn Street</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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			<ul style="list-style-type: none"> <li>• Use of inappropriate material in an Architectural Conversation Area.</li> </ul>	
90	03/11/2023	<b>Barry Hanly, Strokestown Hardware, Bawn St., Strokestown, Co. Roscommon - submitted by Fergal Geoghegan &amp; Co. Consultant Civil Engineers</b>	<ul style="list-style-type: none"> <li>• Site outlined on map attached to submission.</li> <li>• Unfenced amenity areas on each side of entrance to Hardware store will pose a traffic hazard.</li> <li>• Bawn St. is a cul-de-sac - no provision for a vehicle turning area.</li> <li>• Amenity areas will be areas where litter will be deposited, anti-social behaviour/noise. Need regular maintenance. Location inappropriate Church St/Bawn St axis. Will reduce available car parking.</li> <li>• RCC imposed car parking charges on development of Strokestown Hardware in planning application 05/1823, no additional parking spaces provided.</li> <li>• Reduction in width of carriageway will impede ability of HGVs to access Bawn St.</li> <li>• Amenity area on Bawn St. will interfere with access for maintenance, emergency services. Will invade the private amenity enjoyed in the ground floor rooms.</li> <li>• Scheme neglects fact that Strokestown is a small unique planned heritage marked town.</li> <li>• Use of inappropriate material in an Architectural Conversation Area.</li> <li>• Development of a public amenity area in front of premises is on property for which there is a legal title - legal advice is being sought.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 4 – Heritage 12 - Safety audits 14 - HGV access to Bawn Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
91	03/11/2023	<b>Martin's Guesthouse, Church St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Mapping attached to submission.</li> <li>• Applauds RCC for plans to invest in Strokestown.</li> <li>• Agrees with relocation of bus stop.</li> <li>• Concerned that parking will no longer be possible at the immediate front of residents/businesses.</li> <li>• Bike Lane - concerns with location on doorstep of homes/businesses.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 5 – Shared Pedestrian/Cycling Surfaces 15 - Backyard Access to Properties</p>

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			<ul style="list-style-type: none"> <li>• Rear Access - no visible markings to show existing gateways which give access to rear of residences/businesses - vital for parking, deliveries.</li> </ul>	<p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
92	03/11/2023	<b>Strokestown Men's Shed, Church St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Concerned over redevelopment.</li> <li>• No entrances to rear of properties marked, Men's shed located at rear of properties in Church St. and only accessible through gateways used daily by residents.</li> <li>• Concered about bike lane adjacent to footpath crossing gateways for the length of the street.</li> <li>• Delineated parking as per plan is confusing.</li> <li>• Enclosed with submission: Enlarged part of new plan with Strokestown Men's Shed highlighted and entrance to same. Photos taken of entrance to rear of building and Men's Shed including photo of sloping kerb of entrance area.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking</p> <p>5 – Shared Pedestrian/Cycling Surfaces</p> <p>15 - Backyard Access to Properties</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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93	03/11/2023	<b>Trudy Murray, Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Concerned with removal of parking.</li> <li>• Concerned with removal of trees from Bawn St.</li> <li>• Additional green areas - who will maintain?</li> <li>• Cycle lanes are misplaced given town's current infrastructure.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 5 – Shared Pedestrian/Cycling Surfaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
94	03/11/2023	<b>William MacAuliffe, Church St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• No consideration in relation to school traffic situation.</li> <li>• No parking at Doctor's surgery on Church St. No parking for Lorry drivers.</li> <li>• Cycle lanes outside residence on Church St. is dangerous (elderly residents).</li> <li>• Loss of mature trees is unacceptable.</li> <li>• Agrees with relocation of bus stop.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 3 – School Traffic 5 – Shared Pedestrian/Cycling Surfaces</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in</p>

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				parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.
95	03/11/2023	<b>Bawn St./Church St. Residents Group, Strokestown</b>	<ul style="list-style-type: none"> <li>• Concerned with lack of parking and proposition of 2 hr parking zone for non residents of Bawn St.</li> <li>• Green spaces not required on Bawn St. south side with new roudabout layout.</li> <li>• Plan does not protect future business or residential properties.</li> <li>• Proposed layout at top of Church St. falls short of fulfilling needs of 2 schools, busy agri business and medical centre.</li> <li>• Lack of parking for events is a problem.</li> <li>• Bawn St./Church St. Residents welcome development for Strokestown but the proposed plans hinders future commercial and residential growth with sever lack of parking, plans not in keeping with a heritage town.</li> <li>• Agrees with upgrading footpaths/carriage ways, relocation of bus stop, lighting.</li> <li>• A Promise from RCC to come bac and consult was never fulfilled.</li> <li>• Copy of attendance enclosed - unanimous 'No' from Residents.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking 2 – Green Spaces 3 – School Traffic</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
96	03/11/2023	<b>Garret Mullooly, Church St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Opposed to the redevelopment.</li> <li>• Noted plans were difficult to understand.</li> <li>• Plans do not consider the towns heritage, local people or businesses.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above 1 – Parking</p>



Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
			<ul style="list-style-type: none"> <li>• Poor communication between RCC and local people.</li> <li>• Businesses will be affected.</li> <li>• Pushing parking problem up to Church St.</li> <li>• Inappropriate Materials.</li> <li>• Visually ridiculous.</li> <li>• Utilities and Services - need for sewage and flooding works to avoid digging up completed street scape works.</li> <li>• Parking - will paid parking be introduced? Will 2-hour parking be implemented?</li> <li>• Local transport - no provision for parking vehicles for local bus and taxi service.</li> <li>• Personal restrictions - Side entrance to building restricted for access. Vehicle security,</li> <li>• Agrees with relocation of bus stop but not kerbing for full length of bus stop.</li> <li>• Safety - Planned narrowing entry/exit points at roundabout are impractical. Location of green spaces are dangerous. Proposed tree planing at medical centre will restrict visibility.</li> <li>• Parking for elderly/poor mobility at medical centre should be a priority over green spaces.</li> <li>•</li> </ul>	<p>2 – Green Spaces  3 – School Traffic  4 – Heritage  6 – Disabled Spaces  7 – Mobility Concerns  8 – Flooding  15 - Backyard Access to Properties</p> <p><b>Recommendation</b>  The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequential reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
97	03/11/2023	<b>Mary Snype, Bawn St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Reduced parking will affect town economically and socially.</li> <li>• Concerned for wide streets, uniqueness and history will be destroyed.</li> <li>• Agrees with relocation of bus stop.</li> <li>• Sewage system needs upgrading and footpaths need repair.</li> </ul>	<p><b>Response</b>  Please refer to detailed responses in Section 6.0 of the report above  1 – Parking  4 – Heritage  8 – Flooding  13 - Church Street</p> <p><b>Recommendation</b></p>

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				<p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
98	03/11/2023	<b>Michael Snype, Bawn St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Plan will be detrimental to business in Strokestown as a result of loss of parking.</li> <li>• Opposed to cycle lanes and modern paving in a heritage town.</li> <li>• Disagrees with changes to lighting.</li> <li>• Welcomes investment but for grant aid for new/upcoming business, sewerage/drainage upgrades, footpath/street repairs.</li> <li>• Agrees with relocation of bus stop and pedestrian crossings.</li> </ul>	<p><b>Response</b></p> <p>Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 4 – Heritage 5 – Shared Pedestrian/Cycling Surfaces 10- Height of lighting columns</p> <p><b>Recommendation</b></p> <p>The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

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99	02/11/2023	<b>Michael &amp; Martina Farrell</b>	<ul style="list-style-type: none"> <li>• Concerned with redevelopment, residents were not consulted before plan was developed.</li> <li>• Church St. and Bawn St. are noted for wide streets, which are to be destroyed.</li> <li>• Church St. appears to be a car park on new plan.</li> <li>• Who will maintain green areas?</li> <li>• Proposed plans will restrict access to public space in front of dwelling house with proposed closure of the existing access off the N5, extending pathway, a green area and cycleway will impede access to archway.</li> <li>• Agrees with relocation of bus stop and pedestrian crossings.</li> <li>• Notes business developments are needed to provide jobs.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 4 – Heritage 5 – Shared Pedestrian/Cycling Surfaces 13 - Church Street 15 - Backyard Access to Properties</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>
100	03/11/2023	<b>Marie &amp; Peter Connellan, Peter A. Connellan &amp; Co. Solicitors, Bawn St., Strokestown, Co. Roscommon</b>	<ul style="list-style-type: none"> <li>• Upgrade of Church St./Bawn St. should seek to enhance the unique features of the town and not compete, dilute or detract from them.</li> <li>• Concerned with reduction in parking, notes off street parking is essential, car park to area behind Spar would alleviate parking difficulties. Car parking should be available at Schools (area at old fire station) and at rear of Catholic Church.</li> <li>• Provision of cycle lanes on Church St. is not warranted/dangerous.</li> </ul>	<p><b>Response</b> Please refer to detailed responses in Section 6.0 of the report above</p> <p>1 – Parking 2 – Green Spaces 3 – School Traffic 4 – Heritage 5 – Shared Pedestrian/Cycling Surfaces</p>

Submission Number	Date Received	Name & Address	Issues Raised	CE Response & Recommendation
			<ul style="list-style-type: none"> <li>• Excessive planting on Bawn St/Church St.</li> <li>• Welcomes pedestrian crossings.</li> <li>• Agrees with relocation of bus stop.</li> <li>• Proposed reduction of roundabout is unnecessary, narrowing entrances to roundabout from Bridge St. and Elphin St. will cause difficulties for 2 lorries to pass safely.</li> <li>• Proposal does not address needs or wishes of the people.</li> </ul>	<p>9- Roundabout 11 - Elphin Street 12 - Safety audits 13 - Church Street</p> <p><b>Recommendation</b> The details of the submission have been noted. Having considered the concerns raised the CEO recommends an increase in parking provision on Bawn Street with a consequentially reduction in paved/green space provision on the Street. Apart from the aforementioned no further amendments to the scheme as published are recommended as part of this submission.</p>

## 7.0 Chief Executive's Recommendation

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

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

The proposed scheme for Bawn Street and Church Street represents a planned initiative towards a vision which seeks to provide new usable, shared spaces which will become critical infrastructures of the town centre. A key motivation for this project is the creation of a strong sense of place and identity for the town centre, enhancing the history, heritage and architecture with which Strokestown is renowned for. This project aims to develop upon these unique assets and deliver a reimagined space in the heart of the town, where everyday community, retail and commercial life can function to serve all interests.

This scheme also facilitates the opportunity for Strokestown to develop upon its heritage and tourist asset base, delivering an adaptable space which can serve to host unique events and festivals that can be enjoyed by both community and visitors alike.

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

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

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



**Shane Tiernan**

**Chief Executive**

**Date: 12<sup>th</sup> December 2023**

## **Appendix A**

### **Submissions and Referrals**

①

## Jacqui Croghan

---

**From:** Alice Naughton <alicenaughton@ridc.ie>  
**Sent:** Tuesday 17 October 2023 14:38  
**To:** John Quigley  
**Cc:** Sean Mullarkey  
**Subject:** Submission for Strokestown Redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

We in the Roscommon Accessibility group recently met and a number of issues concerning the redevelopment of Strokestown was raised -

1. The quality of surface of footpaths is below the minimum required for suitable or appropriate in assisting ease of movement in a safe manner regardless of ability, age or health. As of the plans the existing footpaths will be retained.
2. The varying heights of footpaths from street to street limits the accessibility to cross safely or access the footpaths at many points in the town in particular on Elphin Street and Bawn Street.
3. A lack of appropriately placed and number of disabled or wheelchair accessible parking spots is limiting the access to many amenities in Strokestown.
4. Lack of controlled crossings other than at the roundabout is noted.
5. The unstructured parking in Bawn Street lends itself to an unsafe environment for many individuals. The result of unstructured parking is haphazard abandonment of vehicles of all sizes at various times during the day. In the new plans Bawn St parking reduction is excessive. There are times at present one would be hard pressed to find a parking spot in Bawn St.
6. Church St will lose all parking for School and Health Clinic.
7. An increase in green sites although a positive, but who will maintain them. As of not the Stokestown Tody Town maintain it but with a large area they will need more help.
8. Any design for Strokestown needs to be done with forward projected numbers of residents, visitors and service users in the future. With a growing population particularly pertinent to that of an aging demographic, future proofing Strokestown now is paramount to reducing piecemeal development in the future.

Thank you for taking into consideration our raised points.  
We are available to speak with a representative on these issue.

Kind regards,

Alice Naughton, on behalf of Roscommon Accessibility Group.

## Jacqui Croghan

---

**From:** Jacqui Croghan  
**Sent:** Monday 23 October 2023 14:51  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Redevelopment

**From:** Mona Kelly <monabkelly@gmail.com>  
**Sent:** Friday 20 October 2023 20:16  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Subject:** Strokestown Redevelopment

Dear Sean

I am a resident of the wonderful town of Strokestown. . I am livid at the proposed redevelopment of our unique town.

Quite frankly it will be the death of our town. Bawn St - probably the busiest street in town has at present 168 parking spaces. . This new design is going to leave us with 62!!!!!! That will certainly close Eurospar and Strokestown Hardware - 2 of the biggest employers in town, both busy premises offering great service to a huge catchment area. . It will also close 4/5 other smaller shops. . . . . No one will come to town if there is NO Parking. .

Moving to Church St, without a doubt the bus stop should be situated on this St, apparently the 2nd widest street in Ireland and the buses stopping in Bridge St - blocking the Main N5 and indeed the whole town. . As a safety issue this should have been done years ago. .

We have over 600 students attending Secondary school, pick up and drop off takes up well over half the street twice a day. .

Wondering where all the gardeners are going to appear from to maintain all the green areas proposed. . We have a wonderful Tidy Town Group who do great work voluntarily and at present they have more than enough to contend with.

The fact is- the people of Strokestown have spoken, and we do not want this development. . . . Why are we , whose lives will be impacted by such changes , not been listened to . . . . . At a public meeting last night, one public representative arrogantly told us we would come to love the changes. . . This man does not even live in our town. . . . . What does he expect us to love - a town with no businesses, no parking, unmaintained green areas, our lovely wide streets which Strokestown is known for torn apart. . Why should strangers decide to decimate our town in the name of progress and at a cost of millions to leave it as a ghost town. .

We love our vibrant, unique, cross shaped town, and while there are many things that could be updated- sewerage, drainage, derelict buildings, we do not want this proposed development.

Trusting that we will be listened too.

Mona +Ray Kelly.

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



3

## Jacqui Croghan

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**From:** Sean Mullarkey  
**Sent:** Monday 23 October 2023 14:54  
**To:** Jacqui Croghan  
**Subject:** FW: I am sharing 'To whom it may concern' with you  
**Attachments:** To whom it may concern.pdf

Jacqui

Part 8 submission for Strokestown

Regards

Sean

**From:** Trevor Lyttle <trevorlyttle9917@gmail.com>  
**Sent:** Saturday 21 October 2023 13:36  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>; Cllr Valerie Byrne <cllrvalbyrne@roscommoncoco.ie>; Cllr Liam Callaghan <cllrlicallaghan@roscommoncoco.ie>; T C <cllrtofcrosby@gmail.com>; eugene.murphy@oireachtas.ie  
**Subject:** I am sharing 'To whom it may concern' with you

One app for all your Word, Excel, PowerPoint and PDF needs. Get the Microsoft 365 app:  
<https://aka.ms/GetM365>

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

To whom it may concern,

I attended a public meeting in Strokestown on 19 October 2023 at 19.30 in relation to Part 8 Strokestown Public Realm Enhancement Scheme. The meeting was chaired by members of the Strokestown town team, there was a large public attendance and three local councillors Tom Crosby, Liam Callaghan and Valerie Byrne. Also in attendance was Senator Eugene Murphy.

It was made quite clear to the councillors at the meeting that the people of Strokestown and all the members of the local community who live and work in the Strokestown area are against the proposed plans. I personally have lived in Strokestown and surrounding area all my life. The town is classed as a heritage town and due to this down through the year lots of planning has been refused by Roscommon County Council on these grounds which is right, this keeps the original look of the town intact. Strokestown is known for having the widest streets in Ireland and these streets are here since the town was being developed and surely this is one of the most important aspects of the heritage of our town. It is a total disgrace that Roscommon County Council are now turning a blind eye to the fact that Strokestown is a heritage town and altering the streets would take from the original look and design of the town.

The fact that Roscommon County Council and the local councillors, whom most are not from the town are making these decisions about our town is also a disgrace. The views of residents and businesses in and around the town are not being listened to, this is a pure sign of Roscommon County Council disconnection from the people and businesses, in relation to the wishes of the community of Strokestown.

**The following is just some of the reasons and facts why the people of Strokestown are against the planned scheme,**

- Our local secondary school currently has around 700 pupils and 5 days a week when parents are dropping off and collecting their kids, church street is packed all the way down on both sides. This will create a massive health and safety issue for the kids attending the school.
- Our local Post Office currently has a lack of parking around it especially on a Friday when the pensioners of the area come to collect their pensions. This will create a health and safety issue for the elderly who would have to walk long distances and they would just not be able for it.
- The Church Masses (Communion, Confirmation, Weddings and General) and Funeral Home currently has a lack of parking. Sadly, hundreds of people attended funerals every year in Strokestown, and the public must park on Bawn Street and Church Street but with the reduced number of spaces where do they go.
- Businesses in the town need as much parking as possible, to cater for their customers and deliveries and their staff. These Businesses keep the town going and they pay high rates to Roscommon County Council, and this is how the council repay them.

Every member of the Strokestown community that has any concerns in relation to the plans needs to send an email to [smullarkey@roscommoncoco.ie](mailto:smullarkey@roscommoncoco.ie) or make a written submission to

Sean Mullarkey,

Aras an Chontae,

Roscommon County Council,

Roscommon, County Roscommon

F42VR98.

These need to be sent before 17.00hrs on Friday 3<sup>rd</sup> November 2023. If the council don't get these submissions from the people of Strokestown, these plans will be pushed through. The people of Strokestown need to act now before your town is changed for ever.

Trevor Lyttle

## Jacqui Croghan

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**From:** Jacqui Croghan  
**Sent:** Monday 23 October 2023 15:04  
**To:** Jacqui Croghan  
**Subject:** FW: Submission. Part 8 Notice: The proposed Strokestown Public Realm Enhancement Scheme

**From:** Emmett Corcoran <[emmett@emmettcorcoran.ie](mailto:emmett@emmettcorcoran.ie)>  
**Sent:** Saturday 21 October 2023 19:22  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Cc:** Shane Tiernan <[STiernan@roscommoncoco.ie](mailto:STiernan@roscommoncoco.ie)>  
**Subject:** Submission. Part 8 Notice: The proposed Strokestown Public Realm Enhancement Scheme

Dear Mr Mullarkey,

I hope you are well.

Please find herewith my submission with respect to the Part 8 Planning Notice issued on the 21st of September 2023 regarding the proposed Strokestown Public Realm Enhancement Scheme.

The file was too large to attach, so, I have opened this link to the folder on Google drive so that anyone with a link can view:

[https://drive.google.com/drive/folders/1-JkV4dauDE6qcAslVtv\\_DY7pASPrGrP](https://drive.google.com/drive/folders/1-JkV4dauDE6qcAslVtv_DY7pASPrGrP)

Further, I will send by post on Monday.

Yours,

Emmett Corcoran

DIJ, Dip.FM, Cert.Com.  
Associate Member, IPI  
Associate Member, WGI  
Member, Praxis: The Artist's Union of Ireland

Strokestown  
F42NW62

Remember: primum non nocere

+ 353 (0) 89 2044040  
[emmettcorcoran.ie](http://emmettcorcoran.ie)  
[emmett@emmettcorcoran.ie](mailto:emmett@emmettcorcoran.ie)

[twitter.com/EmmettCorcoran](https://twitter.com/EmmettCorcoran)  
[facebook.com/EmmettTCorcoran](https://facebook.com/EmmettTCorcoran)  
[linktr.ee/EmmettCorcoran](https://linktr.ee/EmmettCorcoran)

Please note: I work what hours I can, sometimes these are late at night or early in the morning. I don't expect immediate responses to emails sent during unconventional hours. Thank you for your understanding.



October 21st, 2023

SEAN MULLARKEY  
Head of Finance & Regeneration  
Áras an Chontae,  
Roscommon County Council  
Roscommon  
County Roscommon  
F42 VR98

Email: [smullarkey@roscommoncoco.ie](mailto:smullarkey@roscommoncoco.ie)

Dear Mr Mullarkey,

Re: Concerns regarding proposed redevelopments and planning process in Strokestown  
Sub: Submission under Part 8 planning notice: Strokestown Public Realm Enhancement Scheme, Date of Notice: 21st September 2023

I write to express my concerns pertaining to the proposed redevelopments and enhancements in Strokestown, as well as the actual planning process conducted by the Roscommon County Council. I have outlined my concerns in detail within the enclosed submission. Herein, I summarise the key points for your consideration:

i) Proposed Redevelopments/Enhancements:

1. Parking: The provision of 260 delineated parking spaces is manifestly inadequate. The accompanying letter from Phelim O'Neill Esq, elucidates the demand for parking during peak times, which can range from 2-300 to over 2000 cars. I propose that resurfacing could be conducted without specifying delineated parking, which threatens to infringe upon historic property rights and adversely affect local commerce.

2. Volume of vegetation: As highlighted at a recent public meeting, the heritage of Strokestown is embodied in its planned, wide, and open streets. The excessive vegetation proposed, which as per Ms Majella Hunt of Roscommon Co Co will rely on volunteer maintenance, encroaches upon this heritage. I advocate for considering the more sustainable proposals provided within my submission.



PRIVATE OFFICE

STROKESTOWN  
F42 NW62

3. Accessibility: The plans overlook the needs of individuals with mobility issues, exacerbated by the proposed cycle lane. Being a cancer survivor with intermittent disabling neurological conditions affecting my mobility, I find the lack of consideration for differently-abled individuals appalling. Should this aspect remain unaddressed, I am prepared to pursue a Workplace Relations Commission case regarding the matter.

In conclusion, whilst appreciating the underlying intentions, I find that the negative aspects of the plan, as detailed herein and within the enclosed submission, overshadow its positive elements. Addressing these issues presents an opportunity for Roscommon Co Co to transform a contentious plan into one receiving broader community support.

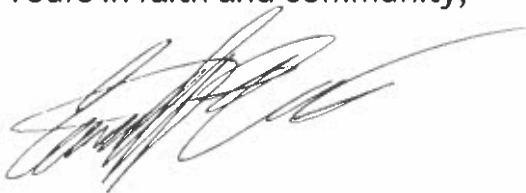
ii) Planning Process:

The promise of a further consultation before publishing the Part 8 planning notice by the council executive and the engineers BDP was not honoured. While the actions of Roscommon Co Co may adhere to the letter of the law, they fall short of upholding its spirit, thereby potentially incurring liability.

Finally, Strokestown indeed warrants investment, yet the current form of the plan signifies a detrimental change rather than a beneficial investment. The enclosed submission elaborates on these concerns, and I am open to discussing these matters further to contribute towards a more inclusive and constructive redevelopment plan for Strokestown.

Thank you for your attention to these pressing issues. I look forward to your prompt response and am available for any further discussions.

Yours in faith and community,



Emmett Corcoran  
DIJ, DipFM, CertComm.  
[office@emmettcorcoran.ie](mailto:office@emmettcorcoran.ie)  
0892044040

Enc: 1) Detailed Submission on Proposed Redevelopments and Planning Process in Strokestown. 2) Letter from Phelim O'Neill, Esq

CC: Shane Tiernan, Chief Executive, Roscommon County Council

OUR REF:

YOUR REF:

20 June, 2023

Ms Jacqui Croghan  
Clerical Officer  
Áras an Chontae  
Roscommon  
Co. Roscommon  
F42 VR98

Dear Ms Croghan

**RE: Concerns Regarding Proposed Redevelopment of Church Street and Barn Street**

I am writing in advance of the final non-statutory consultation to be held in the Percy French Hotel on Monday 26<sup>th</sup> June 2023, to express my deep concerns regarding the proposed redevelopment plan for Church Street and Bawn Street in Strokestown. As a resident and a passionate advocate for the preservation of our town's cultural heritage, I believe it is crucial to reassess the current plan as it appears to amount to nothing short of cultural vandalism.

Strokestown is a town rich in history and charm, and the streets in question, Church Street and Bawn Street, hold significant cultural significance. They are not just mere thoroughfares; they are part of our town's identity and heritage. These streets have witnessed countless historical events, and have provided the backdrop for generations of residents and visitors to experience the true essence of Strokestown.

It is disheartening to see a proposed plan that fails to recognise the value and importance of preserving our cultural heritage. In places like Yorkshire in England, planning regulations are in place to protect historical towns and villages from development, ensuring the preservation of their unique character and cultural heritage. We should draw inspiration from such initiatives and strive to implement similar measures in County Roscommon.

Apart from the concerns I wish to raise about the cultural impact of the plan, the proposed plan appears to have been prepared without a comprehensive understanding of the demands and needs of the people living in the area.

By creating designated parking spaces on each side of the streets, the plan will significantly restrict the amount of parking available in the town, reducing it by half. This will lead to severe parking shortages during crucial periods, such as when parents collect their children from school or during large funerals, without any provisions in place to address these challenges.

Furthermore, the plan's lack of consideration for the maintenance of the proposed landscaping and grass verges raises concerns about the burden that might fall upon the residents. It is unfair to expect the residents to undertake such responsibilities on a voluntary basis. In the unfortunate event that this misconceived plan become a reality, proper

provisions and funding must be in place to ensure the long-term upkeep of these areas, which will otherwise become neglected and create an eyesore.

Another alarming aspect of the plan is the placement of a bus stop on the northern side of Church Street, which encroaches upon the property rights of the owners of the adjacent properties. Such decisions disregard the rights and interests of property owners along the street and fail to consider the historical rights attached to these properties.

One of the notable planning aspects of Strokestown's original town plan which can be traced back to the early 17<sup>th</sup> Century is the layout of its streets. The wide streets, such as Church Street and Bawn Street, were intentionally designed to accommodate market activity and provide ample space for traders and visitors. This layout not only facilitated commerce but also contributed to the town's aesthetic appeal. The proposed plan will have a detrimental impact on the view down the wide streets to the magnificent gates of Strokestown House demesne and also up the street to the historical spire of St John's church.

The current plan will compromise this view, ultimately undermining the town's overall aesthetic appeal and historical integrity. From a business perspective, restricting parking in the town will deter tourists and visitors, and it will inevitably lead to a reduction in footfall. A decline in footfall will have a cascading effect, resulting in further closures of businesses and services, leaving residents with limited options and ultimately leading to the decline of Strokestown as a vibrant town centre.

It is also disconcerting to learn that certain properties in the town seem to receive preferential treatment, benefiting from additional landscaping private parking on sandstone paving, thus enhancing the value of their properties. It raises questions about the fairness and transparency of the decision-making process. Who decided that these properties should be singled out for special treatment, while neglecting others?

Of grave concern is that the proposed allocation of €10,000,000 for the development of the town offers nothing to the residents of Elphin Street and Bridge Street, perpetuating the historical neglect of these streets. This ongoing pattern of neglect is unacceptable and goes against the principles of fairness and equality. It is notable that WhatsApp groups appear to have been set up exclusively for the benefit of people living or working on Church street and Bawn Street, disenfranchising the majority of the residents of the town who live in the other areas, and those living in the hinterlands who by necessity are the main users of parking facilities in the town.

Considering the significant expenditure involved in this redevelopment plan, it is disheartening to note that the town will not benefit from a single new amenity. There is a lack of foresight in the plan, as it fails to include even basic necessities such as public toilets or waste bins.

The historical significance of Strokestown as a market town is undermined by the proposed plan, which eliminates the potential for future market activity. This disregard for the town's historical roots, and the economic benefits associated with a vibrant market is concerning. Although some existing business owners may benefit from the elimination of street traders, this monopolistic approach fails to benefit the entire community of Strokestown. It limits



consumer choice, affordability, social vitality, and entrepreneurial opportunities. It is important to consider the broader impact on residents and the long-term health of the local economy when making planning decisions.

I propose that the current plan be scrapped, and instead, a new plan be formulated that benefits all residents and reinstates Strokestown to its former glory. This revised plan should prioritise the restoration and preservation of our town's unique character and cultural heritage.

Key aspects to consider in the new plan should include:

- Reinstating traditional shop fronts: The charm of Strokestown lies in its traditional architecture. The plan should focus on restoring and preserving the unique shop fronts that reflect the town's history and character.
- Replacing concrete pavements and kerbs with local limestone slabs, that were previously removed: The use of traditional limestone, indigenous to our area, will not only enhance the aesthetics of the town but also reinforce our commitment to preserving our local heritage.
- Restoring the gates of Strokestown Park: The gates to Strokestown House demesne, are an iconic symbol of our town's grandeur. Removing the plaster render wrongly applied in the late 1980s and repointing the stonework will restore the gates to their original splendour.
- Reintroducing mature trees and metal railings: The streets of Strokestown were once lined with majestic trees and beautiful metal railings that protected their bases. Reintroducing these elements will not only enhance the visual appeal but also contribute to the overall ambiance of the town.

The allocated funds should be utilised for these restoration efforts, and any remaining balance could be used to create new amenities for residents and visitors. Establishing a maintenance fund will ensure the long-term preservation and upkeep of Strokestown as a showcase heritage town for future generations.

Additionally, the plan should consider revisiting the imposition of the roundabout that currently disrupts the town's aesthetic. As the completion of the bypass is imminent, the roundabout will soon become redundant. Removing it will contribute to the restoration of the town's visual appeal. I urge Roscommon County Council, to take these concerns into serious consideration and initiate a thorough reassessment of the proposed redevelopment plan. By adopting a revised plan that respects our town's heritage, values and the needs of its residents, and promotes tourism and commerce, we can revitalise Strokestown and secure a vibrant future for our beloved town.

Furthermore, I would like to draw your attention to the potential for development in the Cannon's Field area. This underutilised space presents an opportunity to create a beautifully landscaped park with walking paths, outdoor communal exercise equipment, and additional parking facilities for the residents of our town. By linking this area to Elphin Street, we can enhance the amenity and accessibility of this neglected part of Strokestown, bringing new life to the community.

In addition to the Cannon's Field, it is imperative that the proposed plan addresses the dereliction at the top western end of Church Street. The old fire brigade site, dispensary and the bottle bank area are eyesores that require immediate attention. These vacant spaces offer great potential for redevelopment, particularly in the form of a community hub that could serve as a central gathering place for residents, ideally located near the secondary school. This revitalisation would not only address the issue of dereliction but also create a vibrant space that fosters community engagement and social cohesion.

Considering these suggestions, I urge you to ensure that the revised plan acknowledges the importance of these areas and incorporates them into a comprehensive vision for the future of Strokestown. By seizing the opportunities for development and rejuvenation, we can enhance the liveability and attractiveness of our town, benefiting residents and visitors alike.

Thank you once again for your attention to these matters. I trust that you will give careful consideration to the proposals outlined in this letter, as they aim to preserve our cultural heritage, address existing challenges, and pave the way for a prosperous and vibrant future for Strokestown.

Yours sincerely,

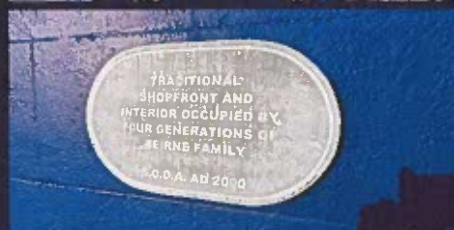


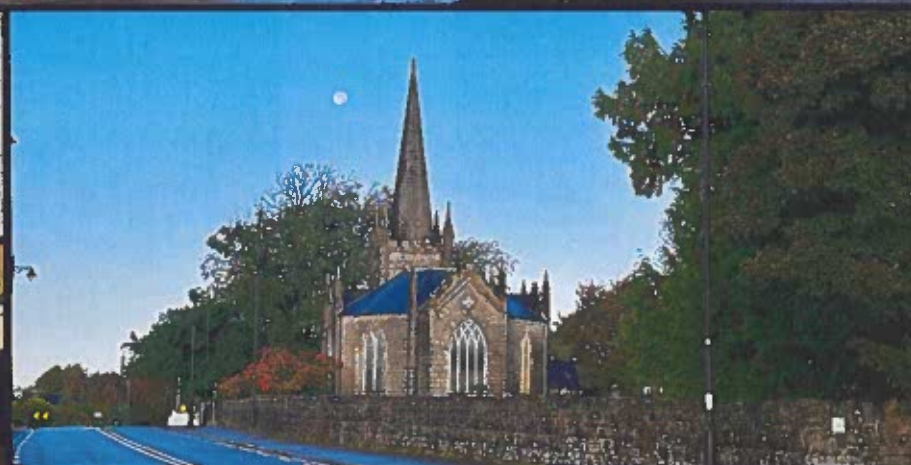
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**Phelim O'Neill**  
**Partner**  
**Harringtons LLP**  
**Solicitors**

## STROKESTOWN

“Our rich history is the foundation for  
our bright future.”









## STROKESTOWN

Link to Roscommon Co Co's Part 8  
planning notice:

[https://www.roscommoncoco.ie/en/about\\_us/part-8-local-authority-own-developments/community-enterprise/part-8-stroketown-public-realm-enhancement-project/](https://www.roscommoncoco.ie/en/about_us/part-8-local-authority-own-developments/community-enterprise/part-8-stroketown-public-realm-enhancement-project/)

# STROKESTOWN

## **Issues identified by town planners:**

"The Existing Town Centre issues that have been identified are as follow:

- Lack of pedestrian crossings.
- Space between buildings dominated by cars.
- Uneven and poor-quality paving surfaces.
- Lack of defined carriageway edge.
- Excessive speed of vehicles.
- Large roundabout making the space feel further dominated by cars.
- Lack of greening and planting.
- Tall lighting columns and non-LED lighting that are not proportionate to the space.
- Bus stops not located on the main street, therefore, not easily accessible.
- Lack of a wayfinding strategy suitable for a heritage town.
- Few trees that form the axis of the street.
- Street furniture lacks a coherent approach.
- The heritage, in places, is lost due to the abundance of vehicles."



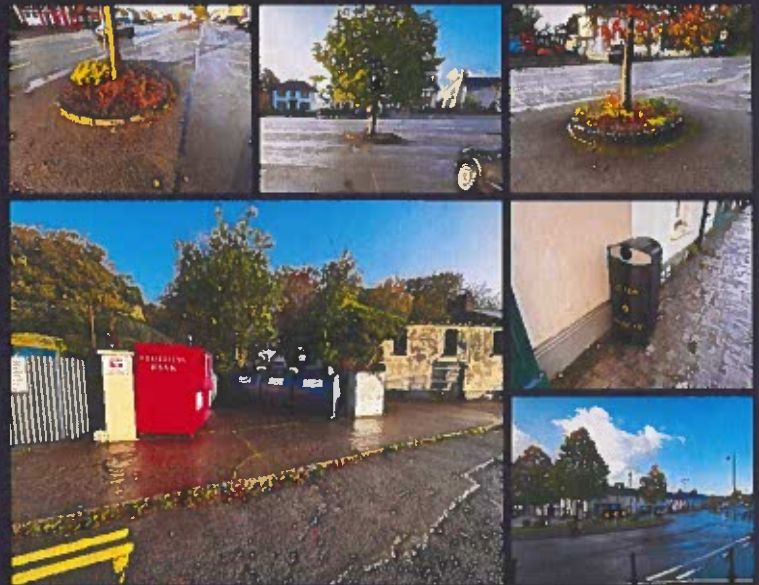
# THE ISSUES

## MAINTENANCE:

DESPITE HARDWORK OF TOWN'S PEOPLE, COUNCIL FAIL TO RESOURCE MAINTENANCE OF EXISTING FEATURES



**FOOTPATHS & CARRIAGEWAYS:**  
UNIFORM & APPROPRIATE MATERIALS  
NEEDED THROUGHOUT TOWN



# STROKESTOWN

## SOLUTIONS - KISS (KEEP IT SIMPLE S\*\*\*\*\*)

It does not take a PhD in Engineering or Town Planning to identify what needs to be done:

- Retain **all** current **parking**; we do not have the human or financial resources to maintain **extensive planting and vegetation** which was never present in the town before:
  - Improve aesthetics through resurfacing of all carriageways, parking areas and footpaths throughout **the entire town**
  - Use appropriate materials (**reinstate limestone kerbing**, restore flag-stone style to footpaths)
  - Reinstate **original footpath width on Elphin Street** (when we are by-passed this will be the entrance to the town, it is virtually impassable at present and footpaths are way, way too high, especially for those with mobility issues)
  - **Permit private planning** for expansion of **private parking areas** on Bawn Street, Elphin Street, and Church Street
  - Reduce **number of trees** but increase the size and space each tree occupies (reinstate railings with appropriate style and access)

# STROKESTOWN

## SOLUTIONS - KISS (KEEP IT SIMPLE S\*\*\*\*\*)

- Four streets, not two
  - With the proposed expenditure at the level suggested, it would be wise to remember that **Strokestown has four streets**, not two, and that by keeping the plan simple, **not over-indulging in unsustainable extravagances** and fixing the things that need to be fixed; the entire town - all LPT and rate-payers, can benefit
  - **Elphin Street** is set to become the main entrance to the town, once the newly financed and appropriated by-pass is in place. At present, Elphin Street is **virtually impassable** due to the completely reprehensible widening of the footpaths and narrowing of the carriageway which took place in the last decade. It is unsafe for vehicular movement, pedestrians (especially older people and people with mobility issues) and is aesthetically horrific, to put it mildly
  - The current proposals fail to take account of this very **necessary**, very **basic improvement** which would add much needed value to our town
- The roundabout
  - Yeah, it is too big. Make it smaller. Or remove it completely. Maybe a nice monument in the centre? It doesn't really matter. This is an easy fix. Just ensure the maintenance is easier than at present and in keeping with the rest of the town

# STROKESTOWN

## SOLUTIONS - KISS (KEEP IT SIMPLE S\*\*\*\*\*)

- General observations and comments
  - The plan, in its current state, **is not so awful as to be completely dumped**, but is simply **over-ambitious** and will ultimately be **unsustainable** and hurt commerce in the town, not aid it. This is not a leafy suburb of Dublin, never was, never will be
  - Inclusion of pedestrian crossings is a no-brainer, especially on Elphin Street
  - The plan should cover **all streets with uniformity**, making savings by avoiding expensive, unnecessary, and unsustainable items such as additional vegetation and carriageway edging should make this achievable; no sense doing a half job
  - **Cars equal commerce**, we cannot afford to lose any parking, anywhere in the town. Yes, make it more streamlined, be creative with delineation, but don't bite off your nose to spite your face
  - It upsets me greatly that I even have to say it but **we do not need dedicated cycleways** when we have the widest streets in Ireland. Seriously.
  - Council need to do better in terms of **waste-disposal and recycling area**, it literally cannot get worse than it is at the moment
  - More needs to be done to respect the **historical form and purpose** of the town, it has been, is and should always be a **vibrant market town**



# STROKESTOWN

## SOLUTIONS - KISS (KEEP IT SIMPLE S\*\*\*\*\*)

- General observations and comments, continued...
  - While we are doing all this work, let us put a little effort into enhancing the **subterranean infrastructure** of the town, ensuring that waste-water is directed not into the river but exclusively into the waste water treatment plant
  - Let us, too, not go ripping up what will be put in place time, after, time, after time, destroying the aesthetics of the town. Whatever is done, do it so that future works can be accommodated without the need for multiple government bodies to come, one after another, and sometimes simultaneously, to deconstruct the work that will cost millions to do. It is called **future proofing a project** and we seem to have a problem doing it in Ireland, while the rest of the world, including developing nations, seem to be perfectly capable of doing so
  - Preserve the truly heritagologically and culturally significant, **allow property owners to amend what is necessary to advance the social and economic vibrancy of the town a sustainable manner**, and allow those who are most affected by decisions to have the first, and most listened, to say in matters of planning and development
  - **Respect** the historical form and purpose of the town, embrace what makes us unique and don't try to be something we are not, nobody really wants us to be and which will ultimately **cost the town its heart and soul**.

Ardeevin  
Goonshreen  
Stokestown  
Co Roscommon

18/10/23

Dear members of the County Council

I am a eleven year old boy attending St Patricks B.N.S. I was in the library when I saw your plan for the town. I didnt agree with them for the following reasons:

1, The Town is pretty enough as it is and the town team have enough work to maintain and doing this would make it near impossible.

2, The hurl club is at the center of the town and winning the county championship was great for the town but the carpark needs finishing and a grant towards tarmac would be very welcome. If there was a little for nets and balls that would make me very happy.

3, The soccer club too could do with help with football and tarmac of the carpark.

Thank you for reading my letter and I hope you can consider my reasons to invest the money in the hurl and soccer clubs to the benefit to young old and visitors to the town.

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Friday 27 October 2023 12:14  
**To:** Jacqui Croghan  
**Subject:** FW: Concerns of proposed redevelopment in Strokestown.

**From:** BRONA KIERNAN <[bronak1962@gmail.com](mailto:bronak1962@gmail.com)>  
**Sent:** Thursday 26 October 2023 14:25  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Concerns of proposed redevelopment in Strokestown.

I Brona Kiernan a residential Strokestown want to make it clear to you and your associates that I do not want the proposed redevelopment of our town.

The idea of taking away of over half the parking we now have (especially as there is no off street parking) is madness. The result of loss of parking will close businesses and jobs will be lost, our lovely town will end up like a ghost town.

Our wide streets are renowned throughout the country, they have served us well for over a hundred years why the need for change.

Why are the people living and working in the town not been listened to...

There is better ways to spend 6.6 million euro investing means improving, a lot of derelict houses in the town, do them up and give them to people who need a roof over their heads. Improving our sewerage system, floods due to no drainage has hit the town on at least 3 occasions in the last 12 months due to storm floods it's not good enough. Footpaths and roads with potholes never filled in.

Hoping you take my concerns on board

Regards

Brona Kiernan

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

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Friday 27 October 2023 12:15  
**To:** Jacqui Croghan  
**Subject:** FW:

**From:** B Dockery <[brendandockery7@gmail.com](mailto:brendandockery7@gmail.com)>  
**Sent:** Thursday 26 October 2023 16:05  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:**

Hi Sean,

I would like add my comments and concerns in relation to the new proposed streetscape for Strokestown.

As a resident and someone who has spent alot of money sympathetically renovating a townhouse on Church Street, i want to endorse the current plan that is proposed that will FINALLY improve traffic management and traffic safety in the town.

In addition I am aware of pressues to significantly alter the plan on the basis of 'vandalising' the heritage of Strokestown's main streets, but from what I see this plan will enhance the heritage streetscape of the town and hopefully prevent futher degradation of the towns unique place in Roscommon's history.

It would be hugely disappointing if the plan was altered/augmented from its current design.

I hope this email is received in a progressive manner.

Best regards,

Brendan Dockery Church Street Strokestown.

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



**Jacqui Croghan**

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**From:** Sean Mullarkey  
**Sent:** Friday 27 October 2023 20:06  
**To:** Jacqui Croghan  
**Subject:** Fwd: Strokestown Part 8 objection  
**Attachments:** Strokestown Redevelopment Plans.docx

Sent from [Outlook for Android](#)

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**From:** Eileen Flanagan <flanaganeileen@hotmail.com>  
**Sent:** Friday, October 27, 2023 7:18:21 PM  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Subject:** Strokestown Part 8 objection

Hi Sean,

Please find attached a letter outlining our objections to the redevelopment plans outlined for Strokestown.

Kind regards,  
Eileen & Edmund Flanagan

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

St. Annes,  
Elphin Street,  
Strokestown,  
Co. Roscommon

**Re: Strokestown Redevelopment Stage 8**

To whom it concerns,

I hope this letter finds you well. I am writing to express my strong opposition to the Strokestown Redevelopment Part 8 Plan, as currently proposed. The proposed plan has raised several concerns within the community, and I believe it is essential to address these issues in the interest of the residents and the integrity of the town.

While I understand the need for redevelopment and growth, it is crucial that any proposed plan considers the welfare and concerns of the local residents. I wish to express my concerns regarding the proposed changes to Bawn Street, Church Street and Elphin Street Strokestown as outlined in the proposed redevelopment Part 8 plans for the town.

Who will maintain the proposed new grass areas around the town. The existing volunteers are already maintaining county council managed estates and the addition of more green space to the town will result in already under pressure groups getting additional workloads. Trees require ongoing maintenance, including pruning, watering, and pest control. Maintaining all the additional greenery will be costly for the relevant authorities in the town.

The new trees that are proposed on Bawn Street will hinder the view of the traffic entering and exiting the street as well as diminishing the usefulness and safety of the pedestrian crossing.

The new trees on the roundabout will further hinder the view for traffic on the main N5 and as a result lead to further safety issues at each of the 4 proposed pedestrian crossings. While trees can enhance the aesthetics of a roundabout and provide environmental benefits, there are several issues that need to be considered.

Tall trees or dense vegetation can obstruct the visibility of drivers approaching the roundabout. This may lead to increased risks of accidents, especially for drivers trying to assess the movement of other vehicles within the roundabout.

The trees may create blind spots for pedestrians and cyclists trying to cross the roundabout. They might not be visible to drivers, increasing the potential for accidents involving vulnerable road users. Tree roots can damage the road surface, curbs, and underground utilities, potentially leading to costly repairs and maintenance.

The green areas along Church Street will reduce the number of entrances and exits to the parking spaces and this will create bottlenecks for traffic searching for parking along the route.

The plan for a reduced-size roundabout is expected to cause vehicles to navigate the roundabout at higher speeds, raising safety concerns at each of the pedestrian crossings.

The proposed reduction in width of Elphin Street presents a significant concern due to the existing conditions, which do not allow safe passage for two vehicles. Further constriction of the street as it approaches the roundabout is likely to severely disrupt traffic flow, causing traffic congestion throughout the town.

Residents of Church Street will be greatly hindered going from their homes to their cars due to the introduction of the proposed cycle lane and also traffic coming from the main N5 who wish to park in the town. The proposed plans for the introduction of the cycle lane and reduced parking will lead to a dangerous situation for these residents as they will need to cross a cycle lane and oncoming traffic in order to reach their vehicles.

The comprehensive town redevelopment proposal anticipates a substantial decrease in the town's available parking spaces, which is expected to adversely affect all local businesses.

All of the additional trees in the town will obstruct street lighting and road signage. Adequate illumination and clear signage are critical for road safety, especially during nighttime or adverse weather conditions.

Strokestown is a heritage town and the proposed plan will result in the face of the town being disrupted and this will have a major impact on the tourism industry in the town. Strokestown has a rich cultural heritage, and the redevelopment plans for the town will have a detrimental impact to the historic sites and landmarks.

There are other areas of the town that would benefit substantially from this kind of investment. There is a sewage smell on Bawn Street that needs to be addressed. In time of heavy rain which we are seeing more and more of each year Bridge Street has started to flood and this is affecting businesses at the lower end of the town, the drainage network needs a full review and these issues need to be resolved as a matter of urgency.

I urge you to take into account these concerns when reviewing the Strokestown Redevelopment Part 8 Plan. It is my hope that these issues can be addressed through a comprehensive and consultative process that prioritises the well-being and input of our community. It is my belief that with careful consideration and community involvement, we can achieve a redevelopment plan that benefits both the residents and the town.

Yours sincerely,  
Edmund & Eileen Flanagan

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**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Tuesday 31 October 2023 10:35  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Public Realm Enhancement Scheme

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**From:** Emily Leonard <[beleonard78@gmail.com](mailto:beleonard78@gmail.com)>  
**Sent:** Saturday, October 28, 2023 10:30:15 PM  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Strokestown Public Realm Enhancement Scheme

Dear Mr. Mullarkey,

As we have been living in Strokestown for the last 50 years we wish to submit our views on the above Enhancement Scheme.

Strokestown is a very special town. It is a designed town and hence it is the envy of so many other towns in that it has ample parking space for residents, shoppers and for visitors who come to our town for special events.

It would be absolutely detrimental to Strokestown to reduce the number of parking places. These places are vital for shopping, attending church (which has no car park) and for crowds that attend funerals in the town. Older people cannot be expected to park on upper Church Street away from the square and carry their shopping that distance.

A town is about its people and if these plans are inconvenient to its people, then under no circumstances should they proceed.

Yes, the pavements need to be redone, the bus stop moved to Church Street and zebra crossings placed at the roundabout, all of which would enhance the town and make life easier for us local people. That is what enhancement should be about.

However, we are totally against the the Enhancement Scheme planned and ask you to re-consider it.

Yours,

Brendan & Emily Leonard

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

## Jacqui Croghan

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**From:** Jacqui Croghan  
**Sent:** Tuesday 31 October 2023 10:35  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Public Realm developments

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**From:** Abigail Pip <[abigailpip@gmail.com](mailto:abigailpip@gmail.com)>  
**Sent:** Sunday, October 29, 2023 11:10:46 AM  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Fwd: Strokestown Public Realm developments

----- Forwarded message -----

**From:** **Abigail Pip** <[abigailpip@gmail.com](mailto:abigailpip@gmail.com)>  
**Date:** Sun, 29 Oct 2023, 11:03  
**Subject:** Strokestown Public Realm developments  
**To:** <[smullarkey@roscommoncoco.ie](mailto:smullarkey@roscommoncoco.ie)>, Cllr Joe Murphy <[cillrjmurphy@roscommoncoco.ie](mailto:cillrjmurphy@roscommoncoco.ie)>

Dear Sean,

Thank you for the opportunity to comment on the proposed development and for making copies available in the local library.

The plan has many good points. I offer my observations as follows:-

1. Lighting 8 meter high lighting is FAR TOO HIGH. This will cause light pollution to the surrounding areas affecting both wildlife and residents particularly in the Demense which is nearby and in the area to the south of Strokestown, where the land falls away sharply effectively increasing the height of the lights substantially. This has the potential to effect birds, bats, insects, mammals including humans. Has an environmental impact study been done on this? If so, where can it be viewed?

2. Cycle paths. Need to be wide enough to accommodate cyclists with child trailers and tricycles. They need to extend AT MINIMUM from Killdough Heights to the school and from the old GAA pitch at Turn na Farn to be useful. If they don't extend far enough they will not be used because children will not be safe on other parts of their journey.

Cycle paths need to be in a place that is safe for all road users and pedestrians.

There is some talk that the cycle paths will run "In front of people's homes," it was not clear on the plan, where the cycle paths are proposed to go, indeed, I only realised that cycle paths were included when I read the text.

A separate entrance to the school needs to be arranged for cars/busses so that there's isn't a bottle neck/ accident black spot at the school entrance road which is a narrow twisty road. Cars and busses could use the convent entrance maybe?

3. School parking. At times of school pick up / drop off, there are large volumes of vehicles near the school entrance. As above this needs to be kept separate from vehicle traffic.

Some way of encouraging people to use "active travel" needs to be arranged. The facilitating of child trailers on cycle paths may help somewhat. Segregation of cycle paths from pedestrians is also desirable from a safety point of view. Children will naturally like to cycle beside their friends which may cause danger for those walking.

4. A crossing near to the school/ health centre would also be helpful for " active travel"

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Tuesday 31 October 2023 10:35  
**To:** Jacqui Croghan  
**Subject:** FW: Re Part 8 Strokestown Public Realm Enhancements

**From:** Maria Towey <[mariatowey@gmail.com](mailto:mariatowey@gmail.com)>  
**Sent:** Tuesday 31 October 2023 07:24  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Re Part 8 Strokestown Public Realm Enhancements

Dear Mr Mullarkey

**Re Part 8 Strokestown Public Realm Enhancements**

I write to document my strong concerns around the lack of consultation around this flawed process, and to lodge my objections to the proposed Part 8 redevelopments in their current form.

In my strong view the residents of Strokestown, and of my own direct concern the senior citizens (including my 86 year old father), were never engaged with or consulted during this process.

These are the people who pay daily visits to the town in order to access vital retail, health and church services. The drastic change to the parking and accessibility provisions and their knock-on implications will cause severe daily disruption to the everyday lives of people like my elderly father.

In addition, it seems wholly unacceptable that property owners, business people and residents of the town will now be unable to park directly outside their front door - what concern has there been for residents with mobility issues, residents with small families, elderly residents?

The redevelopments, in my view, do not enhance the lives of the people living and working in Strokestown and in fact are entirely disruptive and contrary to the social and economic fabric of the town.

I do hope that the disregard for due process and consultation which has heretofore been shown throughout the process can be now left to one side. This is your opportunity to consider the concerns of the people of Strokestown, to work in consultation with them, and to make the amendments required to the plan.

Sincerely

Maria Towey

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

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Tuesday 31 October 2023 10:35  
**To:** Jacqui Croghan  
**Subject:** FW: Submission - Part 8 Strokestown Public realm Development  
**Attachments:** Strokestown Public Realm Development.pdf

**From:** allen dolan <[dolanallen@yahoo.ie](mailto:dolanallen@yahoo.ie)>  
**Sent:** Tuesday 31 October 2023 09:11  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Submission - Part 8 Strokestown Public realm Development

Morning Sean

Please find attached pdf document containing my submission on the proposed Public Realm Development for Strokestown. Hoping it makes sense to you but if you need any clarity please do not hesitate in contacting me.

In summary, I believe the plan needs to be amended to cater for the needs of the town's people, the local businesses and frequent users of the town.

Best Wishes

Allen Dolan  
Ballintemple,  
Strokestown,  
0860405331

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

# Strokestown Public Realm Development

Submission By: Allen Dolan

Address: Ballintemple Strokestown Co Roscommon

Date: 30<sup>th</sup> October 2023

Dear Sean

I would like to make a submission in regards the Part 8 Strokestown Public Realm Enhancement project. While I am all for enhancement of the town, I believe the current proposal is not in keeping with the actual requirements of the towns people, the businesses and the many visitors who frequent the town daily. Strokestown as you are aware is a heritage town with a very unique and wonderful street scape, of which one will struggle to find the likes anywhere. The wide tree lined streets, traditional shop fronts and the entrance to Strokestown Park House are just some of the features that make the town so special, with this in mind RCC and all the stakeholders involved need to ensure the plan is in keeping with the street scape which has remained pretty much untouched for generations.

My Comments on the various aspects of the plan.

## **Alternative to existing road carriageway widths & Roundabout dimensions**

- Elphin Street needs to return to the original carriageway width – tightening back the footpaths to their original width. The current layout poses daily H&S concerns for the residents and users of this street, this will be compounded once the bypass is constructed when this street will become the main entrance to the town.
- Church Street is not as bad in terms of width, but it would need to conform with Church street to ensure a uniformed overall street scape which is another unique feature to the town.
- Church Street is well proportioned at the moment, however when this road becomes a Regional Road, the carriageway can be reduced allowing enough space for a cycle lane just off the East or West bound carriageway. The current proposal to have a cycle lane adjacent to the footpaths is not practical and would cause unnecessary H&S concerns for the residents and footpath users (young and old)
- Bawn Street – a very unique and miss managed space – this street certainly needs some enhancement but the car parking needs to be rectified in advance of any proposed alterations. The local Spar is a focal point of the town and is an important link for all users of the town, off street parking is a must to enable Bawn Street to be utilised to its potential.
- Roundabout – any changes would be welcomed for this aspect of the town, however it is difficult to see from the proposal how the finish product will look like. A 3D streetscape would be of great advantage to the overall project, allowing people to get a proper feel of the proposed development.



### **Provision of footpaths, along with shared pedestrian & cycle routes**

- As mentioned above, It would be a mistake to put a cycle lane within the current footpath space – cycle lanes would be very welcomed but there is plenty of space adjacent to the current carriageway and certainly will be once the road is re defined as regional.
- The current Footpaths are in a desperate state of repair/enhancement, having worked on some Public Realms Projects throughout Ireland (incl Ennis Town, Tralee Phase 2 and Limerick), I would hope that RCC consider utilising some form of natural stone paving/slabs, (Limestone or Granite) as opposed to concrete. The current limestone kerbing would be a great starting point, supplemented by appropriate paving slabs. Again, the current plan fails to identify the actual proposed surfaces which is very disappointing.
- The town would certainly benefit from car free zones and shared pedestrian/car areas where the hard paved areas could be used for parking during high demand but in general would remain car free zones – this is easily managed by utilising removable bollards.

### **Provision of controlled and uncontrolled pedestrian crossing facilities**

- A welcomed proposal – however the proposal has failed to demonstrate the actual proposed hard surface – considering the historical feel to the town, one would hope that any pedestrian crossings would be formed using paving as opposed to just white lines over a tarmac surface.

### **Relocation of bus stop – from Bridge Street to Church Street**

- Another welcomed proposal and one which the people of Strokestown and all users would very much embrace. The current location is a hazard.

### **Alterations to existing parking to include disabled Parking**

- Always a positive to cater for the less mobile users, so disabled parking would be welcomed but again, how will this be achieved – creating a myriad of white lines throughout the town is not in keeping with the town's heritage
- The current proposal to create a structured car parking arrangement for Church Street is ludicrous and is not what the town needs. The off carriageway space lends itself to natural car parking. Considering the numerous events that take place during the calendar year, let alone the daily parking requirements of the secondary school, parking has and never will be an issue for this street. Creating a labyrinth of kerbing and white lines on this street would be a grave mistake and I hope out of all the proposals within this plan, RCC do not proceed with this element.
- Bawn Street would benefit from a structured car parking plan and car free zones but as mentioned off street parking is required to cater for the local supermarket.

### **Soft Landscaping Work – Tree and green space**

- Green areas are not what the town needs – this will lead to continued and labour intensive maintenance. Like most if not all Public Realm projects a combination of suitable localised planters along with architectural designed seaters would be very much welcomed for the town. Roscommon town is a typical example of where hard surfaces were installed with polished concrete planters and aesthetically pleasing seaters – can RCC please consider similar approach for Strokestown.
- Additional trees installed within suitable environs along with protection and enhancement of the existing trees would be very welcomed.

### **Street Furniture**

- Architectural designed polished concrete/hardwood or equivalent street furniture would greatly enhance the town but need to be placed strategically within car free zones. This element of the plan would be welcomed but only if suitable furnishing were procured.

### **Provision of Signage, road markings and Public Lighting**

- Heritage signage would be welcomed
- Road Marking – not required especially the proposal for the car parking white road markings proposed
- Public Lighting – always enhances a town and a suitably designed enhancement of the existing street lighting would be welcomed.

### **Some Good Examples of Public Realm Enhancement Works Throughout the country**



Ennis Town – seater with space for a tree within the centre of the seater – not planted at the time of photo.



Ennis footpaths utilising Limestone kerbing and Granite Paving Slabs



Artist Impression of proposed streetscape for Parnell St Ennis



Tralee – good example of small planters and seating





Tralee town centre – hard surfacing with little of no green areas – low maintenance



Wicklow Town – again suitable paving combined with localised planters and seating – simple but very effective

## **Conclusion**

I believe RCC and the architects have failed to demonstrate how the proposal will benefit Strokestown.

### **What is needed**

- Both Foul and Stormwater network needs to be upgraded – especially the stormwater, to prevent further flooding of Bridge Street.
- Elphin St to be widened to original Carriageway width
- All footpaths to be enhanced using natural paving slabs combined with cobble sets
- Controlled and non controlled Pedestrian crossings
- Network of ducting installed to cater for future development
- Area between carriageway and edge of footpaths along Church St to be re-surfaced on both sides
- Additional planters and seating to be installed
- Car free zones to be established
- Off street parking for Bawn Street
- Bawn St and lower Church St to be the main focal areas for pedestrian zones combined with planters and seating.

Thanking you for taking the time to read my submission.

Regards

Allen Dolan

0860405331

Accounts Payable

- 1 NOV 2023

RECEIVED

Vesnoy.

Stoke Newington

Cockes Corner

28/10/23

Dear Mr Mullerkey.

Re part 8 of Stoke Newington Public  
realm of enhancements.

I write  
to document my strong concerns  
around the lack of Consultation  
around this flawed process

In my strong  
view the Senior Citizens  
(including me) were never  
engaged with - Consulted.

These are the people  
who pay daily visits to town  
in order to access vital  
retail, health and Church  
services.

The drastic change  
to the

Car parking provisions and their knock-on implications will cause severe daily disruptions to the everyday lives of people like myself. (Senior citizen)

In addition it is unacceptable that property owners who are life long residents of the town will now be unable to park directly outside their front door (people with mobility issues ??)

I am a resident of Shroveton for 54 years and urge you to take on board my strong views along with all other views expressed to date, which are negative, and re-consider your actions. Sincerely  
KATHLEEN CAMPBELL.

**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Tuesday 31 October 2023 11:04  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Public Realm Development

From: Michael Carlos <michaeldcarlos@gmail.com>  
 Sent: Tuesday 31 October 2023 10:56  
 To: Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
 Cc: Cllr Liam Callaghan <cllrlcallaghan@roscommoncoco.ie>; Cllr Valerie Byrne <cllrvbyrne@roscommoncoco.ie>; cllrjmurphy@roscommoncoco.ie  
 Subject: Strokestown Public Realm Development

With regard to the above I wish to make the following points :

There has been poor consultation and communication with households and businesses in both streets. When BDP presented their first plan, for Bawn Street only, they went around the evening of the meeting, or the day before, handing out questionnaires to householders in the street. No acknowledgement or replies were given considering there would not have been even 20 replies. We are now also given to understand this will also be the case now.

Street and town cleaning and maintenance has been minimal for some years and I fail to see how this will improve either with or without this development .

It appears existing trees will be left in situ and the surrounds impede on access to gateways in Bawn Street. It should be noted that there were no trees in either Church or Bawn Street 100 years ago.

Parking has proven to be a huge problem and I note it seems no provision has been made for designated household parking spots in the plan. There are only 4 private residential houses in Bawn Street at the moment.

The number of benches and seats in Bawn Street will lead to more antisocial behaviour at night-time as it is normally a quiet area of town.

The downpour of rain on 10 September left floods on the streets as storm water and sewage drain appear to combine when shores are not maintained, manhole covers lifted in Church Street that day and the usual flood at the demesne gates and in Bridge Street. The flood risk assessment is not strictly correct.

The plan takes no account of parking at school times, football match days, show day, church weddings and funerals when the town can be full of cars. Schools especially, given the large number of pupils attending our very successful Scoil Mhuire.

Yes, the bus stops need to be moved and pedestrian crossings are required but I cannot agree to these plans without further amendments to them.

Thank you

Michael Carlos  
 31 October 2023



**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Tuesday 31 October 2023 12:40  
**To:** Jacqui Croghan  
**Subject:** FW: Part 8 development at Strokestown, Roscommon  
**Attachments:** UÉ\_Response to PartVIII\_Strokestown Public Realm Enhancement Project.pdf

**From:** Planning <[Planning@water.ie](mailto:Planning@water.ie)>  
**Sent:** Tuesday 31 October 2023 12:19  
**To:** Regeneration <[regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)>; Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Part 8 development at Strokestown, Roscommon

Dear Sir/Madam,

In response to referral for a Part 8 development at Strokestown, Roscommon received on 20/09/2023 from Roscommon County Council planning department.

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries please do not hesitate to contact me.

Kind regards,

Martha Gilligan  
*Planning Application Specialist*

**Uisce Éireann**  
Bosca OP 860, Oifig Sheachadta na Cathrach Theas, Cathair Chorcaí, Éire  
**Irish Water**  
PO Box 860, South City Delivery Office, Cork City, Ireland

**T:** 1800 278 278  
**Text to Voice/Voice to Text** 1800 378 378  
**[www.water.ie](http://www.water.ie)**

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdraithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdraithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh

**Uisce Éireann Ref:** N / A  
**Planning Ref:** 23/51404  
**Planning Authority:** Roscommon County Council  
**Issue Date:** 31 October 2023

**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](http://www.water.ie)**

**RE:** Part VIII - Uisce Éireann's observations regarding Part 8 - Strokestown Public Realm Enhancement Project.

Dear Sir, Madam,

Please accept this submission in respect of the above-referenced planning application for proposed development along a section of Bawn St and Church St.

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

Uisce Éireann has no objection in principle to the proposal, however our records indicate the presence of water services infrastructure which may be impacted by the proposed development.

Uisce Éireann requests that prior to any works being undertaken, that the location of any / all watermain(s) / sewer(s) and any associated fittings shall be confirmed on the ground with the local water curator.

Uisce Éireann requests that the integrity of the infrastructure shall be protected during the works and the local water service engineer consulted prior to and during construction.

Uisce Éireann respectfully requests any grant of permission be conditioned as follows:

1. The applicant shall liaise with Uisce Éireann regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Uisce Éireann's infrastructure shall be protected both during and after the completion of the works relating to this proposal.

**Uisce Éireann's Standard Details and Codes of Practice:**

- i. All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*. Further information on Uisce Éireann's Standard Details and Codes of Practice can be found via our website or via [link](#).
- ii. Uisce Éireann does not permit any build over of its assets and separation distances as per Uisce Éireann's *Standard Details and Codes of Practice* must be achieved. Further information on Diversion / Build-Over enquiries and Uisce Éireann separation distances can be found via our website or via [link](#).
- iii. The applicant must contact Uisce Éireann for any proposals to build over or divert existing water or wastewater services and submit details to Uisce Éireann for assessment of feasibility and have in place a written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works beginning onsite.

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)

PP. Ali Robinson

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**Yvonne Harris**

Connections and Developer Services

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Wednesday 1 November 2023 09:06  
**To:** Jacqui Croghan  
**Subject:** FW: Proposed Strokestown Public Realm Enhancements.

**From:** Strokestown Community & Sports Centre Info <[strokestowncommunitycentre@gmail.com](mailto:strokestowncommunitycentre@gmail.com)>  
**Sent:** Tuesday 31 October 2023 22:02  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Proposed Strokestown Public Realm Enhancements.

Hello,

As the Management Committee of Strokestown Community & Sports Centre we wish to voice our opinion on the above subject.

Some of the proposed enhancements, namely the moving of the BUS STOP to a safer location, is an excellent idea. The present location in Bridge Street is a major traffic hazard especially on the week-ends with the large volume of traffic that moves through Strokestown to and from the West.

The pedestrian crossings are also a positive aspect to this proposed development as are the provision of disabled parking spaces.

However the provision of 260 parking spaces is questionable especially on big event days such as the Agricultural Show, Easter Parade and daily school pick up times which puts major pressure on all parking spaces especially on Upper Church Street in close proximity to the schools. The provision of traffic control, such as lights, during those times at the entrance/exit to the school would be more beneficial to all concerned.

Shared pedestrians & cycle routes - is this on the footpaths that run right outside peoples front doors? If this is the case it's accidents waiting to happen!

Flooding has continued to be a big problem especially in Bridge Street. Should this not be rectified before any enhancement works be carried out?

Please take the opinions of the people who live in close proximity to this proposed enhancement into consideration before going ahead. Go back to them and discuss what can be done to save the situation and enhance the town in a realistic manner.

Thank you for your time.

The Management Committee of Strokestown Community & Sports Centre.

 Virus-free [www.avast.com](http://www.avast.com)

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

## Jacqui Croghan

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**From:** Jacqui Croghan  
**Sent:** Wednesday 1 November 2023 09:06  
**To:** Jacqui Croghan  
**Subject:** FW: Proposed public realm changes in Strokestown

**From:** Emma Leonard <[leonardemma@yahoo.com](mailto:leonardemma@yahoo.com)>  
**Sent:** Tuesday 31 October 2023 22:42  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Proposed public realm changes in Strokestown

Dear Mr Mullarkey

I wish to object in the strongest possible terms to the proposed public realm changes in Strokestown.

The following are the principal reasons for my objections:

1. Strokestown is a **unique historic town** with unusually wide streets and distinct period buildings. The proposed redevelopment scheme will detract from the town's unique aspect and in particular from the imposing view down Bawn Street to the gates of Strokestown Park. The proposed scheme is an 'identikit' generic town centre redevelopment scheme which could be in any town in Ireland (or indeed Europe) and undermines Strokestown's unique historic character.
2. Strokestown is a small thriving town with a large rural population who access the town for shopping, school, church etc. The population living in the town itself is relatively small and therefore most people are dependent on driving to access the town's services. **The implementation of the 'town centre first' policy must consider the particular circumstances of a town**, including how and by whom it is used. While it may be appropriate to significantly reduce parking in a town centre with a larger population within walking or cycling distance (or good parking facilities within close proximity), this does not make sense in Strokestown. Indeed, **the public realm redevelopment is most likely to undermine the commercial fabric of the town and to threaten the town's viability and sustainability**. This runs contrary to the principles of the town centre first policy, which aims to create vibrant and attractive town centres for people to live and work in, and to visit. **One size does not fit all** when it comes to town centre redevelopment.
3. **The level of planting proposed in the public realm** redevelopment is excessive and, as outlined above, is not in keeping with the unique historic character of the town. I am strongly in favour of improving biodiversity; however, there are myriad meaningful ways of doing this in and around Strokestown in a way that is much more in keeping with the town's character. Unlike other towns, Strokestown has extensive biodiversity within Strokestown Park, in its large rural hinterland (a few hundred meters from the town centre), in local gardens, in the grotto etc. Sustainability needs to be considered from an environmental, social and economic perspective. In this case, the very limited environmental benefits of the proposed planting scheme do not outweigh the negative economic, social and aesthetic implications for the town.
4. There is **very strong opposition from the people of Strokestown** and neighbouring areas to the scheme being put forward. There is a responsibility on Roscommon County Council to listen to the people who will be directly affected by the changes and to return to the drawing board. While it may sometimes be necessary for the Council to proceed with a development in the face of public opposition because of a greater public good, this is simply not the case here. To proceed with a public realm redevelopment in the face of such significant opposition from people who live, work in and visit the town would be a grave breach of trust. The availability of funding is not a reason to proceed with a scheme that does not have public support.

No. 18

PI

25-10-2023

Dear Mr Sean Mullarkey,

I am writing to you in relation to the proposed development for Struckertown.

My name is CONAL HANLY and I am a shop owner, who currently owns a premises on Elphin Street.

We are newsagents and also specialise in toys.

As you can imagine small business in rural towns are finding it tough to survive in this current climate.

Just this year I have had

→

to reduce my opening hours, increase my own working hours and reduce my staff to ensure my business remains viable due to increasing electricity, staff costs and inflation etc.

I genuinely fear that this proposed new development may be the final straw for my shop.

The main concerns I have are :

Parking - people simply won't

stop at my shop unless it's convenient.

Therefore the proposal of a cycle lane on Elphin Street will stop people conveniently stopping for paper/tobacco etc.

It just won't happen, they will simply go elsewhere.

I would wholeheartedly embrace the idea of a cycle lane in other circumstances but not at the cost of losing the whole street of parking for businesses on Elphin Street who are already stretched for parking spaces.





I would fully support the facilitation of the proposed car park that could be potentially be accessed on Bawn Street, behind Eurospar. This is a simple solution that could provide spaces for workers on Bawn Street daily and create more parking for people that came to town to do their business.

If we remove parking (which is already an issue) people will simply travel to bigger towns where there are large car parks with ease of access. I know



myself if I have to carry bags a shopping a distance I would rather drive to Roscommon or Longford.

My other concern is the maintenance of the proposed green areas. We have a wonderful tidy towns committee and town team who are already stretched with what they have to maintain, it is unfair to expect volunteers to maintain more green areas in their spare time. It is quite likely we will end up with something that looks unkept  
→

over time.

I am listening to people  
come into the shop daily  
speaking about these issues -  
we feel we are not been  
listened to as a community.

Its disheartening, why can the  
community itself not be involved  
in coming up with a plan that  
satisfys the business's and  
residents of Brw Street,  
Church Street and the rest?

What is the rush with  
this development?

What is the need to rush  
and push this plan through  
without proper consultation and



and agreement?

I am one of the lucky ones that does not live on the street that has an issue with flooding but I can tell you how annoyed I would be if I was a lifetime resident/business owner in Bridge Street in Stokertown. These residents have had numerous incidents of flooding in recent times.

The fact that we are even considering going ahead with a development that most people are against, which will cost millions, while some people in our town are worried about  
→

Water coming in their doors on a regular basis beggars belief. We should be looking at fixing infrastructure issues such as this first & foremost.

Leave Strokestown alone until FLOODING & Flooding issues are solved.

Investment in town is welcomed but it has to be done correctly.

Regards

Coral Hardy  
Dawn Til Dusk.

Accounts Payable

- 1 NOV 2023

RECEIVED

VIVIENNE TIERNAN

13 LISROYNE OAKS

STROKESTOWN

Co. Roscommon

F42 XR84

28th October 2023

To: SHANE TIERNAN  
SEAN MULLARKEY  
Roscommon County Council

Re: PART 8, STROKESTOWN PUBLIC REALM ENHANCEMENT.

Dear Sirs,

I wish to express my concerns regarding the proposed "Enhancement" of Church Street + Bawn Street. firstly, I object to the position of the cycle lane, as I believe it to be unnecessary and too close to the residents entrance to their homes, which may cause an obstruction.

Secondly, I object to the further proposed vegetation on both streets and this will reduce the amount of parking spaces, and spaces are already in demand as is. We currently have the second widest streets in Ireland, of which we are very proud and would like to keep them that way.

Thirdly, I would like to comment on the assessment and drawing up of the plans. I understand that 'Google Maps' was used in

carolineoreilly15@outlook.com

---

**From:** Caroline o reilly  
**Sent:** Tuesday 31 October 2023 06:32  
**To:** smularkey@roscommomcoco.ie  
**Subject:** Strokestown Public Realm developments.

As a resident living in Church St. I wish to make my discontent known.

1. The green areas will greatly restrict the entrance and exit from my and my neighbour's property at present it can be difficult ,especially at school times.

There are no definite plans for maintenance of such green areas except rely on the goodwill of Tidy Towns volunteers, not good enough. This will be a haven for litter and dog poo!!

2. The bus shelter is right outside my door, this will cause a lot of foot and car traffic picking up and dropping off, I'm elderly living alone frightened enough without having more anxiety from noise etc. especially.

The airport bus at 2.30 in the morning, why not put it where there are derelict buildings. This shelter will also attract undesirables after the pubs this is not fair on us older people who just want peace and quiet at our

Time of life. I feel I must now leave my home that I love and have worked to hard to make my own.

- 3 I'm getting to the stage that I need a mobility scooter so where am I going to use this, the footpaths are not wide enough as it is so why try to put a bicycle lane there too, at least keep all those changes until the bypass is

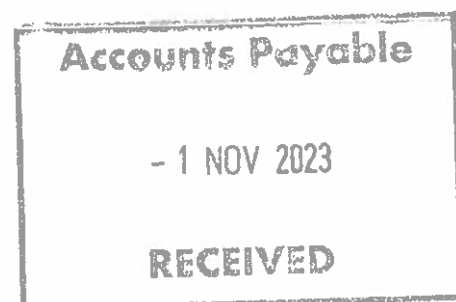
Completed and then look at our town and reassess the design.

3. BawnSt. is flooding after any heavy rain the smell in the town can be foul at times and in some properties would it be more beneficial to sort out these essential problems first.

4. I'm

not opposed to change but please consider the older folk in this town who have supported it all our lives and made it what it is, not you designers who have no idea what its like to live here day in day out.

Regards,  
 Caroline O Reilly.





Letter of Submission To!  
Sean, Mullarkey  
Head of Finance and Regeneration  
HAAS on Chontae  
Roscommon County Council

No. 21

Dear Sir,  
I am writing to formally object to the  
proposed town planning for Strokestown.  
I have carefully reviewed the plans and  
believe that this project will have a  
negative impact on our community and the  
surrounding environment.

I strongly urge the Town Planning Committee  
to re-consider this project and explore  
alternative options that are more sustainable and  
in line with the needs and desires of the  
community. It is crucial that residents  
be allowed park outside their homes  
and also have more disabled parking  
included in the plan.

I kindly request that this objection  
be taken into consideration during  
the decision making process.

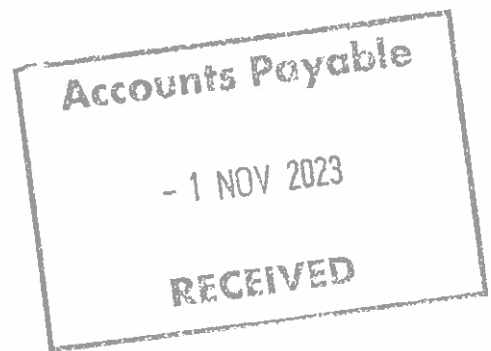
Thanking you for your attention to  
this matter.

Sincerely yours  
Angela Mc Greevey  
Town Resident





Breege Silke  
Church St.  
STROKESTOWN  
F42 R921



To: Sean Mullarkey  
Head of finance + Regeneration,  
Araas an chontae  
Roscommon County Council  
F42 VR98

29th October 2023.

I, Breege Silke appeal to Roscommon County Council to review Strokestown Public Realm development plans (Part 8).

I have been a resident in Strokestown, Church Street for over 40 years. I have a hairdressing business here on my premises for all of that time, as many of my customers are elderly parking outside my premises is important.

Re Myself, I have been diagnosed with osteoporosis a debilitating disease that is progressing rapidly therefore having a huge impact on my mobility. Having my car at my front door is imperative. It would also be important to have a disabled place near my premises.

Please find I am in disagreement with proposed cycle lane and grass areas.

I am in favour of the footpaths being replaced and improved, also the inclusion of pedestrian crossings.

The relocation of the bus stop to Church Street would be of great benefit to our town.

However I think that the proposed changes to our street are too extreme and will impact severely on the use of the street by residents, visitors to the town and businesses.

The new street development will also reduce the capacity of the street for parking for, Sunday masses, funerals, confirmations, weddings, Vintage days, Show days, GAA matches and hugely inconvenience the parents dropping off and collecting their children from school, the numerous buses in addition to parents that facilitate the safe drop off and collection of students, the Easter parade and more occasions besides. My proposal would be that designated spaces be left to access the street and gateways using yellow boxes also places assigned for trucks to park.

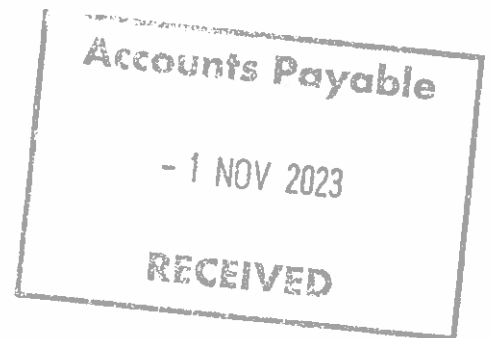
I think that as a resident and business owner, my views should be considered favourable and recommend that Section 8 be reviewed and that on behalf of myself and other residents in the street, that our views are not ignored.

Yours faithfully,

Breege Lill.

Kenny Silke  
Church Street  
Stroketown.

F42.R821



AO: Sean Mullankey.  
Head of Finance + Regeneration  
Araís an Chontae  
Roscommon County Council.  
F42 VR98.

29th October 2023.

I Kenny Silke fully support the Stroketown residents, businesses and their numerous community groups in their views that Part 8, of the Stroketown Public Realm Enhancement should be reviewed and considerations and proposals by all the citizens of Stroketown are considered and included in any future development of their town.

I have a huge interest in relation to my Mother, resident and business owner Breege Silke. I can see the rapid decline of my Mother's health on the occasions I get to visit my home, as I am living abroad, therefore I disagree with the proposed plans as in my opinion the said plans would have a major impact on the progression my Mother has made after numerous operations. Parking outside her front door will be vital in maintaining her mobility.

Yours faithfully

Kenny Silke

## Jacqui Croghan

---

**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 09:53  
**To:** Jacqui Croghan  
**Subject:** FW: PART 8 Strokestown Public Realm Enhancement Project Submission  
**Attachments:** Roscommon County Council Submission.pdf

**From:** Claire McGlynn <[clairemcglynn@ifa.ie](mailto:clairemcglynn@ifa.ie)>  
**Sent:** Wednesday 1 November 2023 16:34  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** PART 8 Strokestown Public Realm Enhancement Project Submission

Hi Sean,

Hope this email finds you well.

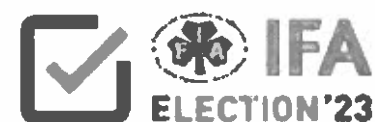
Please see attached our submission on behalf of Strokestown farming community. We hope there will be further engagement with the local community on this project.

If you require any further information from us, please don't hesitate to contact me.

Kind regards,

Claire McGlynn  
 Social Affairs Executive

The Irish Farmers' Association | Irish Farm Centre | Bluebell | Dublin 12, D12 YXW5.  
 Mobile: +353 87 219 6333 | Email: [clairemcglynn@ifa.ie](mailto:clairemcglynn@ifa.ie)



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 Vote for the next  
 IFA President and  
 Deputy President

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 branch AGM  
 details

\*\*\*\*\*

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If you are not the intended recipient, please notify the sender by return or at [it@ifa.ie](mailto:it@ifa.ie) or contact the IFA at Irish Farm Centre, Naas Road, Dublin 12. This email message has been swept for the presence of computer viruses.

Sean Mullarkey  
Head of Finance & Regeneration  
Áras an Chontae  
Roscommon Town

Email: [smullarkey@roscommoncoco.ie](mailto:smullarkey@roscommoncoco.ie)

31/10/2023

### **RE: PART 8 Strokestown Public Realm Enhancement Project**

Dear Sean,

I am writing to express concerns of many residents of Strokestown regarding the proposed public realm enhancement project currently under consideration by the Roscommon County Council. While we acknowledge the importance of improving the public realm, we believe that the current proposal may have significant negative effects on the community.

Firstly, it is crucial to emphasize that we support efforts to enhance the public realm and make villages/towns more attractive and functional. However, there is deep frustration about the potential consequences of the proposed project, which include but are not limited to:

1. **Disruption to Local Businesses:** The construction and implementation of the project are likely to cause substantial disruption to local businesses. Reduced foot traffic, road closures, and construction-related inconveniences may harm the livelihoods of small business owners in the community.
2. **Impact on parking:** A reduction in car parking spaces will not adequately meet the needs of the town's residents and businesses. The local secondary will have reduced parking spaces around the town, and this will lead to major traffic congestions. With an ageing population, there needs to be consideration made for elderly people. If there are not adequate car parking spaces close to shops, post offices or pharmacies, it will lead to elderly people being Hesitant to travel into Strokestown. These disruptions could have long-lasting impacts on the town's economy and quality of life.
3. **Upkeep of the village:** With increased soft landscaping work to include provision of trees, shrubs & green space through the scheme, the community are concerned as to how these green spaces will be maintained.
4. **Traffic Congestion:** There are concerns that the project's impact on local traffic may result in increased congestion and difficulty in accessing our village/town, deterring potential visitors and customers.
5. **Negative Impact on Historical and Cultural Heritage:** The proposed changes to the public realm should be sensitive to the historical and cultural heritage of the town. Any alterations that compromise the unique identity should be carefully reconsidered.

However, there are many sections within this project that will have positive impacts on the community such as the relocation of the Bus Stop from Bridge Street to Church Street, additional disabled parking spaces, full road resurfacing and the provision of some street furniture.

We kindly request that the Roscommon County Council engage in a more comprehensive dialogue with the community to address these concerns. We believe that a more collaborative approach, involving residents, businesses, and local stakeholders, can result in a more balanced and mutually beneficial public realm enhancement project.

We appreciate your attention to these concerns and look forward to the community participating in discussions that ensure the best possible outcome for the town.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'Alice Doyle', with a stylized flourish at the end.

**Alice Doyle**

**IFA Farm Family & Social Affairs Chair**

**Jacqui Croghan**

---

**From:** Enda Mulryan  
**Sent:** Wednesday 1 November 2023 16:59  
**To:** Jacqui Croghan  
**Subject:** FW: 23-374 - Part 8 - Public Realm Scheme - Strokestown  
**Attachments:** 23-374 - Planning Dept. Report Part 8 Public Realm Scheme.pdf

**From:** Planning Department <Planning@roscommoncoco.ie>  
**Sent:** Wednesday 1 November 2023 15:56  
**To:** Enda Mulryan <EMulryan@roscommoncoco.ie>  
**Cc:** Michelle O'Reilly <moreilly@roscommoncoco.ie>  
**Subject:** 23-374 - Part 8 - Public Realm Scheme - Strokestown

Dear Enda,

I refer to correspondence received by the Planning Department, dated 21/09/2023, regarding the aforementioned Public Realm Scheme, in Strokestown.

Please find attached the report of Senior Executive Planner, pertaining to the request for submissions and observations, on the proposed development.

Yours sincerely,

Mervyn.

Mervyn Walsh, Senior Staff Officer,  
Planning Department, Roscommon County Council,  
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98  
☎: (090) 6637100 Ext. 378 | Direct: (090) 6637378  
✉: [mwalsh@roscommoncoco.ie](mailto:mwalsh@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

**MAP LOCATION**



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



<b>Planning Ref. No.:</b>	<b>PD/23 – 374</b>
<b>Description of development:</b>	<b>Part 8 - Strokestown Public Realm Enhancement Scheme, which will include the following; Alterations to existing road carriageway widths &amp; roundabout dimensions. Provision of footpaths, along with shared pedestrian &amp; cycle routes. Provision of controlled &amp; uncontrolled pedestrian crossing facilities. Relocation of Bus Stops Provision from Bridge Street to Church Street. Alteration to existing parking provision to include the provision of disabled parking spaces. Soft Landscaping work to include provision of trees, shrubs &amp; green space through the scheme. Provision of street furniture throughout the scheme to include, benches, seating, picnic tables, bollards, cycle stands, etc. Provision of new road &amp; wayfinding signage, road marking &amp; public lighting. All other ancillary site works</b>
<b>Location:</b>	<b>Strokestown, Co Roscommon</b>
<b>Applicant(s):</b>	<b>Roscommon County Council</b>

<b><u>Site Description and Development Proposal</u></b>
---

**Development Proposal**

The development proposal is for the provision of a public realm enhancement scheme within the central urban environs of Strokestown.

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

- Alterations to existing road carriageway widths & roundabout dimensions.
- Provision of footpaths, along with shared pedestrian & cycle routes.
- Provision of controlled & uncontrolled pedestrian crossing facilities.
- Relocation of Bus Stops Provision from Bridge Street to Church Street.
- Alteration to existing parking provision to include the provision of disabled parking spaces.
- Soft Landscaping work to include provision of trees, shrubs & green space through the scheme.
- Provision of street furniture throughout the scheme to include, benches, seating, picnic tables, bollards, cycle stands, etc.
- Provision of new road & wayfinding signage, road marking & public lighting.
- All other ancillary site works



These public realm works are not considered to have a negative impact upon the architectural character of the area nor any protected structures within the vicinity of the site.

Having regard to the nature of the works, which are principally associated with road improvement works, surface works, landscaping and hardscaping, all aimed at enhancing this public road, it is considered that the works are acceptable in the context of their impact upon built heritage and archaeology.

## Flood Risk

A Stage 2 Flood Risk Assessment (FRA) has been submitted by McCloy Consulting for BDP (main consultants) on behalf of Roscommon County Council. The summary of findings determine that the site lies wholly within Flood Zone C and is therefore appropriate for development of any vulnerability classification. Design measures have been set out in Section 5.2 to consider the development subject to specific design recommendations.

## Environmental Impact Assessment and Appropriate Assessment

**Accompanied by Environmental Impact Assessment Screening:** Yes

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

**Accompanied by Appropriate Assessment (AA) Screening:** Yes

Within designated site(s): No

Adjacent to designated sites(s): No

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

See AA screening report provided.

The AA screening concluded that:

*The proposed public realm project is not foreseen to give rise to any significant adverse effects on any designated European sites alone or in combination with other plans or projects. Consequently, a Stage Two AA (NIS) is not required.*

**Planning Policy and Planning Assessment**

**Planning Policy**

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

**ROSCOMMON COUNTY DEVELOPMENT PLAN (RCDP) 2022 - 2028**

Chapter 7 of the Plan – Infrastructure, Transport and Communications, principally 7.6 addresses opportunities to explore an increase in active travel initiatives, such as walking and cycling, and a move towards a less car dependant society. Supporting policy objectives ITC 7.25 – ITC 7.30 are set out in this regard.

In terms of the provision of an improved public realm with a more pedestrian friendly environment, Policy Objective TV 4.7 aims to promote enhanced and increased public realm opportunities including the shared use of spaces, for outdoor experiences, with a priority on pedestrian usage and designed to accommodate people with disabilities.

In terms of economic development, the Plan encourages the promotion of initiatives to enhance the character and urban design quality of the County's towns to ensure that they are attractive for investments in commerce and retailing.

It is considered that the proposed development is designed to improve the public realm at key strategic locations within the town, where accessibility, permeability and public realm improvement intervention is necessary.

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

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

**STROKESTOWN SETTLEMENT PLAN 2022-2028**

The overarching aim of this Settlement Plan is to set out a vision and provide a framework for the development of Strokestown, 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 Strokestown Settlement Plan are consistent with and support the strategic aims and objectives of the County Development Plan.

***In relation to the Town Core, ST4 aims to Promote the development of the Town Core as an intensive, high quality, well-landscaped and accessible environment. Facilitate an appropriate mix of residential, commercial, service, tourism, enterprise, public and community uses that provides a range of services, facilities and amenities to serve the local community and visitors to Strokestown.***

## **Planning Report**

The proposal to enhance the town centre along the central street network to create inter alia a more pedestrian friendly and visually amenable environment is deemed consistent with the policies and objectives set out within the existing Strokestown Settlement Plan and accordingly is in accordance with the proper planning and sustainable development of the area.

### **Planning Assessment**

It is recognised that the works aim to create a more accessible road for people with all levels of mobility and facilitate a safer, shared surface development in this area, which is regarded as a key area to develop walking/cycling/wheeling.

The detail provided is considered appropriate in terms of its design and will improve the quality of the town centre.

The development will aim to serve as a more active travel orientated environment, by transforming the existing central public street network into a visually amenable and functional shared surface area, thereby creating a more people friendly and safer environment.

### **Conclusion**

In consideration of the foregoing it is concluded that the proposed scheme accords well with the policies and objectives as well as the development management guidelines and standards of both the RCDP 2022–2028 and the associated Strokestown Settlement Plan and thus accords with the proper planning and sustainable development of the area.

### **Recommendation**

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

- All recommendations and mitigations provided in the accompanying reports submitted as part of this proposed development shall be fully adhered to and implemented in the event of works proceeding.
- All proposed finishes and materials associated with this public road enhancement scheme should be of high quality which serves to maintain the integrity of the road and pedestrian network.



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

Date: 23/10/2023

## Strokestown Public Realm Enhancement Project – Part 8

### Proposals by Declan Kavanagh – private citizen – October 2023.

Whilst agreeing with many of the proposals, such as the moving of the bus-stop and a smaller roundabout, there are a few suggestions which I would like to add to the proposals.

Firstly, regarding the bus-stop, I believe that it should be positioned on front of the two former bank buildings on Church St, and should include a decent-sized bus shelter. There is no need to have two stops (one of each side of the street), the one would suffice for buses in both directions, and the space is there – as you are aware, Church St is the widest (or second widest) street in Ireland.

The project seems to be focused on the town as it is now, and not on the town post-bypass, a project that will take about five years, I'm told. So we need to look into the future to imagine what best suits the town into the long-term, after it has been bypassed.

At present, an enormous amount of traffic - cars, trucks and buses - passes through our town daily - I regularly stand at the Bridge St bus-stop. Most of it does not stop, and could not stop a lot of the time anyway even if it wanted to, because of the difficulty in finding parking, especially on Elphin, Bawn and Bridge Streets. So, limiting parking would not help bring business (or pleasure) into the town at present.

I can picture it one more time – 'Death of a(nother) rural Irish town' – but I really do not want to envisage that nightmare scenario.

After the bypass is completed, not as much traffic will be passing *through* the town. However, the traffic that *does* come in will then be traffic that *wants* to come in, to stop and to shop, to look around and do business. People will be able to come and go at their leisure, as they please – but *not* if they have no place to park, or find it difficult/awkward to find that parking space. Even the perception of reduced parking would put a lot of people off travelling into Strokestown, especially amongst the older generation. Would people then consider travelling elsewhere?

We live in the real world, and in a rural town like ours, the car is the main (and mostly only) mode of transport. Hybrid and electric cars are growing in popularity and we will not have to worry as much about the environmental effects of cars into the near future. Plus we will have been bypassed, fewer or no trucks and a lot less cars polluting the air.

Bicycle lanes are mentioned in the proposals, part 8, and in theory they are great. In practice though, these two streets are plenty wide enough to cater for bikes without specialised lanes being introduced. If you think about it, the problem is not in the town itself, but rather in how you would travel into the town on a bicycle in the first place, without getting killed or knocked off your bike.

My proposal here would be to build proper access footpaths/cycle lanes on the outskirts of town – specifically on the Tusk, Elphin and Roscommon Roads. This would be taxpayers' money far better spent, would be safer and actually encourage more people to cycle into town without the fear of being run over, and not to mention the environmental/health benefits. So bicycle lanes/footpaths into the town from about 3 to 5 km outside the town on the above-mentioned approaches.

If there is a desire to install bicycle lanes in the town, they could quite easily be positioned from French Court (from Upper Church St) to the Percy French Hotel side-entrance (on Bridge St), and on the

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 09:59  
**To:** Jacqui Croghan  
**Subject:** FW: Part 8 Strokestown Public Realm Enhancement Project

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**From:** Kate Clarke <[kateamclarke03@gmail.com](mailto:kateamclarke03@gmail.com)>  
**Sent:** Wednesday, November 1, 2023 9:32:22 PM  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Part 8 Strokestown Public Realm Enhancement Project

Dear Mr.Mullarkey,

My name is Kate Clarke.I am 20 years old and have spent all my life in Strokestown.As a former student of the local secondary school , I am worried that the reduction of parking spaces on Church Street will cause havoc around collection time as almost 700 students attempt to make their way home.The parking facilities in the town are essential especially during town events such as the Agricultural Show, the Easter Parade and local sports events.I am also an employee of the local supermarket and I worry that the reduction of parking spaces will cause our customers to face difficulties when finding parking particularly during peak hours and festive periods.These difficulties could result in these customers deciding to do their shopping in other towns where parking is more readily available.This decrease in footfall will impact our town's economy greatly.The money that is being provided for this enhancement could be, in my opinion, better provisioned to provide further employment in the area to boost the economy.

I have always appreciated the historic infrastructure which is present in the town and I am distressed that the current plan to include more landscaping could harm the charm of this quaint heritage town and thus break the link that these streets have with our local history.I also would like to question how these additional green spaces shall be maintained, as our local Tidy Town and Town Team groups already maintain a considerable amount of vegetation throughout the town and the inclusion of the current plan appears to me to be excessive.

I am ,however, in agreement with certain elements of the plan. In particular with the relocation of the bus stop from Bridge Street to Church Street and the provision of pedestrian crossing facilities to improve the road safety of the town.

Yours sincerely,  
Kate Clarke

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

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 10:00  
**To:** Jacqui Croghan  
**Subject:** FW: Part 8 Strokestown Public Realm Enhancement Project

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**From:** marian clarke <[marian.clarke79@gmail.com](mailto:marian.clarke79@gmail.com)>  
**Sent:** Wednesday, November 1, 2023 8:55:57 PM  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Part 8 Strokestown Public Realm Enhancement Project

Dear Mr.Mullarky,

My name is Marian Clarke.I am a resident of the Strokestown area.I am writing to express my opposition to the Strokestown Development Part 8.I have lived in Strokestown for over 30 years and I have always appreciated the architecture and infrastructure of the town.The wide streets of Church street are important for parking, particularly ,when the children are being collected from the secondary school.It is also beneficial during our annual town events such as the Agricultural Show and the Easter Parade.A reduction of parking spaces will limit the access available to the businesses in the town centre such as the Hardware,McAuliffe's chemist and many more.This reduction will also reduce the footfall to the local businesses which will have a detrimental impact on the local economy.

The inclusion of excessive vegetation in the town centre is alarming to me.The local Tidy Town and Town Team groups already deals with an extraordinary amount of property which leads me to question who exactly you think has the time and manpower in order to maintain such a large quantity of vegetation? I am in agreement with some parts of the design such as the provision of pedestrian crossing facilities and the relocation of the bus stops form Bridge Street to Church Street.

Yours sincerely,  
Marian Clarke

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

## Jacqui Croghan

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 10:00  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Public Realm Enhancement Scheme

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**From:** tom kilduff <tom\_kilduff@hotmail.com>  
**Sent:** Wednesday, November 1, 2023 8:51:38 PM  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Subject:** Strokestown Public Realm Enhancement Scheme

Dear Sir/Madam

As a member of the Kerins family, who have lived in Church Street Strokestown for over fifty years I wish to make a submission under Part 8 in relation to the proposed plans for Strokestown Enhancement Scheme.

I would like the following points outlined in the submission below to be addressed and answered.

- 1 Is there a safety file for the proposed scheme?
- 2 Can this safety file be seen by the public and how?
- 3 Have all the safety stage Audits been completed to date?
- 4 Will a safety Stage 4 Audit be carried out upon completion of the project both during the day and night?

Having looked at the proposed drawing the additional trees will result in leaves falling creating slip hazards and may impede on existing sight lines.

Under the Councils current tenure there is no sweeping undertaken on our Street and residents have no choice but to sweep outside their properties to avoid hazards caused by wet leaves. This has proved particularly difficult for older residents.

It is essential that a maintenance frequency for street sweeping needs to be agreed and written into the safety plan to remove the potential slip hazards.

- 5 Has the requirement for maintenance being identified in the safety plan?
  - 6 Has the frequency of street cleaning being identified in the safety plan?
- The safety plan also needs to identify who is responsible for the sweeping.
- 7 Has responsibility for street cleaning being identified in the safety plan?

For example I regularly have to sweep up and remove bags of wet leaves from the footpath. This plan now proposes to introduce additional new trees with more leaves and a higher risk of a potential slip hazards. Has the Project Supervisor Design Phase assessed this risk.

8 Has a Risk assessment been carried out for those seeking to utilise services in the HSE clinic on Church Street.? It is essential that consideration is given to the proximity of parking spaces in relation to the entrance point of the Clinic.

Many users of the clinic services have reduced mobility.

### Built Heritage Audit and Assessment Document

#### Impact Assessment

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 10:02  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Public Realm development proposals  
**Attachments:** Mark Chilvers - Strokestown Part 8.docx

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**From:** Mark Chilvers <[markchilvers1@gmail.com](mailto:markchilvers1@gmail.com)>  
**Sent:** Wednesday, November 1, 2023 5:48:22 PM  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Strokestown Public Realm development proposals

Good evening Mr. Mullarkey,

Please find attached my submission expressing my views relating to the Part 8 proposals for developing Strokestown, as published on 21st September 2023.

I hope that my concerns are fully and properly taken into account prior to any vote on the proposals being taken by Boyle MD representatives.

If you have any queries regarding my submission please do not hesitate to contact me.

Thank you,

Mark Chilvers

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





SEAN MULLARKEY  
(Head of Finance & Regeneration)  
Áras an Chontae,  
Roscommon County Council  
Roscommon,  
County Roscommon.  
F42 VR98.

Ballyfeeny Old School House (lower)  
R371,  
Ballyfeeny,  
Kilglass.  
County Roscommon.  
F42 P657.

Tuesday, 31 October 2023

**Re: PLANNING & DEVELOPMENT ACT 2000 (as amended) / PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) / NOTICE IN RELATION TO SPECIFIED DEVELOPMENT / Strokestown Public Realm Proposals**



Dear Mr. Mullarkey,

I write to you, further to the Part 8 publication of proposed alterations to the layout, design and structure of Strokestown, as published on 21 September 2023 to comply with the above-mentioned planning regulations.

As you may be aware the proposed changes have caused much comment, concern and distress to Strokestown residents. These issues were formally brought to the attention of Boyle MD representatives at a public meeting, held on 19 October 2023.

I urge local representatives to understand the groundswell of objections raised at this meeting and use this knowledge to make a suitably informed decision when voting to accept, amend or reject the Part 8 proposals, at the December Boyle MD meeting.

From a personal perspective my overriding concern, regarding the proposal as it stands, is a definitive lack of professional behaviour from staff representing Roscommon County Council.

On 12<sup>th</sup> June 2023, a public meeting was held, in The Percy French Hotel, with Roscommon County Council, the (then) Director of Services (Majella Hunt), the Senior Engineer (Enda Mulryne) and a representative of the Planning/Architect Consultants.

This meeting was well attended by Strokestown residents, businesses and Community Groups and a number of concerns were raised regarding the proposed redevelopment plans.

Attendees were assured by the (then) Director of Services that concerns raised by residents, businesses and Community Groups would result in the redevelopment plans being amended.

Attendees were assured by the (then) Director of Services that revised redevelopment plans, accounting for the concerns raised, would be supplied to Strokestown Town Team for passing onto Strokestown residents, businesses and Community Groups.

**Neither of these assurances were actioned with by Roscommon County Council, despite chases being submitted by Strokestown Town Team.**

This lack of appropriate Council support has resulted in the proposed Part 8 plans, as published on 21<sup>st</sup> September 2023, **not** representing the current or future wishes and needs of Strokestown.

I consider this lack of appropriate Council communication means that the **Planning & Development Act 2000 (as amended), Planning & Development Regulations 2001 (as amended)** has not been suitably complied with.

In addition to this overarching issue I consider the following points have not been suitably considered:

#### **Long-term planting maintenance**

Strokestown has an active, and positive, volunteer Tidy Towns Group. Unfortunately, Part 8 proposals will dramatically increase the workload of what is a small cohort, with no confirmed / written assurances from Roscommon County Council of the introduction of a regular maintenance schedule (and associated staffing), similar to that being provided to similar Public Realm developments elsewhere in the County.

#### **Inappropriate narrowing of Church Street**

Strokestown is renowned for having the 2<sup>nd</sup>-widest street in Ireland and aesthetically benefits from having a layout that complements our Heritage Town status.

The Part 8 proposals will result this layout being detrimentally narrowed, negatively impacting on this attraction drawing future tourism from within and without Ireland into Strokestown.

#### **Introduction of cycle lanes**

Cycle lanes are proven to be of benefit, but predominately in an urban environment where a structured layout is recognised as enhancing the safety of users on narrow, car-heavy streets. The Strokestown Part 8 proposals, in their current form, appear to be a 'one size fits all' imposition.

I am unaware of a Council-organised survey of current road usage within the Strokestown centre. If this had been done, prior to publication of Part 8, it would have clearly identified an extremely low usage of cycles within the area, by adults or children.

Equally, the current layout proposals do not appear to make any reference, consideration or future thought of a reduction in traffic through-flow resulting from completion of the N5 Scramogue to Ballaghaderreen bypass.

A suitable degree of future thought would result in the introduction of cycle lanes being delayed or put to the back end of Part 8 road layout changes, with them being moved (from the currently proposed layout running parallel to Church Street pathways) to, instead, running parallel to a realigned road layout.

#### **Pathway restructuring**

Having reviewed the Part 8 plans, it appears that no consideration of the current positioning of Strokestown Bottle & Can banks has been made.

The proposals appear to result in future access to the Bottle & Can banks, by Council-organised recycling companies, being prevented by high kerbing.

This is, admittedly, a very small point (and one that is easily changed) but is a clear example of what appears to be a flawed planning process and failure to discuss proposals with key community stakeholders (in this case, Strokestown Tidy Towns Group).

#### **Church Street parking**

The Part 8 proposals appear to remove all parking adjacent to the Medical Centre, situated at the top of Church Street. Not only will this dramatically impact on an ageing Strokestown population it is also a clear example of how **not** to positively engage with the Strokestown community.

### Flooding issues

The Part 8 proposals appear to be based on flawed (non-existent) data being provided to the planning process by the OPW.

It is not accurate for the OPW to state that no flooding has occurred in Strokestown. Since June 2023 alone there have been THREE flooding incidents on Bridge Street, resulting from poor Council maintenance of drainage culverts. Indeed, following the last incident being reported by local residents, community groups and businesses Roscommon County Council arranged for a maintenance team to attend Strokestown.

Failure to identify this incorrect OPW information by Roscommon County Council, prior to publishing this Part 8 is unacceptable and causes me to query the validity of other proposal-specific data.

It is clearly documented that Strokestown has a poor drainage system (especially Bridge Street and Bawn Street). The Part 8 planning process, and associated funding, could have made remedial upgrades to this – something that would have made identifiable improvements for residents, businesses, community groups and visitors.

Not making necessary improvements is a missed opportunity and issues will continue to blight our community. This is extremely disappointing.

### Conclusion

The Part 8 proposals, as they currently stand, are not totally without value to a future Strokestown. However, any changes must be implemented on a more collaborative, and less enforced basis – **more working with, less being done to**.

The Part 8, as published on 21 September 2023, are not appropriate for Strokestown, its residents, its businesses and its heritage status.

As stated earlier, I hope that the strength of community opinions results in the proposals being rejected at the December Boyle MD planning meeting and that our local representatives vote to correctly reflect the views of those they act for.

Thank you for your consideration,



Mark Chilvers



**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 10:02  
**To:** Jacqui Croghan  
**Subject:** FW: Part 8 strokestown realm enhancement

**From:** QF Hair Salon <qfhair@gmail.com>  
**Sent:** Wednesday 1 November 2023 22:34  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Subject:** Re: Part 8 strokestown realm enhancement

To whom it may concern,

I am a business owner in Strokestown and I would like to object to the plans that have been designed for the town.

As a salon owner my clients are coming for a long period of time to obtain my services. These plans that have been designed are going to impact my clients coming into strokestown.

So not only will it effect my earnings and business it will effect all businesses in Strokestown. A lot of people come from rural areas and rely on cars, why would people to want to come to a town with very little parking. It is already difficult parking as it is.

I do think this will make people go to Roscommon town instead of Strokestown for different services including hairdressing.

I do think this is a big mistake and I do object to this.

Yours sincerely,

Fiona Reilly  
Owner of QF Hair Salon  
Strokestown Bridge Street  
Co.Roscommon

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

Geoff Cooper  
 Ruane  
 Kilglass  
 Co Roscommon  
 F42 F670  
 Tel 071 9634635  
 Mob 087 4128081



**Geoff Cooper**  
 Ruane, Kilglass, Co. Roscommon, Ireland.  
 Tel: +353 (0)71 963 4635 M: 087 412 8081  
 geoff@fishingforall.com

## OBJECTION TO PLANNING APPLICATION REF REMODELLING STROKESTOWN.

Perhaps this objection may be a little different to those submitted by others. I trust you will read it in its entirety and give it some consideration.

The people of Strokestown are without doubt a tight knit community. Almost all know one another and over the 35 years I have lived within the area have made many friends and acquaintances. Before retiring I ran three business's in the area, one of which brought hundreds of tourists to the town on an annual basis.

Referring back now to local folk. I speak to many, sometimes on a daily basis. The conversation always comes around to the latest plan for the town. Not one that I have spoken to want it and amongst some there is an anger previously not witnessed. Most comment that this is being thrust upon them by a small minority who in the main are disengaged from the town and have no real feeling for it. As several have said, 'The minority dictating to the majority without true and meaning debate.'

Tourism still plays a substantial part in and around the area. On that front I am contacted still by many who seek what was and to a degree still is my professional advice on what is happening for anglers on our rivers and lakes. These days it's not just the angling that draws them here. Indeed fishing here is now only a shadow of what it once was.

What is a substantial draw that keeps them coming back year on year is the general ambiance of the town itself. Strokestown still has to offer a good amount of old Irish charm now lost in many places the width and breadth of the country. The friendly folk, the bars and it's history are all part of the parcel tourists seek and I am sure if most of it is lost they will simply drift away.

The age old adage 'Why try to fix something that is not broken,' still rings true. Yes, give our town a bit of a clean up but to destroy the overall infrastructure would be sacrilege. Nobody will thank you for it. The countless millions being spent on this ridiculous project is not the only revenue that will be poured down the drain. The knock on effect to local business's will be felt for years to come.

My plea. Leave the town and it's folk alone. To those faceless folk with other agendas, reconsider and if you have a conscience use it wisely. It will prove in the fulness of time to be the correct decision.

Geoff Cooper. 31 of October 2023.

Strokestown, Co. Roscommon.

TEL: 071 96 33060 FAX: 071 96 33060 EMAIL: [sparstrokestown@spar.ie](mailto:sparstrokestown@spar.ie)

1st November 2023

To whom it may concern

We are objecting strongly to this proposed plan for Strokestown.

The suitability of this plan does not take into consideration the business community re: parking and accessibility. We are in the supermarket business since 1968. We moved the business to Bawn Street to have access to more parking spaces.

As business is the life of the community, this plan will certainly impede on same.

Coming from a heritage point of view, Strokestown is a designated heritage town. As a result of this status, buildings in the town are restricted with regard to changes to their buildings. Also, Strokestown is rated as having one of the widest streets in Europe.

In conclusion, we do agree that the town needs an enhancement, but not to the extent contained in your plan.

Thanking you in anticipation

Percy & Maureen Hanly





Co. Roscommon.

31/10/23

Dear Mr Mullarkey,

SHELVE the Strokestown Public Realm Enhancement Scheme until AFTER the bypass has been completed — needs may be different then.

In the meantime — If Ros Co. Co. genuinely wants to improve Strokestown, do what needs to be done: —

- ① ELPHIN ST: Reduce width of footpaths to original width, this will greatly enhance flow of traffic.
- ② BRIDGE ST: Improve drainage system so that Hotel and premises at lower end of street do not have to endure flooding every time it rains heavily.
- ③ BAWN ST: Give SPAR planning permission for car park. This would greatly relieve parking congestion.
- ④ CHURCH ST: To facilitate SAFETY of motorists merging on to Church St from Boreen and French Court, put in a Ramp in Upper Church St to slowdown traffic coming from west — nobody seems to pass any heed on speed limit, (suggest between Heritage Centre & Fellois)
- ⑤ FOOTPATHS: Replace those recently laid dreadful, uneven, legendary footpaths. They are accident prone. And we do not want them replaced with cement that will turn green and shiny.
- ⑥ LISTEN: Please, PLEASE listen to us residents of Strokestown and let COMMON SENSE prevail.

Sinnia Shuchan.

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 15:20  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown public enhancement project

**From:** Margaret Kelly <margtkelly@gmail.com>  
**Sent:** Thursday 2 November 2023 12:19  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Subject:** Strokestown public enhancement project

Dear Sir,

With reference to the above mentioned subject, I wish to make a submission on the following points, As someone who works in the town and are in it from 6.45am each morning together with involvement in many local organisations I am pretty familiar with issues that arise, improvements that are needed and things that are best left alone,

While progress is always welcome, it needs to be with the best interests of Residents, Traders, Town users, and the general Public at the core of it.

After spending considerable time looking at the proposed project, I have some concerns about the project.

1. Strokestown is a heritage town, famous for its beautiful wide streets, They should be maintained at all costs.
- 2, The idea of a shared footpath/cycle lane is so ridiculous, stupid, and dangerous that had this layout been displayed in April, would be taken as an April's Fool joke.
3. The town cannot afford to lose even 1 parking spot, YES, Mark out the parking, but otherwise leave alone, we have a wonderful secondary school which attracts students from a wide catchment area as well as a primary school in the same area of Church Street , This leaves a lot of children being dropped, collected, morning and evening and every inch of space on our streets is required
4. In the same area we have a doctors surgery, new proposal would require them having to park ( if they find space), a considerable distance from surgery. Not very Age or Disability Friendly!!
5. There are more than enough Green areas in the town centre, Maintenance of them is a huge effort between Tidy Towns Volunteers and CE scheme. More would create a problem rather than solve it.
5. YES, to moving the bus stops, should have been done years ago, maybe out town may not have needed the bypass if it were done.
6. YES, to Pedestrian Crossings, Again something which is needed together with a few more designated parking spots for less abled town users.
7. Please recognise Strokestown is essentially an area which depends a lot on Agriculture and in its hinterlands and Contractors need to access the town, maybe just to grab a bite to eat or top up phone credit etc and need the facility of wide streets to park safely for the few minutes their transaction will take.
8. A few years ago Roscommon Coco did some enhancement work on Elphin Street, footpaths were replaced ( not in keeping with heritage) with wider ones which caused and continue to cause huge disruption as two vehicles can just about meet. VISIT our town during a funeral and you will see a small example of this .
9. Actually why not visit the town during normal days when businesses, schools etc are all operating at full capacity, speak with people on the ground who know and see what the town needs and do a project that works for all,

Yours Sincerely,  
 Margaret Kelly

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

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 15:22  
**To:** Jacqui Croghan  
**Subject:** FW: Submission Re. Strokestown Public Realm Enhancement Scheme.

**From:** h k <hdkerins@hotmail.com>  
**Sent:** Thursday 2 November 2023 13:33  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Cc:** Shane Tiernan <STiernan@roscommoncoco.ie>  
**Subject:** Submission Re. Strokestown Public Realm Enhancement Scheme.

Church Street  
 Strokestown  
 Co. Roscommon  
 October 27<sup>th</sup> 2023

SEAN MULLARKEY  
 Head of Finance and Regeneration  
 Áras an Chontae  
 Roscommon County Council  
 Roscommon  
 County Roscommon.

**Re:** Concerns regarding proposed Strokestown Public Realm redevelopments and enhancements as published by Roscommon County Council on 21<sup>st</sup> September 2023, under Part 8 Planning Notice.

**This is my submission.**

Dear Mr. Mullarkey,

I am writing to you re. the publication of the above notice on the 21<sup>st</sup> September 2023, to express my deep concerns about the proposed redevelopment plan for Bawn St. and Church St., Strokestown.

As a resident and a passionate advocate for the preservation of our town's cultural heritage, I believe it is vital to reconsider the current proposed plan as it seems to not recognise the value and importance of such.

Bawn Street and Church, these actual streets, display cultural significance. Their existing layout makes them unique among town layouts in Ireland and have provided the backdrop for residents and visitors to experience the true essence of the town.

In addition, the proposed plan appears to have been prepared without a full understanding of the demands and needs of the people of the area.

Outlined below are my concerns on viewing the current proposed Bawn St. and Church Street redevelopment plan.

**Parking:** The proposed provision of selected parking spaces is wholly inadequate, leaving lesser places to park in both streets. This in turn will affect accessibility to the existing businesses and services located in these areas. This will lead to severe parking shortages at certain times daily, such as school collection times, seasonal outdoor events or during large funerals. This also could potentially have an adverse effect

on the current success of these businesses/services and perhaps in turn affect/lessen the employment prospects for their staff.

In addition, some people may have mobility issues which would discourage them from continuing "shop" in the area.

**Excessive Landscaping:** There is a massive amount of proposed extra landscaping and grass verges in addition to the existing vegetation already in place. Who will maintain all of this? It is unfair to expect volunteers / residents to undertake the maintenance of such. There is also the issue of dog fouling. Maintenance of this scale would become overwhelming without the committed regular support of the local authority.

**Outdoor Seating:** The proposed extra outdoor seating areas will require, like the landscaping, ongoing maintenance. Again, who will maintain all of this? Surely there is enough in existence for our prevailing Irish weather.

There is without doubt need for more outdoor waste bins.

**The Future:** In a few years' time Strokestown will be bypassed. We need to get the current proposed redevelopment plan revised to suit the historical, cultural and economic needs of the area. It will affect the present generation and those that follow. This is, as I see it, not potentially viable as per the current proposed plan.

Yes, there are some positive recommendations to the proposed plan such as the relocation of the Bus Stops, the provision of marked pedestrian crossings and the alteration to the roundabout in the town centre.

**Finally,** I wish to emphasise that Strokestown warrants investment. This is indeed good news!!

It is heartening to know that financial support via funding is set aside for development of the town and hopefully pave the way for a prosperous and vibrant future for our town.

However, it needs to be applied fittingly to the existing structures of Bawn Street / Church Street and the essential requirements of all peoples who engage therein.

This is my submission. It is personal but also shared. I see my concerns also being those of my extended family, fellow residents and those peoples that travel in or through the town to use its services.

I do hope that you will give due consideration to the concerns that I have highlighted.

Thank you for your attention to these pressing issues and I look forward to your response shortly.

Mise le Meas,  
Helen Kerins.  
Church Street Resident.  
[hdkerins@hotmail.com](mailto:hdkerins@hotmail.com)  
0861912041

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 15:24  
**To:** Jacqui Croghan  
**Subject:** FW: Concerns regarding proposed Strokestown Public Realm redevelopments and enhancements

**From:** Sheila Kerins <[stkerins@gmail.com](mailto:stkerins@gmail.com)>  
**Sent:** Thursday 2 November 2023 14:00  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Cc:** Sheila Kerins <[stkerins@gmail.com](mailto:stkerins@gmail.com)>  
**Subject:** Concerns regarding proposed Strokestown Public Realm redevelopments and enhancements

Dear Mr Mullarkey,

**Re: Concerns regarding proposed Strokestown Public Realm redevelopments and enhancements as published by Roscommon County Council on 21st September 2023, under Part 8 Planning Notice.**

I am writing to you re. the publication of the above notice on the 21st of September 2023, to express my deep concerns about the proposed redevelopment plan for Bawn St. and Church St., Strokestown.

Whilst I acknowledge the part 8 planning notice states that Strokestown warrants investment, at what cost to our beautiful heritage town and its residents. My concerns relate to the following aspects:

**Heritage town:** Strokestown is one of a small number of designated heritage towns in Ireland. That's special. The beautiful wide streets of church and bawn street are our town's unique selling point.

**Landscaping:** there is an extraordinary amount of proposed landscaping and grass verges in addition to the existing vegetation already in place. Can you please provide clarity on who will maintain all the proposed landscaping? If the thinking by Roscommon County Council is that this will fall to volunteers or local community groups to maintain, then this is not pragmatic or realistic, it will need regular upkeep and maintenance by the county council.

**Parking:** the proposal to reduce places to park in both streets and put in its place selected parking spaces is completely inadequate. Accessibility to businesses on both streets will be severely

un-  
n-  
tailed. I have grave concerns this could potentially have an adverse effect on the footfall to these businesses and services.

**Parking and Strokestown bypass:** Strokestown is due to be by-passed within the next few years. If the by-pass comes to fruition alongside much reduced parking in our heritage streets, then that is another nail in the coffin for footfall to businesses in Church and Bawn street. Local traffic will not drive into the town because of limited parking and will instead use the new bypass to travel to other more accessible towns - those with mobility issues will feel discouraged from continuing to shop and support local businesses in our town.

**Positive investment:** separate to my concerns above, I do agree with the relocation of the bus stops, the provision of marked pedestrian crossings and the alteration to the roundabout in the town centre. It's currently very dangerous and takes a long time to cross the streets. Pedestrian crossings and alterations to the roundabout is a good use of funding.

**In summary:** I'm finishing with what I said at the start of my email i.e., Strokestown is one of a small number of designated heritage towns in Ireland. That's special. The beautiful wide streets of Church and Bawn street are our town's unique selling point. I live and work in London, and I very regularly return to my homeplace and family who live in Church Street. It's very special when people I talk with in work and social settings always say to me that Strokestown is a beautiful town, therefore the phrase "if it ain't broke, don't fix it" feels very appropriate. Please don't ruin my hometown of Strokestown with a very unnecessary and unwanted set of developments.

I would be grateful for my concerns outlined above to be given due consideration.

I look forward to receiving a response and update in due course.

Yours sincerely,

Sheila Kerins

[stkerins@gmail.com](mailto:stkerins@gmail.com)

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

## Jacqui Croghan

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 15:24  
**To:** Jacqui Croghan  
**Subject:** FW: TII Ref: TII23-124483 - Part 8 Planning Application for the proposed Strokestown Public Realm Enhancement Scheme Project

**From:** INFO <[Information@tii.ie](mailto:Information@tii.ie)>  
**Sent:** Thursday 2 November 2023 14:01  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** TII Ref: TII23-124483 - Part 8 Planning Application for the proposed Strokestown Public Realm Enhancement Scheme Project

Dear Mr. Mullarkey,

Thank you for your correspondence of 20 September 2023 regarding the above. Transport Infrastructure Ireland's (TII's) position in relation to your enquiry is as follows.

TII acknowledges receipt of the Part VIII 'Strokestown Public Realm Enhancement Scheme' referral and provides the following observations for the Council's consideration:

- It is noted that the Part VIII proposal relates to works that include alterations to the N5 national road to warrant the submission of a Design Report in accordance with TII Publications requirements.
- All works impacting the N5, national road, shall be undertaken in accordance with an accepted Design Report in accordance with TII Publications DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes), available via this [link](#).
- Any revisions to the Part VIII proposal to address the issues identified in the foregoing shall be incorporated into the design prior to determination of the Part VIII, in the interests of safeguarding the safety and strategic function of the national road network in the area.

It is requested that the foregoing observations are taken into consideration in the assessment and determination of the proposed Part VIII development.

I hope that this information is of assistance to you.

Yours sincerely,

---

Suzanne Cahill  
 Regulatory & Administration Executive

**From:** Regeneration <[regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)>  
**Sent:** Wednesday, September 20, 2023 10:35 AM  
**To:** Landuse Planning <[LandUsePlanning@tii.ie](mailto:LandUsePlanning@tii.ie)>  
**Subject:** Part 8 Planning Application for the proposed Strokestown Public Realm Enhancement Scheme project.

You don't often get email from [regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie). [Learn why this is important](#)

**CAUTION: This email originated from outside of TII. Do not click links or open attachments unless you recognise the sender and are sure that the content is safe.**

A Chara,

Please find notification correspondence attached & document link below for a Part 8 Planning Application for the proposed Strokestown Public Realm Enhancement Scheme project.

All documents associated with this application are available for review on the Roscommon County Council website at: <https://www.roscommoncoco.ie/!E0VON6>

Please note that submissions or observations with respect to the proposed development must be received **on or before 5pm on 03<sup>rd</sup> November 2023.**

Regards,

The Regeneration Team  
[regeneration@roscommoncoco.ie](mailto:regeneration@roscommoncoco.ie)

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Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <https://www.tii.ie/about/about-tii/Data-Protection/?set-lang=ga>

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In accordance with TII's Right to Disconnect policy, if you are receiving this email outside of normal working hours, I do not expect a response or action outside of your own working hours unless it is clearly noted as requiring urgent attention.

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mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

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Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <https://scanner.topsec.com/?d=1434&r=show&u=https%3A%2F%2Fwww.tii.ie%2Fabout%2Fabout-tii%2FData-Protection%2F%3Fset-lang%3Dga&t=1bed96c524b25db2ed35183935ca047dda63171b>

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**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Thursday 2 November 2023 15:25  
**To:** Jacqui Croghan  
**Subject:** FW: Submission Re. Strokestown Public Realm Enhancement Scheme.

**From:** HelenE Kaye <[helenekaye082@gmail.com](mailto:helenekaye082@gmail.com)>  
**Sent:** Thursday 2 November 2023 14:01  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Cc:** Shane Tiernan <[STiernan@roscommoncoco.ie](mailto:STiernan@roscommoncoco.ie)>  
**Subject:** Submission Re. Strokestown Public Realm Enhancement Scheme.

Church Street  
 Strokestown  
 Co. Roscommon  
 October 27<sup>th</sup> 2023

SEAN MULLARKEY  
 Head of Finance and Regeneration  
 Áras an Chontae  
 Roscommon County Council  
 Roscommon  
 County Roscommon.

**Re:** Concerns regarding proposed Strokestown Public Realm redevelopments and enhancements as published by Roscommon County Council on 21<sup>st</sup> September 2023, under Part 8 Planning Notice.

**This is my submission.**

Dear Mr. Mullarkey,

I am writing to you re. the publication of the above notice on the 21<sup>st</sup> September 2023, to express my deep concerns about the proposed redevelopment plan for Bawn St. and Church St., Strokestown.

As a resident and a passionate advocate for the preservation of our town's cultural heritage, I believe it is vital to reconsider the current proposed plan as it seems to not recognise the value and importance of such.

Bawn Street and Church, these actual streets, display cultural significance. Their existing layout makes them unique among town layouts in Ireland and have provided the backdrop for residents and visitors to experience the true essence of the town.

In addition, the proposed plan appears to have been prepared without a full understanding of the demands and needs of the people of the area.

Outlined below are my concerns on viewing the current proposed Bawn St. and Church Street redevelopment plan.

**Parking:** The proposed provision of selected parking spaces is wholly inadequate, leaving lesser places to park in both streets. This in turn will affect accessibility to the existing businesses and services located in these areas. This will lead to severe parking shortages at certain times daily, such as school collection times, seasonal outdoor events or during large funerals. This also could potentially have an adverse effect on the current success of these businesses/services and perhaps in turn affect/lessen the employment prospects for their staff.

In addition, some people may have mobility issues which would discourage them from continuing "shop" in the area.

**Excessive Landscaping:** There is a massive amount of proposed extra landscaping and grass verges in addition to the existing vegetation already in place. Who will maintain all of this? It is unfair to expect volunteers / residents to undertake the maintenance of such. There is also the issue of dog fouling. Maintenance of this scale would become overwhelming without the committed regular support of the local authority.

**Outdoor Seating:** The proposed extra outdoor seating areas will require, like the landscaping, ongoing maintenance. Again, who will maintain all of this? Surely there is enough in existence for our prevailing Irish weather. There is without doubt need for more outdoor waste bins.

**The Future:** In a few years' time Strokestown will be bypassed. We need to get the current proposed redevelopment plan revised to suit the historical, cultural and economic needs of the area. It will affect the present generation and those that follow. This is, as I see it, not potentially viable as per the current proposed plan. Yes, there are some positive recommendations to the proposed plan such as the relocation of the Bus Stops, the provision of marked pedestrian crossings and the alteration to the roundabout in the town centre.

**Finally,** I wish to emphasise that Strokestown warrants investment. This is indeed good news!! It is heartening to know that financial support via funding is set aside for development of the town and hopefully pave the way for a prosperous and vibrant future for our town. However, it needs to be applied fittingly to the existing structures of Bawn Street / Church Street and the essential requirements of all peoples who engage therein.

This is my submission. It is personal but also shared. I see my concerns also being those of my extended family, fellow residents and those peoples that travel in or through the town to use its services. I do hope that you will give due consideration to the concerns that I have highlighted. Thank you for your attention to these pressing issues and I look forward to your response shortly.

Yours sincerely,  
Teresa Kerins (Mrs.)  
Church Street Resident.

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

Annaghmore,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

I am writing to express my concerns about the changing of the parking under the redevelopment plan for Strokestown. The changing of parking at the shops would be a major danger for me and my kids and as such I am not in favour.

Regards,  
Clare Ownes

Clooney  
Strokestown  
Co. Roscommon

28th Oct 23

Sean Mullarkey  
Head of Finance and Regeneration

Roscommon Co Co

Aras an Chontae

Roscommon

Co Roscommon

Re: Part 8 Strokestown Public Realm Enhancements

Dear Mr. Mullarkey,

Strokestown is unique because of how it is  
and has been since its foundation.  
Our great wide streets, the widest in  
Europe, are a feature and something  
which should be detracted from.  
Furthermore, it is hard enough find parking  
at peak times as it is and reducing  
the available will cause great inconvenience  
to many people and have a negative  
impact on local businesses and visitor  
footfall. So much more could be done  
with the amount of money proposed  
to be spent.

Mary Brennan

CC: Shane Tiernan, CEO, Roscommon Co Co.

Mary Paduvin  
 Ardara Road  
 Stokertown  
 Co. Roscommon

28<sup>th</sup> Oct 23

Dear Mullarky  
 Head of Finance and Regeneration  
 Roscommon CC

Aras an Chontae  
 Roscommon

Co Roscommon

Re: Part 8 Stokertown Public Realm Enhancements

Dear Mr. Mullarky,

Please note my issues with the plan  
 are three-fold:

- i) Parking should not be reduced in my way, as old people in the community struggle to get appropriate parking at peak times.
- ii) Accessibility and mobility issues for people with disabilities are a problem. Especially it in particular is a death trap.
- iii) Maintaining excess green areas will place an unfair burden on locals.

I think there are some good elements such as pedestrian crossings etc. Hyams,  
 Mary Paduvin

CC: Shume Tiernan, CEO, Roscommon P.C.



No. 413

Annaghmore,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

I am writing to staunchly object to the reconfiguration of the parking under the proposed redevelopment plan. The parking is perfectly workable as is and for a person of my own seniority being able to pull straight up to the door of the shop is of vital importance.

Changing the town in this fashion will take business out of the town, destroy the beauty of the town and this plan therefore should be rejected.

Regards,  
Mary Ownes



No. 44

Doone,  
Strokestown,  
Co. Roscommon

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

I wish to object to the current Bawn St. & Church St. redevelopment plan as it currently stands. The parking provisions in the plans are completely inadequate for the current commercial activity in the town and the reduce this will prevent future growth. This plan should be completely reconsidered.

Regards,  
John Spallin.

NO. 45

Bawn St.,  
Strokestown,  
Co. Roscommon

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

I have an issue with the regularisation of planning under this proposed plan. The current open design of parking works for businesses on Bawn St. It allows customers to these businesses such as my own, a dry-cleaning business, to come straight to our door and allows our workers to park next to the premises as they provide vital services for our town. To reduce the parking to any degree in my mind is a fatal issue with this plan that cannot be overcome and as such I urge you to see this plan rejected.

From,  
Danny Compton

Mt. Pleasant,  
Strokestown,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Sir/Madam,

I am writing to you today to express my serious concerns about the Bawn St. & Church St. redevelopment plan.

The streets in Strokestown were always wide and they are the widest streets in Ireland as far as I know. I want them left that way to maintain parking which is important for the residents and businesses in the area. When it rains, Strokestown floods quite intensely and the addition of more green areas will intensify this. The over greening of the town will present many issues, including the issue of long-term maintenance and I believe this needs to be amended.

I thank you for considering what I have to say on the matter.

Regards,  
Val Mulligan.

Elphin St.,  
Strokestown,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

I am writing to seek the amendment of the current proposed redevelopment plan. To change the layout of the town in the proposed fashion will ruin our historically renowned wide streets which are a source of great beauty, particularly at Christmas time.

I am in favour of the pedestrian crossings proposed and with the moving of the bus stops of Bridge St. but these bus stops should be placed off the roadway as a pull in stop rather than recreating the same issue on Church St.

Furthermore, the narrowing of the roundabout to me is highly problematic, particularly when you consider the heavy truck traffic through town. While the bypass will come in time, we must maintain a workable roadway in town until that is completed and if this narrowing were to be done it would make the roundabout a danger for cars when heavy trucks are going around.

Finally, I have an open question, what will happen to the market house under the current plan?

Regards,  
Carmel & George Tanner.

TO: Roscommon Co. Council

I'm writing to object to the proposed PART 8 redevelopment of the town of Strokestown. Strokestown is a business town, not a national park. When we should be encouraging our local businesses, you propose to put obstacles in their way by replacing parking spaces with green areas that are completely impracticable.

You obviously have no consideration or respect for the residents of the town or the visiting shoppers by limiting the parking spaces so drastically. At present, we have only just enough parking spaces. On the day of a funeral, the town is full to capacity, so where do you propose they park if this ~~is~~ <sup>is</sup> ~~an~~ <sup>an</sup> ~~even~~ <sup>even</sup> ~~about~~ <sup>about</sup>?

The only positive part of  
this plan is moving the  
bus stops to Church St.,  
which should go ahead as  
soon as possible. This will  
be a welcome relief to the  
traffic on Bridge St. The  
bus shelter should be placed  
back off the street, so that  
the buses can pull in off  
the street to avoid holding  
up passing traffic.

Our lovely wide streets  
are the envy of other towns  
so please leave them as  
they are.

Have you heard of the  
saying "If it ain't broke,  
don't fix it" !!

yours sincerely,  
Jim Gunn

Sam Mullarkey  
Head of Finance  
Roscommon County Council  
Areas in Charities  
to Roscommon



No. 49

Dooneagh.  
Elphin  
28/10/23

Dear Mr Mullarkey

I wish to express my  
absolute opposition to the  
proposed parking arrangements  
for the town of Strakestown.

Catherine M. Guire.



Roscommon Rd.,  
Strokestown,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Sir,

I have major concerns with regards the reduction of space for parking at the top of Church St. This area is already a major source of congestion during school drop off and pick-up and if this plan were to be implemented these issues would be intensified.

Furthermore, I also have issue with the narrowing of the roadways. Strokestown is renowned for its wide streets and this would completely detract from our heritage.

Finally, the reduction of parking will prove a major issue particularly when events are underway in the town such as the agricultural show and tractor run.

Yours,  
Helen Gill.

Kildallogh Heights,  
Strokestown,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

I am writing to you to express my views on the redevelopment plan for Strokestown. There are many positives to it, but it needs a few major amendments.

The current proposal to move the bus stop on to Church St. is welcome but they need to be moved off the roadway as a pull in stop. The plan also doesn't address the need to make the footpaths more accessible for the more elderly residents of the town, as the current pathway is too uneven.

Furthermore, the surrounds of each of the trees could be narrowed to introduce additional parking into the plan.

Finally, the plan needs to account for the additional sewerage and flood works required in the town rather than just reconfiguring the streetscape with no maintenance to key town infrastructure.

Regards,  
Pat Feeley.

SHANE TIERNAN  
HEAD OF FINANCE  
Roscommon Co Co  
Áras an Chontae  
Roscommon  
Co Roscommon



24 Kildallogue Heights,

Strokestown.

Part 8 Enhancement of Strokestown.

I'm living in Strokestown for nearly 30 years and I am delighted to hear that there is Euros 6 million available to enhance the Town and that Residents are being consulted on how this should be spent for the benefit of the people.

CLIMATE CHANGE is a new factor with the Monsoon rains that have put enormous pressure on the Towns sewerage and drainage system especially since the town is built on the side of a hill which affects every street.

The MOTORCAR, taxis and buses have increased and multiplied during the past 30 years and have assumed enormous importance in the daily lives of our people

- For bringing children to and from school (Scoil Mhuire now has 650 students, beside St Mary's N S and the Dispensary)
- For customers at 2 Supermarkets and 2 Pharmacies
- Lorries have got bigger and more numerous due to expanding Quarry and Lime factory.

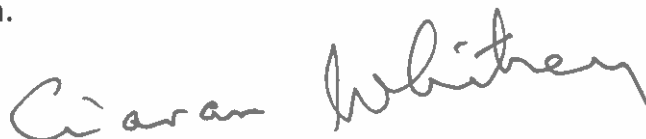
So please don't attempt to replace parking spaces with landscaping and bicycle tracks.

The entrance to the Town from the West looks very shabby and could be enhanced by removing the Council yard, the old Fire Brigade, the dilapidated houses, the Tractors and Farm machinery, the Bottle Bank and redevelop this area as an entrance to the Town.

With every good wish.

Fr Ciaran Whitney.

0868149924.



SEAN MULLARKEY  
HEAD OF FINANCE  
ROSCOMMON CO CO.  
Roscommon  
Co Roscommon



Sean Mullarkey & Shane Linnan  
 Roscommon Co Co.  
 Was an Chantae  
 Roscommon  
 Co Roscommon

Dear Sirs,

Re: Part 8 Strokestown Public Realm Enhancement

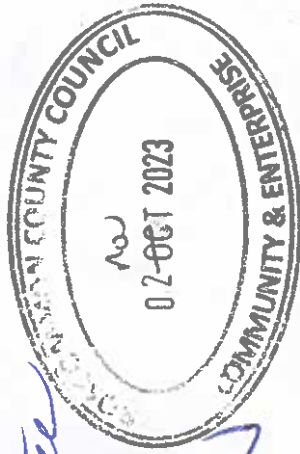
I am opposed to the plan in its current form. The last "enhancement" done was on Elphin Street and it made it a vehicular and pedestrian health & safety issue. This will be the main entrance to the town and needs to be addressed ahead of the current issues addressed in the Part 8 Plan.

Pat McVey  
 Elphin St.  
 Strokestown

Co. Roscommon  
 28<sup>th</sup> Oct 23

Kind regards

Sam H. Harkins  
Personnel Co Co  
Asst. in Charge  
Personnel  
Co Personnel



PATSY LANNON  
PINE VIEW  
CLOONEY LYONS  
STROKESTOWN  
CO. ROSCOMMON  
28<sup>th</sup> Oct 2023

SEND MULLARKEY

HEAD OF FINANCE & REGENERATION

ROSCOMMON CO CO.

ARAS AN CHONTAR

ROSCOMMON

CO COUNCIL

RE: PART 8 STROKESTOWN PUBLIC REALM ENHANCEMENT PROJECT

DEAR MR. MULLARKEY,

IN MY OPINION THERE ARE plenty OF GREEN AREAS and trees as it is, AND ANY FURTHER VEGETATION WILL ADVERSELY AFFECT THE AVAILABILITY OF PARKING WHICH WILL CAUSE ISSUES FOR LOCALS LOOKING TO SHOP IN THE TOWN, ATTEND EVENTS SUCH FUNERALS AND OTHER OCCASSIONS SUCH AS THE SHOW (NEEDING 2000 CARS) AND THE GREAT EASTER PARADE.

I WOULD ENCOURAGE THAT THESE ELEMENT WOULD BE RECONSIDERED.

KIND REGARDS,

Patsy Lannon (OAS)



Chief Executive  
Head of Finance  
ÁRAS AN CHONTAE  
Roscommon  
Co Roscommon



Ms Mary Fallon  
Church St  
Strokestown  
Co. Roscommon

Sean Mullarkey  
Finance & Regeneration  
Roscommon Co Co.  
Roscommon

Re: Poor & Strokestown Public Realm Enhancement.

Dear Mr Mullarkey,

I have been a resident of Strokestown for 82 years. I was born and bred in Church St.

Firstly, I do not want any additional green areas on my front doorstep. Cycle lanes also are going to be little more than an obstruction. Young people have cycled these streets for years without the benefit of a cycle lane.

Mary Fallon.

P.S. I think it is a positive disgrace that Strokestown does not have a full-time or even part time street sweeper.

SEAN MULLARKEY  
HEAD OF FINANCE + REGENERATION  
ROSCOMMON CO CO.  
ROSCOMMON  
CO ROSCOMMON



PAT + HELEN  
COSGROVE  
FARNBET  
STROKESTOWN  
CO ROSCOMMON  
28<sup>TH</sup> OCT 23

Dear Mr Mullarkey,

RE: PART 8 STROKESTOWN PUBLIC REALM  
ENHANCEMENT.

HAVING REVIEWED THE REDEVELOPMENT  
PLANS I CAN SAFELY SAY I, WE,  
ONLY SEE TWO POSITIVE MERITS.

- 1) THE RELOCATION OF THE BUS STOP  
WHICH SHOULD HAVE BEEN DONE  
LONG AGO; AND,
- 2) THE INTRODUCTION OF PEDESTRIAN  
CROSSING.

FURTHERMORE, ON AN UNRELATED MATTER,  
THE 50KM SPEED LIMIT SHOULD BE  
EXTENDED OUT THE ROSCOMMON, PAST  
FARNBET. ESPECIALLY WITH 6 NEW RESIDENCES.

KIND REGARDS,

*Pat Cosgrove*

Seam Mullarkey  
Roscommon Co Co.  
Aras an Chontae  
Roscommon Town  
Co Roscommon



TERESA BARROW  
CARNISKA  
STROKESTOWN  
Co. Roscommon.

FAO: SEAN MULLARKEY  
HEAD OF FINANCE + REGENERATION  
AREAS AN CHONTAE  
ROSCOMMON COUNTY COUNCIL

October 28th 2023,

Re: PART 8, STROKESTOWN PUBLIC REALM ENHANCEMENT,

Dear Sir,

Please leave the parking in Strokestown as it is. There is difficulty enough getting parking on busy days as it is... I'm a resident in the area over 40 years and at this stage of my life, I don't want to have to walk further with my shopping, etc.

Teresa Barrow



Seán Mullarkey  
Head of Finance + Regeneration  
ARÁIS AN CHONTAE  
Roscommon County Council  
F42 VR98

Maire Tighe,  
Ardara  
Cloonshean  
Strokestown.

to: Seán Mullarkey  
cc. Shane Tiernan

Head of Finance & Regeneration  
ARAS AN CHONTAE  
Roscommon County Council

Re: PART 8, STROKESTOWN PUBLIC REALM ENHANCEMENT,

Dear Sirs.

I strongly object to the proposed plans and reduced parking. It doesn't ~~need~~ & seem to make sense & as any visitors who come to avail of the amenities will have no place to park. The funding could be better used with the improvements needed to the existing amenities.

There also is nobody to look after the new green areas in what is an aging population, and there are so many vacant buildings. Also the derelict buildings should be addressed as this needs attention.

I am not objecting for the sake of it, but feel the funding could be directed better within the community and its sisters thereafter.

Yours sincerely  
Maire Tighe





SEÁN MULLARKEY  
Head of finance + Regeneration  
ARÁIS AN CHONTAE  
Roscommon County Council  
f42 VR98.

TO ROSCOMMON COC COUNCIL  
JOSEPH DOHERTY CHURCH ST.

NO 59

Bus stop to be moved from BRIDGE ST  
to Church St

NO CYCLE LANE

Plan not in line with heritage designation

DEAR MR MULLARKY

I have lived in Church St since July 1959  
my objection ~~basically~~ largely on the basis  
Parking n BOR Residents and visitors will be  
negatively ~~imp~~ impacted

I feel that the cycle lane will be an  
obstruction to entry BOR Residents.  
Stokes town is a business town  
not a national park

Joseph Doherty

SEAN MULLARKEY / SHARLE TIERNAD  
ROSCOMMON CO CO.  
ARAS AN CHUICHTAE  
ROSCOMMON  
CO ROSCOMMON



No. ~

FINOLA FLANAGAN  
VESNOY  
STROKESTOWN  
Co. Roscommon.

FAO: SEÁN MULLARKEY  
Head of finance + Regeneration  
ÁRÁS AN CHONTAE  
Roscommon County Council  
f42 VR98.

28th October 2023.

Re: PART 8, STROKESTOWN PUBLIC REALM ENHANCEMENT,

Dear Sir,

I am in complete disagreement with the entire plans and I would also like you to note that I take great offence from a meeting I attended about these "plans", where a County Council Representative emphasised that "It's their way (i.e. Roscommon County Council) or no way" and all ideas proposed by the Concerned Strokestown Residents were completely disregarded and laughed at. My objections are in regard to local businesses which have created huge employment in this town for years, and now face a huge

impact on their business and foot fall  
Reduction due to the parking Restrictions  
~~proposed~~ proposed.

Changing the current vegetation ~~to~~ and  
trees to be "in line" with a view  
to the Park House Demographics is  
disgusting and making little of our town  
and more about The Park House.

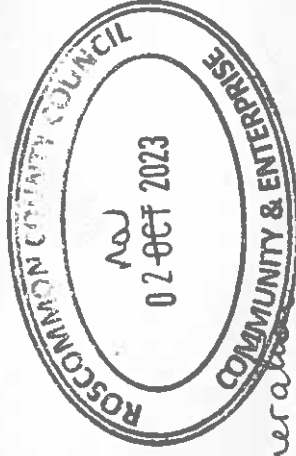
I've lived in this town for 52 years and  
would like to state that whilst The  
Park House is great, it does not  
define Strokestown or me!

STROKESTOWN is known far & wide as having  
the widest streets and we need to  
maintain this.

I also wish to strongly object to  
the cycle lane, which is unnecessary.  
I strongly suggest a Council Representative to  
come and observe the School Run parking  
situation as it is currently not sufficient.  
The reduction in parking will also be a  
huge issue at funerals, Easter Parade and  
all other Religious & festive Activities.

Finch Hanger.

MR. SEÁN MULLARKEY  
Head of Finance & Regeneration  
Áreas An Chonstae  
Roscommon County Council  
f42 VR98.



Bridge Street,  
Strokestown.

Mr. Shane Tiernan, CEO.  
Roscommon Co Co.

October 26<sup>th</sup> 2023.

Dear Sir,

As a resident who was bred, born and reared in Strokestown I wish to state that I welcome any plan to help regenerate my town, provided that it is to the benefit of the businesses and residents. However, there are serious issues that require urgent address prior to any of the proposed Part 8 redevelopments.

- The town's drainage system is a complete mess. On 2 occasions recently, businesses and private dwellings in Bridge Street have had extensive flood damage due to torrential rains and the drainage system unable to cope. The recent inspection by Tidy Towns adjudicators commented and I quote '**the storm drainage covers on the pavement had a lot of suspect waste toilet paper debris surrounding each**'. To say that this comment is embarrassing is an understatement. It is an environmental issue and needs to be addressed immediately. I propose Roscommon Co. Co. pursue this issue with the relevant body and with the utmost urgency.
- The number of derelict sites / buildings in the 4 streets is appalling. In Church Street alone, where the proposed redevelopment has plans for green areas and seating, there are 14 derelict sites / buildings. Why you would want to install seating and green areas for people to admire this dereliction doesn't make sense. Three (3) of those sites are under the care of Roscommon Co Co., namely, the old fire station, the yard beside it and the site housing the bottle bank. All 3 sites ( all beside a healthcare facility) received very negative comments in the 2023 Tidy Town report. The bottle bank is an environmental and health & safety issue. Children attending St Mary's National school and Scoile Mhuire Secondary school have to walk by this coming and going to school and at lunch time, the amount of broken glass surrounding the containers and on the footpath is dangerous. Personally, when I go walking with my dog, I have to go out on the main road in order to ensure my dog does not step on broken glass.
- I note the proposal to move the bus stops in Bridge Street to a more suitable area. This is long overdue, but why is it not considered an urgent issue, why does it have to wait. The traffic hold-ups in this town are unacceptable. I have witnessed bus drivers directing traffic through Bridge St, especially when 2 buses arrive from the west and the east at the same time. Its like a 'Carry On' movie at times. How Roscommon Co Co engineers sit in their offices in Bawn St looking out the windows at the chaos is unbelievable.
- Your redevelopment plan also includes a pedestrian crossing, Another issue needed today and not in years to come. When the town is bypassed, there will not be need for this. To cross the road in either Bridge St or Church St at the present time is almost impossible, especially for elderly shoppers and residents.

In conclusion, Strokestown has very sadly been neglected over the years, the fact that there are now funds available is good news. The 4 issues I have highlighted are very important. There is no point in replacing footpaths and roads and for them to be dug up at a later stage to sort out the drainage, please don't put the cart before the horse.

Thanking you,

Margaret Walsh.

Sean Mullerby  
Glenn Lieman  
Roscommon Co Co  
Aras an Chontae  
Roscommon  
Co Roscommon





May Dolan  
Cloonslanor  
Strokestown  
Co. Roscommon.

FAO: SEÁN MULLARKEY, Shane Tiernan  
Head of Finance + Regeneration

ARÁIS AN CHONTAE

ROSCOMMON COUNTY COUNCIL

F42 VR98

28th October 2023.

Re: PART 8 STROKESTOWN PUBLIC REALM ENHANCEMENT

I am a resident of Strokestown for over 55 years. I am now 78 years of age and at this stage of my life I don't want to be carrying my groceries. I object to the reduced parking for my every day life. Pharmacy, Medical, Religion, Shopping, Livestock upkeep etc. I feel the towns people were not considered in these plans.

Mai Dolan  
Cloonslanor.



MR. SEÁN MULLARKEY  
Head of finance + Regeneration  
ARÁIS AN CHONTAE  
Roscommon County Council  
f42 VR98.

VALERIE COMPTON  
LISMEHY  
STROKESTOWN  
Co. Roscommon

FAO: Seán Mullarkey, cc Shane Tiernan  
Head of finance + Regeneration

ÁRÁS AN CHONTAE

ROSCOMMON COUNTY COUNCIL

F42 VR98

28th October 2023

Re: PART 8 STROKESTOWN PUBLIC ENHANCEMENT

I wish to object to the reduced parking  
in your plans. I feel parking is  
difficult enough at the best of times  
in town and feel the reduction of parking  
spaces will be detrimental to the  
town.

Valie Compton

FAO: SEAN MULLARKEY  
Head of finance & REGENERATION  
ARÁIS AN CHONTAE  
Roscommon County Council  
F42 VR98



Brian Woods  
Upper Elphin Street  
Strokestown.  
Co. Roscommon.

FAO: Seán Mullarkey  
Head of Finance & Regeneration  
ARÁIS AN CHONTAE  
Roscommon County Council  
F42 VR98

28th October 2023

Re: PART 8, STROKESTOWN PUBLIC REALM ENHANCEMENT

I feel the cycle path is futile and unnecessary. It's a Health & Safety hazard to the residents who live beside it. And I suggest and recommend you abandon the idea of cycle path as it has no purpose. Also the reduction in parking spaces is of grievous concern and inconvenience. Many thanks for your consideration in this matter.

Brian Woods

MR. SEÁN MULLARKEY  
HEAD OF FINANCE + REGENERATION  
ARÁIS AN CHONTAE  
Roscommon County Council  
F42 VR98.



20 03

Kildallogh Heights,  
Strokestown,  
Co. Roscommon

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

I am writing to you today with major concerns about the proposed redevelopment plan for Strokestown. Strokestown is a market town steeped in a rich cultural history. To change the street scape in the proposed way would see this heritage lost and as such I am opposed to this.

With regards to parking, I do not believe the parking proposals for this plan will work unless an off-street parking solution were to be provided for which it is not under this plan.

Finally, as a member of the local tidy towns I seriously worry about the provision of green spaces under the plan. Who will maintain these into the future as I can tell you personally, the Tidy Towns does not have the manpower to take the maintenance of these on board.

I appreciate that this plan represents a significant investment in Strokestown but I believe these funds would be better spent enhancing what we have rather than introducing new sweeping changes.

From,  
Catherine Shaw.



SEAN MULLARKEY  
HEAD OF FINANCE + REGENERATION

AÉAS AN CHONTAE  
ROSCOMMON COUNTY COUNCIL

F42 VR98.



— No. 66

Roscommon Rd.  
Strokestown,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

I am writing to object to the redevelopment plan for Strokestown. Strokestown is a heritage town and this redevelopment will ruin the towns cultural heritage. Things are fine as they are now!

Regards,  
Andrea Gill

Seán Mullarkey,  
Head of Finance & Regeneration,  
Aíras An Chontae,  
Roscommon County Council,  
F42 VR 98



No. 67

Roscommon Rd.  
Strokestown,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

I am writing to object to the redevelopment plan for Strokestown outright. Strokestown is a designated heritage town and this redevelopment isn't in keeping with it and as such should be rejected. There's no point changing things for no apparent reason.

Regards,  
Thomas Gill

Sean Mullarkey / Shane Linnon  
Roscommon County Council  
Areas on Phontal  
Roscommon Town  
Co Roscommon



Tarmonbarry,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Sir,

Ireland is 240 billion euro in debt. It is complete madness to be blowing the money being expended on this ridiculous plan in every town and village in Ireland. I pass through many towns and villages doing oil deliveries and with all these big wide footpaths, there is additional hazards created as I must drive up on them to avoid oncoming traffic! There is also not enough space between the edge of the path and the roadway in these places I drive through posing a risk of my wing mirror hitting pedestrians on the back of the head.

3 years ago, I highlighted with the RSA that I heard from engineers and a county councillor that a lot of the roads failed the scrim slip test and the roads are still being surfaced with this when it is not fit for purpose as the roads are too smooth. More people will lose their lives with this road surfacing not fit for purpose.

In relation to this plan specifically I fear it will take the heart and soul out of Strokestown as our ancestors built this town and their spirit lives on within us. Every town and village in Ireland can't just be a cookie cutter copy of one another with modern redesigns. They lose their individuality. Every is nearly being conditioned by society to be like one another instead of our own unique self.

All the old buildings that were altered over the years lead to deep regret in the town and the modernisation of the town in this fashion will detract from our heritage.

Our eyes are the only raw nerves we have exposed. We take in more through our eyes than we realise. Our subconscious mind is being conditioned to be controlled by uniformity and conformity.

Kind Regards,  
Kevin Ireland.



SEAN MULLARKEY  
Head of finance + Regeneration  
Arlís AN CHOITAE  
Roscommon County Council  
f42 VK98

No. 67

Bridge St.,  
Strokestown,  
Co. Roscommon.

28/10/2023

Re: Part 8 Strokestown Public Realm Enhancement Project

Dear Mr. Mallarky,

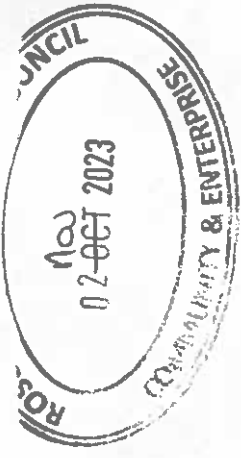
From my perspective, this plan comes with many issues, the primary one being that the reduced parking on Bawn St. which will impede the conducting of business in the towns commercial centre! This on top of the additional maintenance requirements that will be introduced by the installation of unwanted green areas which will in time turn into a plight on the town.

I will however say that the moving of the bus stop I am in agreement with, but money should also be dedicated to the fixing of the uneven footpaths.

I'm very upset with Roscommon Co. Co. for the last job of work they did on the footpaths on Elphin St. and am not interested in them repeating the mistakes of the past.

Regards,  
John Joe Cox

SEAN MURRAY  
Head of Finance & Regeneration  
AÉAS AN CHONTAE  
Roscommon County Council  
F42 VR98





**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 08:43  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Public Realm development

---

**From:** Eamonn Corrigan <[ecorrigan@scoilmhuiestroketown.ie](mailto:ecorrigan@scoilmhuiestroketown.ie)>  
**Sent:** Thursday, November 2, 2023 5:49:01 PM  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Strokestown Public Realm development

Dear Sean,

My name is Eamonn Corrigan and I'm the Principal of Scoil Mhuire Strokestown. I am writing to you to express the concerns of the Board of Management of Scoil Mhuire in relation to the proposed development of Strokestown.

The Board have major reservations and concerns in relation to the effects on the students and their parents at 3.55pm Monday to Thursday and at 1.15pm on Friday when school finishes.

The plans have not left enough space for parents cars at this time and they are concerned about the safety of students.

The plan looks very well on paper and I'm sure with a little tweaking of the design the same overall effect can be achieved allowing for increased access for cars.

Kind regards

Eamonn Corrigan  
Secretary of the Board of Management.

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

## Jacqui Croghan

---

**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 08:43  
**To:** Jacqui Croghan  
**Subject:** FW: Part 8 Strokestown Public Realm

**From:** Martin Shiel <[martinshiel@live.ie](mailto:martinshiel@live.ie)>  
**Sent:** Thursday 2 November 2023 18:59  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>; Cllr Valerie Byrne <[cllrvbyrne@roscommoncoco.ie](mailto:cllrvbyrne@roscommoncoco.ie)>; Cllr Joe Murphy <[cllrjmurphy@roscommoncoco.ie](mailto:cllrjmurphy@roscommoncoco.ie)>; Cllr Liam Callaghan <[cllrlcallaghan@roscommoncoco.ie](mailto:cllrlcallaghan@roscommoncoco.ie)>; [eugene.murphy@oireachtas.ie](mailto:eugene.murphy@oireachtas.ie)  
**Subject:** Part 8 Strokestown Public Realm

Dear Mr Mullarkey

We, the Shiel family, have resided in Hartland House, Bawn Street for the last 30 years.

We are objecting to this proposed development on the following grounds –

As a farming family the narrowing of the road will lead to difficulties in bringing farm equipment in and out of our yard. There will not be enough room to turn tractors and trailers or a jeep and trailer off and onto the road, Also no facility will be available to turn a jeep and trailer in the street as it is a cul de sac.

With regard to the green and seating areas being allocated to Bawn Street we feel this will lead to loitering and late night unsociable activities.

As it stands a lot of litter is left at the present corner seating after night time socialising and this will only expand further down the street with this development.

Parking in the plan suggests people will have to reverse onto the road and this has to be considered dangerous driving and is not an appropriate manoeuvre for elderly people.

A bigger issue in the town is drinking water, waste water, and storm water pipework which need to be replaced and upgraded to present day standards before any other works happen.

Reducing parking at Eurospar will lead to double parking along the road and cut off access to our house and other properties in the street possibly leaving no parking for us at our own house.

We feel there should be at least residential parking for the private houses in the street.

At a public meeting Majella Hunt said she expected local volunteers and tidy towns to maintain the green areas and the town. This is not feasible.

Roscommon County Council need to spend time observing and noting traffic flows at the start and the end of the school time in Church Street, no account of the safety of the children appears to have been taken under these proposals.

In fact the opposite would appear to be the case.

Edward Shiel  
 Mary Shiel  
 Martin Shiel

**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 08:43  
**To:** Jacqui Croghan  
**Subject:** FW: Submission Re. Strokestown Public Realm Enhancement Scheme.

**From:** HelenE Kaye <[helenekaye082@gmail.com](mailto:helenekaye082@gmail.com)>  
**Sent:** Thursday 2 November 2023 19:14  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Submission Re. Strokestown Public Realm Enhancement Scheme.

Tulsk  
 Co. Roscommon  
 November 2<sup>nd</sup> 2023

SEAN MULLARKEY  
 Head of Finance and Regeneration  
 Áras an Chontae  
 Roscommon County Council  
 Roscommon  
 County Roscommon.

**Re:** Concerns regarding proposed Strokestown Public Realm redevelopments and enhancements as published by Roscommon County Council on 21<sup>st</sup> September 2023, under Part 8 Planning Notice.

**This is my submission.**

Dear Mr. Mullarkey,

I am writing to you re. the publication of the above notice on the 21<sup>st</sup> September 2023, to express my deep concerns about the proposed redevelopment plan for Bawn St. and Church St., Strokestown.

As a former resident, daily visitor and a passionate advocate for the preservation of our town's cultural heritage, I believe it is vital to reconsider the current proposed plan as it seems to not recognise the value and importance of such.

Bawn Street and Church, these actual streets, display cultural significance. Their existing layout makes them unique among town layouts in Ireland and have provided the backdrop for residents and visitors to experience the true essence of the town.

In addition, the proposed plan appears to have been prepared without a full understanding of the demands and needs of the people of the area.

Outlined below are my concerns on viewing the current proposed Bawn St. and Church Street redevelopment plan.

**Parking:** The proposed provision of selected parking spaces is wholly inadequate, leaving lesser places to park in both streets. This in turn will affect accessibility to the existing businesses and services located in these areas. This will lead to severe parking shortages at certain times daily, such as school collection times, seasonal outdoor events or during large funerals. This also could potentially have an adverse effect on the current success of these businesses/services and perhaps in turn affect/lessen the employment prospects for their staff.

In addition, some people may have mobility issues which would discourage them from continuing "shop" in the area.

**Excessive Landscaping:** There is a massive amount of proposed extra landscaping and grass verges in addition to the existing vegetation already in place. Who will maintain all of this? It is unfair to expect volunteers / residents to

**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 08:44  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown plans

**From:** Patricia Kelly <kellytricia71@gmail.com>  
**Sent:** Thursday 2 November 2023 21:59  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Subject:** Strokestown plans

Dear Mr Mullarkey,

I am a native and resident of the town and am employed in one of the businesses which these plans are going to affect the most.

The first thing I would strongly object to is the removal of car parking spaces in Bawn Street. Bawn Street has a lot of businesses and what we need is more parking spaces not less ,if you observed the parking Monday to Friday you would see that most of the parking is taken up by employees of the businesses. I work in the supermarket and most customers are elderly and need to park as near to the shop as possible, they are not going to walk half way up the town pushing a trolley otherwise they are going to shop somewhere else.

Secondly, Strokestown was always proud of its wide streets and to take that away from us is a crying shame. To add more greenery is a pure joke...I am a member of a small tidy town group which is struggling to recruit members to try and keep the town clean and tidy. Who will be responsible for the upkeep of this greenery??

Strokestown is a small town in which there are a lot of derelict and closed down buildings. Money would be more wisely spent bringing life to those buildings. What is the point in spending all this money on greenery, cycle paths etc.? The wide streets and buildings is what makes Strokestown so need to fix what's not broken.

Yes I agree some aspects of the plan is badly needed like the upgrading of the footpaths, the relocation of the bus stop and the introduction of pedestrian crossings would be of huge benefit.

The town is going to be bypassed in the coming years which will really affect a lot of the remaining businesses. Please keep the customers in the town and don't force them to go elsewhere because they can't get parking.

Hope you take on board the concerns of the people as most people don't want our little town to change. I will say again, no need to fix what's not broken.

Yours Sincerely,  
 Patricia Kelly.

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

**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 10:02  
**To:** Jacqui Croghan  
**Subject:** FW: Part 8 Public Realm Strokestown.

**From:** Eugene Murphy <[Eugene.Murphy@oireachtas.ie](mailto:Eugene.Murphy@oireachtas.ie)>  
**Sent:** Friday 3 November 2023 08:57  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Part 8 Public Realm Strokestown.

Sean,

I would be most grateful if you would pass on my concerns over re the above.

I want Strokestown to succeed with this Plan but I would urge the Consultants to take into account the issue of probable new parking arrangements.

Strokestown has seven festivals Annually and in fairness Roscommon Co.Council are very supportive of all those events.

Strokestown Show, Strokestown Easter Parade weekend, Strokestown International Poetry Festival. Strokestown Vintage Festival,

Strokestown Feile which will return in 2024 and a number of other events that take place on the grounds of Strokestown Parkhouse

are a vital part of the local economy Annually.

Parking restrictions would have a negative impact on most of those events.

New bus shelters, new footpaths ,new pedestrian crossings as well as some new landscaping are welcome but please avoid grass strips on our beautiful meandering streets.

Thanks for reading this and I can assure you if the matter of parking is addressed the People of the town and surrounding areas will support this.

Regards,

Eugene.

087.1668775.

Beartas ríomhphoist an Oireachtais agus séanadh. [oireachtas.ie/ga/email-policy/](https://oireachtas.ie/ga/email-policy/)

Oireachtas email policy and disclaimer. [oireachtas.ie/en/email-policy/](https://oireachtas.ie/en/email-policy/)

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**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 10:45  
**To:** Jacqui Croghan  
**Subject:** FW: Proposed development works at Strokestown, Co Roscommon

-----Original Message-----

From: Karen McGarry <karentmcgarry@googlemail.com>  
Sent: Friday 3 November 2023 09:48  
To: Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
Subject: Proposed development works at Strokestown, Co Roscommon

To whom it may concern,

Through this email I would like to strongly object to the proposed redevelopment plans for Strokestown, Co. Roscommon.

Having reviewed the plans and changes I cannot see how such money can be spent on redeveloping Strokestown and changing its accessibility for young and old into an area that is unaccessible to those to shop, park etc on a daily basis. The secondary school is a prime example, where are parents to park to collect and drop off??? Older people who need to collect their prescriptions weekly, where are they to park? Businesses will be badly effected and Strokestown will be known as a town you are uninvited to stop at!

For these reasons and so many more I strongly object

Thank you  
Karen McGarry

Sent from my iPhone

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

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 11:26  
**To:** Jacqui Croghan  
**Subject:** FW: \*Strokestown Public Realm Enhancement Scheme Part 8 Submission\*

**From:** rebecca mcguire <[rebeccamcguire11@gmail.com](mailto:rebeccamcguire11@gmail.com)>  
**Sent:** Friday 3 November 2023 11:19  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** \*Strokestown Public Realm Enhancement Scheme Part 8 Submission\*

Dear Mr. Mullarkey,

I am writing regarding the proposed plans of the Strokestown Public Realm Enhancement Scheme, Part 8. Having viewed the proposal and given much thought to it I must strongly object to these plans. There are many ways in which the town could be improved, however what has been proposed is neither practical nor aesthetically acceptable for a heritage town like Strokestown. I grew up near to Strokestown, attending both primary and secondary education there and to this day I visit and use the amenities in this town almost every day.

While the community are open to progress and welcome investment, it seems that following consultations with Roscommon Co. Council the needs of the people who are supposed to be represented and respected here are not being taken into consideration at all. I have also done a few simple searches online to find the local advertisements of plans as required and nothing has shown up, while there is plenty of conversation about it, no official planning notice was found in these searches. Perhaps you could direct me to this.

The relocation of the bus stop and perhaps the addition of street furniture are the only useful changes to the town that have been proposed.

There are so many factors that need to be considered regarding the current condition of Strokestown and how it can be improved. Firstly, the fact that Strokestown is a heritage town, famous for having the widest streets in Ireland should be an immediate call to dismissal of these plans to change the streetscape in any way. Many people have been refused planning permission on these grounds and to go against them yourselves implies that the rules do not apply to the council, only to everyone else.

Where is the sense in ripping out the beautiful lighting that lines the streets? (The lighting that is not all that long there) This seems to be a total waste of money. There is also lovely greenery already lining the streets that is lovingly tended to by local volunteers, perhaps the council should give some funding towards the upkeep of this existing greenery instead. I am wondering how is the new proposed vast amounts of greenery going to be tended to? Will this create employment or will it be left to the locals to look after? Also there are no bins in the town having all been removed, how does this promote a cleaner environment?

The biggest hindrance to the town of Strokestown laid out in these plans has to be the parking proposals, which are utterly ludicrous and of course all part of a nationwide green agenda. Similar plans have already been executed in both Roscommon and Tarmonbarry and I have yet to hear anyone speaking positively (bar councillors themselves) about the changes that have been made. Indeed Roscommon town is still under construction having not done the job correctly the first two times around, more money being wasted there. Reducing the parking in Strokestown would drastically reduce the amount of people visiting the town and in turn local businesses will close. We should be looking at improving local economy here not sabotaging it. There is plenty of parking at the moment, but on days where local events are held it can be still difficult to find parking.

I would love to know how TWO drop off spots are going to cater for approximately 800 pupils arriving to and leaving school at the same time? What about the tailbacks that will occur out the Tulsk road, and the danger this poses to oncoming motorists and pedestrians alike? Not to mention the fumes from all of these

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 13:20  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Redevelopment Plan

**From:** Pat Casey <[patcaseyandson@gmail.com](mailto:patcaseyandson@gmail.com)>  
**Sent:** Friday 3 November 2023 13:02  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Strokestown Redevelopment Plan

Hi Sean,

I am concerned about the loss of parking in the town if this redevelopment plan goes ahead.

Kind regards,

Pat Casey

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



**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 13:20  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Redevelopment Plan

**From:** Breda Henry <[breda.henry81@gmail.com](mailto:breda.henry81@gmail.com)>  
**Sent:** Friday 3 November 2023 13:04  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Strokestown Redevelopment Plan

Hi Sean,

I am concerned about the loss of parking in the town if this redevelopment plan goes ahead.

Kind regards,

Breda Henry

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

**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 14:33  
**To:** Jacqui Croghan  
**Subject:** FW: Part 8 submission - Strokestown

**From:** Kieran Leavy Estate Agents <[property@kleavyauctioneer.com](mailto:property@kleavyauctioneer.com)>  
**Sent:** Friday 3 November 2023 14:09  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Part 8 submission - Strokestown

Dear Mr Mullarkey,

Re: Strokestown Public Realm Enhancement - Part 8 Notice issued on September 21st, 2023

I hope this email finds you well.

I write in my capacity as a local property owner, business owner and estate agent to voice my concerns with respect to the planning notice issued with respect to the redevelopment of Bawn Street and Church Street.

I would begin by expressing my support for an investment, by the local authority, in Strokestown. The town is in dire need of significant public investment and with the by-pass project due to get underway, there is an opportunity for Strokestown to be regentrified and re-established as a good market/trading town.

However, I feel the proposals in their current form, are disconnected from the needs of the town. They are essentially an over-ambitious landscaping project which will add little value to the town and will, in my professional estimation, negatively impact local businesses and property values.

I submit the following:

#### Parking

Contrary to the assumptions made in BDP's planning proposal, the very lifeblood of Strokestown is the fact that it can accommodate more parking than other town in the county on its wide street. Historically, there has been no need for off-street parking on Church Street and Bawn street for this very reason.

A significant value-added selling point of any property on these streets over the years has been this abundance of parking and while the council enjoys easement over the public thoroughfares, property owners have historically enjoyed the benefit of this parking. Under the current plan, 260 delineated parking spaces falls significantly short and the layout the proposed parking scheme is impractical from both a business and residential perspective.

While the development of "off-street" car parks would alleviate some these concerns, there would still be significant negative impact on residents on the north-side of Church street, who will be required to park near the carriageway as opposed to outside their properties, as they do at the moment and have done for generations.

This is also the case on the southern side of Bawn Street.

#### Bus stop

The relocation of the bus stop from Bridge Street to Church is a sensible proposition, however, the combination of this advancement with the parking scheme, in its current form, leaves something to be desired. I would submit that this element could be addressed without the need for significant alterations to the plan.

#### Pedestrian crossings

The inclusion of pedestrian crossings is a welcome development and long overdue.

#### Vegetation and green spaces

The proposed plan aims to increase the amount of green areas on both streets and create verges along the carriage ways in raised planting beds.

I would suggest that a more appropriate goal here would be to focus on the regularisation of the style planting boxes and the likes, throughout the town. This would create the same impact of having additional planting but without the permanency of raised/recessed painting areas. It would also make maintenance much easier.

Historically the planting beds on both streets have either gone maintained or have been maintained at the expense of local residents. Any increase in planting of any description needs to have a practical and funded maintenance plan.

I would also argue that the unique wide and open streets of Strokestown are a positive feature, and any attempt to make them feel more closed off should be seriously reconsidered.

#### Market

There is currently a very popular and ever-growing farmers market each Friday in the town. The current plan is not cognisant of this and does not appear to leave it so that this could continue. This should be revisited in any amendments to the plan.

#### Resurfacing & street furniture

The footpaths and carriage ways of the town have become a patchwork of varying styles over the years, and has the street furniture throughout the town.

I would propose the removal of the picnic beaches from the four corners of the roundabout and believe a more appropriate street furniture style and layout could be agreed.

The inclusion of having a uniform approach to hard surfaces throughout the town is vitally important. This would have the greatest impact on adding value to the town and its properties, ahead of any other ambitious landscaping.

I would also stress that while these works are being done the council should use the opportunity to address the significant deficiencies in the subterranean water and septic systems in the town. Recent flooding episodes on Church Street and Bridge Street could be addressed while the town is being redeveloped rather than having to rip up the surfaces at a later date to address these issues. Consultation with Irish Water on this matter would be vital.

#### Dereliction

I have invested significant sums of my own money in addressing dereliction in a number of properties I own. I would urge the council to ring fence a certain amount of the budget under this plan to support local property owners in their efforts to do such works.

Thank you for your consideration.

Yours sincerely,

Kieran Leavey

Kieran Leavy & Associates

Church Street

Strokestown

Co. Roscommon

MIPAV CV REV MMCEPI

Tel / Fax: 353(0) 71 96 34737

Mobile: 353(0) 87 6025597

Email: [property@kleavyauctioneer.com](mailto:property@kleavyauctioneer.com)

PSRA License No 001426

Kieran Leavy – Funeral Director

Scramogue

Co. Roscommon

Tel / Fax: 353 (0) 71 96 33583

Mobile: 353(0) 87 6025597

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**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 14:33  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Public Realm Development  
**Attachments:** ifa town plan.docx

**From:** Tricia O'Beirne <[triciaobeirne@gmail.com](mailto:triciaobeirne@gmail.com)>  
**Sent:** Friday 3 November 2023 13:52  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>; Shane Tiernan <[STiernan@roscommoncoco.ie](mailto:STiernan@roscommoncoco.ie)>  
**Subject:** Strokestown Public Realm Development

Please find our submission attached

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

Sean Mullarkey  
Head of Finance and Regeneration  
Roscommon Co Co  
Aras and Chontae  
Roscommon  
Co Roscommon

02/11/23

Dear Mr Mullarkey

I am writing in connection with the Part 8 Strokestown Public Realm Enhancement Project. We welcome plans to enhance our town and acknowledge that works are needed to improve the overall appearance and functionality of the town such as resurfacing the footpaths and the carriage way.

We are delighted that the bus stop will be moved to Church St but disappointed that the bus may not be fully off the road at this stop and could still cause an obstruction to traffic.

We also welcome the new pedestrian crossings at the roundabout, particularly for our elderly people and those with disabilities.

Strokestown is by nature a market town and services all of the surrounding rural community. Unfortunately the new plan to remove so much of the on street parking will have a detrimental effect on the farming community in particular, for example the wider streets give access for passing tractors with attachments, jeeps and trailers and Lorries to pull in safely to do their business or to allow other traffic to safely pass. The new parking plan and associated landscaping will remove this possibility and these customers will have no choice but to go elsewhere.

Reducing parking will also have a negative effect on our elderly as they will easily end up having to walk significant distance to access the services they need in the town

We also have concerns about access and parking at the town's major annual events such as the Agricultural show and Easter parade. These are intrinsic to the fabric of the local urban and rural community and must be protected at all cost.

The new parking plan will cause significant difficulty for parents collecting children from school as without enough parking the area will become clogged up with cars and will therefore be dangerous for both drivers and pedestrians (mainly children). We also have serious concerns around the area of the Health centre and lack of parking.

We hope that these grave issues will be taken into serious consideration in any further discussion or decision making processes for the town.

Yours Sincerely

Strokestown Branch IFA

Patricia O'Beirne Secretary

## Jacqui Croghan

---

**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 14:36  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Plan

**From:** damian donlon <[damiandonlon@hotmail.com](mailto:damiandonlon@hotmail.com)>  
**Sent:** Friday 3 November 2023 13:23  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Fw: Strokestown Plan

**From:** Damian Donlon <[Damian.Donlon@hse.ie](mailto:Damian.Donlon@hse.ie)>  
**Sent:** Friday 3 November 2023 13:05  
**To:** [damiandonlon@hotmail.com](mailto:damiandonlon@hotmail.com) <[damiandonlon@hotmail.com](mailto:damiandonlon@hotmail.com)>  
**Subject:** Strokestown Plan

Hi

Firstly I broadly welcome the development plan for Bawn Street and Church Street Strokestown but do have some issues that I feel need to be taken into consideration. Many issues have been raised by local individuals some of which are in my opinion ill informed. The power of social media and poor editorials in local newspapers and vested interests have contributed to this.

### Concerns;

1. **Parking** – at present it is shambolic in Bawn Street in particular and I believe structured parking is essential. Some commentators have stated that there will be a massive loss in capacity for parking but figures they have mentioned have being pulled from mid air. Yes, there can be bigger demand when events occur in the Town, events such as large GAA games, The Show but essentially the number of spaces quoted by the Council is adequate for daily activity. Developing parking in backlands has being mooted as a solution to the problem. This it is, but the Council have to be willing to allow this happen in the correct areas. Eurospar want to open up access to the rear of their store and this makes sense. The Council granted planning permission to them to expand their premises and business over the years so surely they cannot block Eurospar from widening an entrance on Bawn Street to facilitate access to a potential car park. I am not sure if the building the require to partially demolish is listed or not but the Council and the town have to move with the current and future needs of its population.
2. Similarly the council gave planning permission for the local soccer club, GAA Club, Community Centre, Primary and secondary schools plus a housing estate to be developed with only one access road with a T junction onto the N5. Combined with what can only be called a shambles at Brogan Tractors, **this is a fatal accident waiting to happen**. Similarly the junction between Caslin Way and Church Street is highly dangerous. Common sense would suggest that these junctions should have priority over streetscape and as part of this development that must be addressed initially, in other words do not put the cart before the horse.
3. **Bus Stops**. A good lay out and location is proposed but the planners seems to have forgotten that the N5 bypass is due to commence soon and where the proposed entrance/exit to Strokestown of the new N5 are located means that the traffic flow including Route 22 expressway route will run from Elphin Street to Bridge Street thus rendering a bus stop on Church Stop pointless.



4. As you enter Strokestown from Mayo you can only be impressed by the wide tree lined streets. The amount and positioning of **road signage** on this entrance and at the roundabout are a sorry blight on this beautiful street scape. Obviously they are there for safety reasons but this issue needs to be addressed in the new plan.
5. **Street lighting.** If you have ever walked on Church St or Bawn St at night time you will be aware of the poor level of lighting on the footpaths. Obviously these are a distance away from the N5. There is a significant safety issue here particularly in wet weather when the footpaths can be quite slippery.
6. The plan is for Bawn Street and Church Street only. It can be argued that these are the two quiet streets and most economic and social activity occurs on Elphin Street and Bridge Street. Many years ago the Council widened the footpaths on these two streets and thus narrowed the road width. This had led to tighter parking and indeed there has been numerous accidents on both streets as a consequence of this. Taking into consideration the new N5 route and new access into Strokestown via Elphin Street it is essential that both Bridge Street and Elphin Street are brought into the plan. There was no need at the time to widen these footpaths and remove the beautiful limestone paving which was dumped at the old reservoir before mysteriously disappearing. Double yellow lines on one side of these streets is not a solution.
7. When Strokestown was 'planned' in the late 1600's the concept of the wide street was based on the straight line that runs from the front door of the Park House through the Bawn Gates to St Johns Church. Unfortunately this potentially spectacular vista is not experienced on entering the Town from the west as the mature trees between the Bawn Gates and the Park House act as a screen. To me this is akin to throwing a sheet over a masterpiece. I often imagine how stunning it would look entering the Town from the West if this vista was there and St John's Church ( a stunning building), The Bawn Gates and Strokestown Park House were all flood lit. Obviously the Council can do little with this as they are on private property but I feel it should be discussed with the owners with the objective of maximising visual impact.

I am born and bred Strokestown and am exceptionally proud of where I come from and where I reside. I have no vested interest in the development bar the enhancement of our town. I am broadly in support of the plan and hope that it progresses but must express surprise and indeed concern that professional planners and architects have not considered some basic points. I thank you for taking the time to read and consider these points.

Regards,

Damian Donlon

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\*Tá an fhaisnéis sa ríomhphost seo (ceangaltáin san áireamh) faoi rún. Baineann sé leis an té ar seoladh chuige amháin agus tá sé ar intinn go bhfaighfidh siadsan amháin é agus gurb iadsan amháin a dhéanfaidh breithniú air. Más rud é nach tusa an duine ar leis é, tá cosc iomlán ar aon fhaisnéis atá ann, a úsáid, a chraobhscaoileadh, a scaipeadh, a nochtadh, a fhoilsiú, ná a chóipeáil. Seans gurb iad tuairimí pearsanta an údar atá san ríomhphost agus nach tuairimí FSS iad.

Má fuair tú an ríomhphost seo trí dhearmad, bheadh muid buíoch dá gcuirfeá in iúl don Deasc Seirbhísí ECT ar an nguthán ag +353 818 300300 nó ar an ríomhphost chuig [service.desk@hse.ie](mailto:service.desk@hse.ie) agus ansin glan an ríomhphost seo ded' chóras.\*

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**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 15:10  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Submission  
**Attachments:** Submission re 2023 development proposal.docx

**From:** Killian Cassidy <[jonathanaidencassidy@hotmail.com](mailto:jonathanaidencassidy@hotmail.com)>  
**Sent:** Friday 3 November 2023 14:21  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Strokestown Submission

Please find attached submission regarding Strokestown development.

Regards,

Jonathan Cassidy

Sent from my Samsung handset powered by Three  
Sent from [Outlook for Android](#)

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# Strokestown Development Proposal 2023

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NOVEMBER 6

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Authored by: Jonathan Cassidy

# Strokestown Development Proposal 2023

## Submissions:

The following are requests, submissions and concerns regarding the proposed development for Bawn Street and Church Street Strokestown.

*The information within this document are based on my own thoughts and opinions and do not reflect that of any voluntary groups I am involved in or the individuals involved.*

In relation to the roundabout area, I agree with the proposed decrease in size of the roundabout as the N5 realignment proceeds, the need for traffic calming will reduce significantly.

The realignment of the N5 will also prove beneficial to the cycle lanes. The cycle lanes would have the same impact in traffic calming as the proposed “beds” but create a safer pedestrian route adjacent the houses. Phasing the introduction of cycle lanes post the realignment will allow the lanes to be placed on the road edge as opposed to the footpath edge. This will alleviate any issues regarding facilitating safe access/egress to homes, businesses or services for owners, workers or patrons in the town.



The planting of the areas around the roundabout will fit well with the ongoing efforts of the Tidy Town Group and create a feature of a currently barren area with great potential especially with adequate and appropriate seating to facilitate visitors, students and residents to the area.

A welcome point is the proposed upgrades to the footpaths to a more suitable and user-friendly surface. The previous footpaths have become dilapidated, uneven, broken and not fit for purpose. Again, with an aging population with deteriorating mobility and a population percentage of 18.8% who have disabilities, the inclusion of such features is very much needed.



## STROKESTOWN DEVELOPMENT 2023

Noted in the Flood Risk Assessment attached to the Part 8 planning, is the inclusion of SuDs, the 4 areas discussed above are ideally located as rainwater capture points for a myriad of reasons:

- i) Reducing storm water run off from Church Street and Elphin Street. *The effect of this is reducing flooding in Bridge Street through rainwater harvesting to assist the upkeep and maintenance of those planted areas. This would also facilitate the maintenance of the proposed changes to the pedestrian crossings with available water for power washing.*
- ii) The current watering of plants requires water to be taken from Ryans River and transported to the various areas in the town. Having storm water captured facilitates.

Continuing with the flood risk assessment the following areas are noted:

The term “Proposed Development” is solely focused on Bawn Street and Church Street and does not consider the impact any development will have on the lowest area in Strokestown, Bridge Street. Indeed, at a recent council meeting an engineer made the statement that the topography of Strokestown has water flowing downhill.

Part 3, subsection 3.1 refer to flooding accounts in 2016.....there are well documented, more recent flooding in Strokestown and, in particular Bridge Street. Its omission from the text, review or assessment is less than satisfactory, particularly following the ongoing efforts in relation to the Town Centre First Plan.

The Roscommon Development Plan ITC 7.52 discusses the floodplain of Strokestown in totality, not just the proposed development area.

Section 3.3, subsection 3.3.1, I noted that the OPW has no records of flooding. Who furnishes the OPW with these records in the result of flooding? Flooding on the following dates this year alone have occurred in Bridge Street and are documented as such: June 13<sup>th</sup>, June 18<sup>th</sup> and September 10<sup>th</sup> !!

In relation to section 4.2 subsection 4.2.2, I agree that changes will affect the permeable area and refer back to the potential for harvesting of rainwater to assist in this.

However, conversely, I question the validity of Section 5.2 subsection 5.2.2: *“The proposed development will be wholly sited in Flood Zone C so as such, can have no impact on flood risk elsewhere.”* Again, I refer to the ongoing flash flooding of Bridge Street frequently including the dates from 2023 alone. The discussion of environmental change requires forward planning and preparation work for the future, this includes rainwater run-off.

Finally, regarding the flooding assessment, a point to note is maintenance of any development. Section 5.2 subsection 5.2.5.1 the point of maintenance plans is of paramount importance for the longevity of the project and from a PR perspective on behalf of the local authority.

## STROKESTOWN DEVELOPMENT 2023

The restrictions of traffic at the entrance to The Boreen Road are most welcome. The potential for an accident at this junction has been an issue for all residents and visitors. This is an excellent addition to the plan.

At the upper end of Church Street, the removal of all parking at the existing and occupied medical center has reduced the accessibility to the service to the elderly and those with reduced or limited mobility. The increasing population and the converse percentage of elderly residents will require access to the services provided and as such need to be facilitated. With the national crisis regarding general practitioners, particularly in rural Ireland, any developments that negatively affect the potential to retain or attract a GP is detrimental to the long-term sustainability of the town.



The parking of cars for collection of students from Scoil Mhuire will create safety concerns with the proposed introduction of beds. With over 650 students the "pick up" congestion will not be an easy fix. I suggest meeting with the management of the school and review possible solutions to the issues. There is potentially a solution to be found with the local GAA club, Soccer club and Community Center all with ample parking and in proximity. This may prove as a "carrot" scenario for a phased development in the future, similar to Boyle and their recent staggered development.

In relation to the ongoing discussion of parking in Church Street, there is a potential solution to the negative. The option of accessing the back of houses and affording them the opportunity or option of parking at the back of their houses would reduce the impact of any development on the street. This would also potentially benefit those on the western side of Elphin Street, particularly as the new entrance to the town is via the current R368.



## STROKESTOWN DEVELOPMENT 2023



The unique feature of Strokestown is the tree lined avenue. The recommendation from myself is to utilize these features through effective replacement of the existing trees, growth material beneath and rejuvenation of the beds through strategic planting of the beds beneath.

The tree selection could include specific species pertinent to that of a "Heritage Town" as we have been labelled as such.

The existing trees are not uniform in their growth due to varying levels of nutrients materials used in their creation. The Christmas lighting project has illuminated and highlighted the unique streetscape that Strokestown has, and this would create a positive aesthetic for visitors and residents while reducing the need for extensive concrete and paving.

The planting scheme would need the inclusion of the Tidy Town Group to ensure it meets with their plans and projects. The Planting scheme should lend itself to pollinator friendly, indigenous planting that provide colour for most of the year with the potential for propagation. With the ongoing support of Roscommon Leader Partnership, the Department of Rural and Community Development and the local community, the tidy town group are working hard on improving, enhancing and maintaining the town.

I am not averse to change and welcome the potential that the public realm development could bring, however it needs to be inline with what works for the town. This has been missed.

The ideology of a "Town Centre First Plan" is that the idiosyncrasies that make up Strokestown, its history, heritage, uniqueness would be developed, unfortunately that has been missed.

I will acknowledge that those eager to publicly criticize may not have been so forth coming during consultations, however their voice is still valid and should be heard.

Mise le Meas,

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Jonathan Cassidy





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**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Friday 3 November 2023 15:11  
**To:** Jacqui Croghan  
**Subject:** FW: Submission to Strokestown Public Realm Part 8 planning process

**From:** Cllr Joe Murphy <[cllrjmurphy@roscommoncoco.ie](mailto:cllrjmurphy@roscommoncoco.ie)>  
**Sent:** Friday 3 November 2023 15:04  
**To:** Sean Mullarkey <[SMullarkey@roscommoncoco.ie](mailto:SMullarkey@roscommoncoco.ie)>  
**Subject:** Submission to Strokestown Public Realm Part 8 planning process

Dear Sean,

I am supportive of public realm works in Strokestown but feel parking is the biggest issue.

What really worked in Roscommon town public realm project was the access to parking facilities, this I feel is possible in Strokestown to some extent with opening up of the space at the back of the EuroSpar building on Bán Street and also lands in Church Street beside the bottle bank in the town. There are two derelict houses with large grounds at the back, while these are privately owned I believe the owner would work with the council to create this space for parking. I feel this would be a worthwhile exploration.

I also feel that parking should be provided for residents of both streets.

Cllr Joe Murphy

Sent from [Outlook for iOS](#)

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

**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Monday 6 November 2023 09:21  
**To:** Jacqui Croghan  
**Subject:** FW:

## -----Original Message-----

**From:** A Rogers <maneattraction20@gmail.com>  
**Sent:** Friday 3 November 2023 16:12  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Subject:** Fwd:

Hi Sean,

> My name is Attracta Rogers from Mane Attraction hair salon in Church Street, Strokestown. Regarding Strokestown Public Realm Enhancement Project, I would like to say I would be delighted to see Strokestown getting money to improve the streets which is something we badly need. Hopefully the project can be done to suit our towns need.

>

> The main issue I have with the plan on a personal level is that the bus stop appears to be very close to my business. I generally only need a little parking at a time but the bus stop would block me completely. Due to the nature of my job and the Irish weather, people usually like to get quickly to their cars! I sometimes have older customers who need help to their car or mothers with small babies carrying a car seat or people with disabilities that really need to be able to park near the door. Also I work alone and would feel a little vulnerable with the bus stop right outside my door as I can be there alone in the evenings or sometimes very early mornings. I would really appreciate if it could be moved slightly up a little to not block the access gate also.

> There are a few empty premises up a little farther and the owner of Martin's B&B has said this would suit them better also. There are not many businesses on Church St. so it would make more sense to leave them more accessible and with more parking options than say, a derelict house.

>

> It is very important to keep the parking nearer to the houses rather than nearer to the road as there are many older people living in the street and a few people that would have limited mobility/disabilities who need to be able to park near their door. It doesn't make sense to have this on one side of the road and not the other. It would also be a safety concern with people having to cross a drive through area.

> Another thing that stands out is the unbalanced entry points, there appears to be four places to drive in on one side and only two on the same stretch opposite (the right hand side).

>

> There is also a fairly unanimous opinion that there is no need for a cycle lane, it is difficult to see on the plan if that is still included or not? If so it should absolutely not be alongside the footpath. A cycle lane should be on the road with an area marked out for people who can then continue along their way on the road. It would not make any sense safety wise or practically. There is few if any that cycle in town for work as it is not necessarily needed or suited to it and the cycling clubs around use the main road as they do everywhere else. If a group of cyclists was in town this would, I imagine cause confusion.

> Apologies if my letter sounds very negative, there is a lot of concern for our town in the community, and everyone I have spoken to is just very passionate that Strokestown Public Realm Enhancement Project would enhance our town.

>

> Thanking you,  
 > Attracta Rogers

>

**Jacqui Croghan**

---

**From:** Jacqui Croghan  
**Sent:** Monday 6 November 2023 09:21  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Redevelopment Objection  
**Attachments:** Strokestown Redevelopment Plans (1).pdf

**From:** David Dolan <david.dolan3@gmail.com>  
**Sent:** Friday 3 November 2023 16:14  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Subject:** Strokestown Redevelopment Objection

Dear Sean,

Please find attached a letter outlining our objection to the proposed redevelopment plans for Strokestown

Kind regards,  
David

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

19 Lisnaree,  
Strokestown,  
Co. Roscommon

**Re: Strokestown Redevelopment Stage 8**

To whom it concerns,

I hope this letter finds you well. I am writing to express my strong opposition to the Strokestown Redevelopment Part 8 Plan, as currently proposed. The proposed plan has raised several concerns within the community, and I believe it is essential to address these issues in the interest of the residents and the integrity of the town.

While I understand the need for redevelopment and growth, it is crucial that any proposed plan considers the welfare and concerns of the local residents. I wish to express my concerns regarding the proposed changes to Bawn Street, Church Street and Elphin Street Strokestown as outlined in the proposed redevelopment Part 8 plans for the town.

Who will maintain the proposed new grass areas around the town. The existing volunteers are already maintaining county council managed estates and the addition of more green space to the town will result in already under pressure groups getting additional workloads. Trees require ongoing maintenance, including pruning, watering, and pest control. Maintaining all the additional greenery will be costly for the relevant authorities in the town.

The new trees that are proposed on Bawn Street will hinder the view of the traffic entering and exiting the street as well as diminishing the usefulness and safety of the pedestrian crossing.

The new trees on the roundabout will further hinder the view for traffic on the main N5 and as a result lead to further safety issues at each of the 4 proposed pedestrian crossings. While trees can enhance the aesthetics of a roundabout and provide environmental benefits, there are several issues that need to be considered.

Tall trees or dense vegetation can obstruct the visibility of drivers approaching the roundabout. This may lead to increased risks of accidents, especially for drivers trying to assess the movement of other vehicles within the roundabout.

The trees may create blind spots for pedestrians and cyclists trying to cross the roundabout. They might not be visible to drivers, increasing the potential for accidents involving vulnerable road users. Tree roots can damage the road surface, curbs, and underground utilities, potentially leading to costly repairs and maintenance.

The green areas along Church Street will reduce the number of entrances and exits to the parking spaces and this will create bottlenecks for traffic searching for parking along the route.

The plan for a reduced-size roundabout is expected to cause vehicles to navigate the roundabout at higher speeds, raising safety concerns at each of the pedestrian crossings.

The proposed reduction in width of Elphin Street presents a significant concern due to the existing conditions, which do not allow safe passage for two vehicles. Further constriction of the street as it approaches the roundabout is likely to severely disrupt traffic flow, causing traffic congestion throughout the town.

Residents of Church Street will be greatly hindered going from their homes to their cars due to the introduction of the proposed cycle lane and also traffic coming from the main N5 who wish to park in the town. The proposed plans for the introduction of the cycle lane and reduced parking will lead to a dangerous situation for these residents as they will need to cross a cycle lane and oncoming traffic in order to reach their vehicles.

The comprehensive town redevelopment proposal anticipates a substantial decrease in the town's available parking spaces, which is expected to adversely affect all local businesses.

All of the additional trees in the town will obstruct street lighting and road signage. Adequate illumination and clear signage are critical for road safety, especially during nighttime or adverse weather conditions.

Strokestown is a heritage town and the proposed plan will result in the face of the town being disrupted and this will have a major impact on the tourism industry in the town. Strokestown has a rich cultural heritage, and the redevelopment plans for the town will have a detrimental impact to the historic sites and landmarks.

There are other areas of the town that would benefit substantially from this kind of investment. There is a sewage smell on Bawn Street that needs to be addressed. In time of heavy rain which we are seeing more and more of each year Bridge Street has started to flood and this is affecting businesses at the lower end of the town, the drainage network needs a full review and these issues need to be resolved as a matter of urgency.

I urge you to take into account these concerns when reviewing the Strokestown Redevelopment Part 8 Plan. It is my hope that these issues can be addressed through a comprehensive and consultative process that prioritises the well-being and input of our community. It is my belief that with careful consideration and community involvement, we can achieve a redevelopment plan that benefits both the residents and the town.

Yours sincerely,  
David Dolan & Gemma Flanagan

---

31. 10. 23

Mr Mullarkey

I am writing to you regarding the so called public realm enhancement. For one thing, enhancement is the wrong word. Vandalism is a better word to describe what is planned for the town.

This town was planned centuries ago having one of the widest streets in Ireland. Strokestown is one of the few planned towns in the country and has survived very well up to now without needing kilometers of extra footpaths and kerbing to show drivers how to park. All this will actually stop people parking in town, especially where they need to park in Bown st. You will kill off the few businesses that are surviving as people take their shopping elsewhere.

Ever since I became aware of this plan, I have watched parking trends around the town. Most days Bown st is full with space needed around Spar. Church st has a lot of cars also especially if some event is on. Funerals or football matches can bring large crowds in and they need to park. Strokestown show and the Easter parade are two more days that bring large crowds.

This plan needs to be seriously scaled back or even dropped altogether. Most residents of Strokestown are against this and don't understand why this is being considered in the first place. We did not ask for it, we don't need and we don't want it.

Yours Sincerely

Paul Gill

Received 03-11-2023  
Acknowledge and refer  
to Eada Mulryan.  
Mark Keaveney  
03-11-2023

No. 87

Derryphatten

Strokestown

Co. Roscommon

November 1<sup>st</sup> 2023

Dear Mr Keaveney

I wish to object to the many aspects of the County Councils regeneration plan of Strokestown.

I would like to say that I agree with the proposal of relocating the bus stop to church St. I am also in favor of reducing the size of the roundabout which was constructed by the Co.Co in 1989 or 1990 on my proposal as a County Councilor at the time for the Strokestown area in the interest of safety.

My main objections are that in the absence of a car park or off street parking at the secondary school where more than 400 students attend would add to the congestion at the school, where buses and cars transport students to and from school.

The main feature of Strokestown is the wide streets which are in no other town and are 4 inches wider or narrower than O'Connell Street in Dublin. Folklore has it that the streets are modelled on the town of Bobbio in northeast Italy. People always marvel at there width and any ornamentation or decoration would take from the beauty of the wide streets.

I would suggest that the left-hand side of the footpath going up Elphin Street should be narrowed and would also favor of removing those trees that line both sides of the street on Bawn St and Church St. There are people alive in Strokestown that have seen those tress been planted for the first time, I am of the opinion that there should be flowers in the tree spaces such as daffodils and tulips in the spring, Roses, Geraniums and Hydrangeas in the summer and Autumn.

I regret that having spent so much time and effort in preparing the plan that's presented, there is virtually no support for this plan and it would be folly to foist this plan on the people.

I trust that you will take my opinion into consideration

Yours sincerely



Sean Beirne

Bachelor of Agricultural Science (Horticulture) 1985-2014 and Ex M.C.C



Sean Mullarkey  
Head of Finance & Regeneration  
Roscommon Co. Council  
Aras an Chontae  
Roscommon Town

Fergal Geoghegan  
Farnbeg  
Strokestown  
Co. Roscommon

30<sup>th</sup> October, 2023

**RE: Part 8 – Strokestown Public Realm Enhancement Project (2023)**

Dear Sir,

I wish to make a submission in respect of the current proposal to carry out works to the public realm in Strokestown. While the current proposal is a significant improvement on the 2020 proposal it still does not have my support. This is due to the following:

**A. Failure to relate to the existing heritage market town:**

- 1) Strokestown is a unique heritage town which was planned and laid out as a Market Town. The proposed upgrade does not acknowledge, enhance or contribute to this very important aspect of the town. This should be a basic requirement of any proposal to upgrade the public realm. Unfortunately, it is completely ignored.
- 2) Strokestown has a rich architectural and cultural heritage, particularly, in the Church Street/Bawn Street axis. The proposed works fail to acknowledge, enhance or contribute to these very important buildings or places in the town. In fact, it completely ignores these elements as there is no effort whatsoever to acknowledge the existence of these important features of the historic town such as the Fair Green, the Courthouse, the Market House, the Market Area, the Dower House and Hartland House, etc. Upgrading the treatment of the public footpath in front of these important buildings and places would go some way to acknowledge their existence. For example stone paving could be used as a surface material to signify the historical importance of these features. This would enhance these important buildings or places and create a continuity of treatment. It would also reinforce the presence and extent of the Architectural Conservation Area.

- 3) The public area in front of the Bawn Gates also merits an upgraded treatment to signify its importance. Stone paving in this area, similar to that suggested in front of the other historically important buildings mentioned above should be considered.
- 4) The proposed works are to be carried out in an Architectural Conservation Area yet the proposed scheme calls for the removal, and replacement with precast concrete kerbing, of many of the existing limestone road kerbs, both the original kerbs and the modern limestone kerbs installed when the footpaths were last upgraded. How is this permitted or even proposed?
- 5) The proposed works include extensive areas and wide expanses of concrete surfacing, particularly in Bawn Street. This is an excessive use of an inappropriate material in an Architectural Conservation Area.
- 6) The provision of two large landscaped amenity areas in Bawn Street is not appropriate. The proposed location is on the north side of the south side terrace of two-storey buildings. It is an area which will not benefit from direct sunlight until late evening. It is also an area which can be subject to excessive wind. More importantly, these amenity spaces do not sit well in Bawn Street. They are alien impositions and do not belong at this location in an ACA. The fact that they are separated from each other by a wide concrete access road to a hardware store compounds the juxtaposition of these spaces. They also have the impact of a narrowing intrusion into the vista formed by the Church Street/Bawn Street axis. They just do not belong at the proposed location and were not part of the original town plan. They are false insertions into a prized streetscape which is rich in both cultural and architectural heritage. They are simply wrong and should be omitted.
- 7) Strokestown is a historic market town with a dedicated Market House and Market Place. Yet no importance is given to these facilities in the current proposal. The proposed hardpaved amenity area in front of the Market House should be enlarged and made more of an attraction or feature in Church Street. This could facilitate the installation of an appropriate sculpture or installation. Such an enlarged area could also act as the amenity area rather than the false landscaped areas imposed on Bawn Street. The Market Place and the Fair Green were very important areas of the town in former times. The current proposal neglects this rich source of cultural and historical activities. This is a major defect with the proposed layout.

#### **B. Impact on living, working and visiting the town:**

- 1) Bawn Street is a cul-de-sac with many business and residential properties with a limited amount of on-street car parking. At the eastern end in front of the Bawn

Gates the parking spaces are at 90 degrees to the road and are located just off the carriageway. No provision has been made for vehicles wishing to turn. This is unsatisfactory. It will result in vehicles having to reverse back possibly to the entrance to the hardware store to execute a turning manoeuvre. This is not desirable for a modern traffic management layout in the centre of the town. It is also hazardous considering it is also planned to have a landscaped garden/amenity areas at this location. The omission of a turning area in this cul-de-sac street is a major defect with the proposed layout.

- 2) The development of unfenced amenity areas on each side of the entrance to a Hardware store will pose a traffic hazard. There is a real risk of accident occurring between users of the amenity area, particularly children, and vehicles entering or exiting the hardware premises.
- 3) The proposed amenity/green/landscaped areas in both Church Street and Bawn Street will require regular maintenance which, without an appropriate annual budget, will be neglected resulting in the deterioration of the spaces. This budget will be an additional burden on the ratepayers.
- 4) The curtailment and controlling of parking in Church Street and Bawn Street has both positive and negative impacts. Much discussion and debate has been had about this element of the proposal. The current proposal is an improvement on previous versions. Currently, Bawn Street is heavily used for parking during business hours. Additional spaces could be provided by eliminating the two large landscaped areas. On Church Street each car parking area has two entrances. A one-way traffic system might work better for these individual areas with entrance only and exit only arrangements.
- 5) The curtailment of parking in close proximity to EuroSpar in Bawn Street is going to have a negative impact on, perhaps, the busiest premises in the town centre. The parking area in front of this supermarket is also shared by Roscommon Co. Council's Area Office and Library. The failure to permit off-street parking in the available backland area is difficult to reconcile.
- 6) No mention in the documents provided of restricting parking times in Bawn Street. Long duration or all day parking curtails business activity. Restricting parking to 2 hrs with certain exemptions was discussed but the proposal is silent in this regard.
- 7) The requirement for parking at the western end of Church Street for school drop off and pick up times is a major issue. The proposed works is going to impact the current practice. This problem requires further study and perhaps a solution can be

found by using the car parks attached to the GAA grounds and the Soccer Club, subject to the clubs agreement.

- 8) Strokestown has an agricultural hinterland. It also contains an important truck garage with a Commercial Vehicle Test Centre and a tractor garage. In addition, there are two local quarries. Consequently, the presence in the town of HGV's and tractors, with or without trailers, is a daily occurrence. However, no provision has been made for the parking of such vehicles.
- 9) Provision has been made for access to the bottle bank at its current location. However, would it not be more desirable to relocate the bottle bank to a less prominent area, such as the Co. Council yard on the Tulsk road where it could be accessed off the existing lay-by? The existing bottle bank area and attached former Fire Brigade Station is in need of redevelopment.
- 10) Traffic calming is required on the Tulsk road entrance to the town and located somewhere on the west side of the Primary School, perhaps near the entrances to the housing estates on that road. While this location is outside the area to be developed, however, if such an installation was provided then it might not be necessary to provide two ramped pedestrian crossings on Church Street.
- 11) No provision made for the casual trading stands. The proposal is completely silent in this regard.
- 12) No provision for Electric Vehicle charging facilities.
- 13) No provision has been made to create a public open space to accommodate the 4 or 5 annual events which attract a large crowd of people. This is a missed opportunity as these events, which are important local occasions, could be accommodated by creating an open plaza in front of the Bawn gates surfaced with stone paving. This would enhance the importance of the entrance to Strokestown Park House. It would also reinforce the wide open space created by the Bawn Street/Church Street axis. An open plaza would also improve access to the buildings on each side of the eastern end of Bawn Street. Parking could be accommodated in such a space.
- 14) The proposed plan includes for removing the existing roundabout and replacing it with a four-way junction. These works will add significant cost to the overall budget for the entire project. Consideration should be given to altering the existing layout rather than its complete replacement. The diameter of the centre island could be reduced, the curve radii of the exit roads could be altered and pedestrian crossings could be inserted into the existing layout. The existing roundabout works from a

traffic management point of view and it adds a landscaped feature in the centre of the town. Changing to a sterile island in the centre of the junction will not be very attractive in such a prominent location. Landscaping the four corners will not have the same visual impact.

15) Strokestown is laid out in a cruciform shape and with one street laid out as a cul-de-sac. There is no ring road. Accordingly, many of the vehicles which enter the town have to turn somewhere to return home. The roundabout provided such a facility. The wide open off street parking areas also provided space for such u-turns. The proposed layout will remove these advantages. This will add an extra layer of unwelcome frustration for drivers negotiating the proposed street network or layout.

16) Will moving the bus stops to Church Street suit bus routes following the by-passing of the town?

Finally, the inclusion of Strokestown in this scheme is very welcome as it is a once off opportunity to make a significant investment in the public realm. Strokestown is a unique heritage market town which is striving to survive in these modern times and so it is very important that the upgrade of the public realm should acknowledge the cultural and historical heritage but also enhance the experience for the people who live, work and visit the town today and into the future. The proposed plan, while a considerable improvement on 2020 proposal, fails in many respects to achieve the basic requirements as set out above. Consequently, I am opposed to the current proposal.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Fergal Geoghegan', written over a horizontal line.

Fergal Geoghegan

# FERGAL GEOGHEGAN + CO.

## CONSULTANT CIVIL ENGINEERS

GREENDALE LODGE  
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Sean Mullarkey  
Head of Finance & Regeneration  
Roscommon Co. Council  
Aras an Chontae  
Roscommon Town

Our Ref. :  
Your Ref. :  
Date : 02 November 2023

**RE : Part 8 – Strokestown Public Realm Enhancement Project (2023)**  
**Submission on behalf of Frank Hanly, EuroSpar,**  
**Elphin Street, Strokestown, Co. Roscommon**

Dear Sir,

We act on behalf of Frank Hanly, EuroSpar, Bawn Street, Strokestown. This business was commenced by Percy Hanly in 1968 and has been in operation at the corner of Bawn Street/Elphin Street for almost 40 years. During that time it has expanded and now occupies the site outlined in green on the attached map. EuroSpar is open 7 days a week from 7.30 am to 10.00 pm.

We wish to set out an objection in respect of the proposed redevelopment of Bawn Street and Church Street as follows:

- 1) The proposed scheme sets out 11 car parking spaces and 1 disable car parking space in the area in front of EuroSpar on Bawn Street. The parking spaces extend partially in front of the Co. Council Area Office/Library on the west side and the unoccupied residential building (owned by Client company) on the east side. At present parking in this area of Bawn Street in the vicinity of EuroSpar is uncontrolled but there is space for on average 16 or 17 cars. This space is shared with Roscommon Co Council Area office staff and their visitors, including visitors to the Library, together with members of the general public.

The proposed scheme also indicates a widening of the existing public footpath on both sides of Elphin Street in the vicinity of where the street meets the junction. Parts of both these areas are used by customers to EuroSpar which has a shop front with entrance facing Elphin Street.

It is not clear how many car parking spaces, in the proposed scheme, that are located in front of the premises facing Bawn Street will be available to EuroSpar as these spaces will be shared with the visitors and staff entering the Co Council building and Library. However, it is clear that it will be less than the existing. Including the spaces lost on Elphin Street there could be a loss of up to 7 car parking spaces. This will be a significant loss to the potential customers visiting the EuroSpar supermarket and is a matter of major concern.

- 2) In recent years Roscommon Co. Council has levied car parking charges on various planning permissions associated with the Hanly's business interests in the Elphin Street/Bawn Street area. These parking charges amount in total to E16,420 and are related to the following planning applications:
  - (a) Planning Ref. No. 08/850 - Change of use of part habitable area in existing terraced building, a protected structure, to a shop unit at Elphin Street, Strokestown - Parking charge levied E2,430.
  - (b) Planning Ref. No. 05/407 - Change of use of existing offices to shop unit, provision of a shop front and minor alterations to existing building at Elphin Street, Strokestown - Parking charge levied E7,420
  - (c) Planning Ref. No. 05/1823 - Retention of change of use from workshop to shop unit and storage area and retain building extensions at Strokestown Hardware, Bawn Street, Strokestown - Parking Charge levied E6,570

Roscommon Co. Council has not made available any additional spaces in return for levying these car parking charges. In fact, the opposite is the case as Roscommon Co Council reduced the available car parking space by constructing a ramped access on the Bawn Street entrance to the Area Office which involved widening the footpath into the parking area. The proposed works will result in a further reduction in available car parking in the vicinity of the EuroSpar supermarket.

- 3) The proposed layout for Bawn Street indicates many areas which are reserved as clearways for vehicular access to gates and garage doors or as pedestrian road crossing routes. All these areas are to be surfaced in concrete as a means of identification. The clearways extend out to the Bawn Street carriageway. Car parking is excluded from these areas with the exception of 8 spaces in front of the Bawn gates. The development of these clearways means that there is less

space in Bawn Street for car parking. This will put pressure on the available spaces in front of EuroSpar.

- 4) The proposed development of two large amenity areas in Bawn Street also reduces the amount of space available for car parking. These amenity areas will also displace the cars associated with the visitors, staff or occupiers of the various premises to the immediate south. This will put pressure on the available car parking spaces to be provided in Bawn Street.
- 5) The project Design Team advised at a number of meetings that parking on Bawn Street would be restricted to 2 hrs with exemptions for residents or occupiers of property on the street and signs to that effect would be erected in prominent positions. There is no mention of this restriction or reference to such signs in the documents provided. This is a matter of concern as a supermarket depends on the availability of customer car parking spaces in close proximity to the premises. All day or long duration parking in the spaces in the vicinity of EuroSpar would have a detrimental impact on the business of the supermarket.
- 6) Bawn Street is a cul-de-sac and no provision has been made for vehicles to turn. The proposed layout will result in vehicles turning at the entrance to Strokestown Hardware. These turning manoeuvres will involve vehicles having to reverse. This will also pose a traffic hazard for users of the amenity areas, particularly children, users of the entrance to the Hardware store and other users of Bawn Street. The proposed layout is unsafe and unsatisfactory.
- 7) The development of unfenced amenity areas on each side of the entrance to a Hardware store will pose a traffic hazard. There is a real risk of accident occurring between users of the amenity area, particularly children, and vehicles entering or exiting the hardware premises.
- 8) The amenity areas will require regular maintenance which, without an appropriate annual budget, will be neglected resulting in the deterioration of the spaces. This budget will be an additional burden on the ratepayers.
- 9) The amenity areas are located on the north side of a terrace of two-storey buildings. Accordingly, these areas will not benefit from direct sunlight until late evening. These areas are also subject to wind which blows down the Church Street/Bawn Street axis. The proposed location of these amenity areas is not appropriate.
- 10) It is inappropriate to locate an amenity area in a town centre street at a location where it is divided by a busy commercial entrance and bookended by large widths of concrete areas. They look out of place in the wide expanse of the Church Street/Bawn Street axis. They do not



- 11) belong at this location and are out of character with the built environment. They also will have the effect of narrowing the visual appearance of the prized wide open vista of the Bawn Street/Church Street axis.
- 12) It is inappropriate to locate two isolated amenity areas at this location in a heritage town. Such amenity areas did not form part of the original layout for this Market Town.
- 13) The amenity areas and extent of clearways will reduce the available space for car parking in the centre of the commercial area of the town. Loss of car parking space results in loss of customers. This is unacceptable from a business operator's point of view.
- 14) The reduction in width of the carriageway in Bawn Street will impede the ability of articulated trucks entering and exiting the loading/unloading area for EuroSpar.
- 15) Overall, the scheme as proposed neglects the overriding fact that Strokestown is a small unique planned heritage market town with a rural hinterland. There is not one element of the proposed works which acknowledges or enhances this fact.
- 16) No provision has been made for the parking of long vehicles such as HGVs or vehicles pulling trailers such as tractors and trailers.
- 17) The works are to be carried out in an Architectural Conservation Area and yet the works propose removing the original limestone kerbing and replacing them with precast concrete kerbs. The proposed works include for large areas of concrete surfacing in Bawn Street, including in front of the Bawn gates. This is an inappropriate material in the public realm of an area that has a rich architectural and historical streetscape. It is contrary to the aspirations of protecting an Architectural Conservation Area.

We wish to advise that our client welcomes Roscommon Co. Council's participation in this Scheme. However, Strokestown is a unique heritage market town, known for the wide open space in the Bawn Street/Church Street axis and its rich architectural heritage. Any upgrade of the public realm in this unique streetscape must be cognisant of this fact. Furthermore, any upgrade of the public realm must work for the property owners and for the people who live, work or visit the town. The proposed works do not meet these basic requirements and it is for these reasons that our client opposes the proposal.

Finally, we wish to advise that our client is most concerned by the loss of car parking in Bawn Street as the viability of a modern supermarket in a small rural town depends on the availability of suitable

**Fergal Geoghegan + Co.**

car parking for customers. Our client is most annoyed by the fact that Roscommon Co. Council refused to grant planning permission for the development of a car park in the back land area of our client's property. The development of an off-street car park at this location would have alleviated the pressure on car parking in the public areas which would have been to the benefit of all users of Bawn Street.

Yours faithfully,

  
FERGAL GEOGHEGAN

c.c. Frank Hanly, EuroSpar

# The Property Registration Authority An tÚdarás Clárúcháin Maoine



## Official Property Registration Map

This map should be read in conjunction with the folio.

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(single-line of parcel(s) edged)

- Freehold
- Leasehold
- Subleasehold
- 'S' Register

(see Section 8(d)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: [www.landireland.ie](http://www.landireland.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006



# FERGAL GEOGHEGAN + CO.

## CONSULTANT CIVIL ENGINEERS

GREENDALE LODGE  
FARNBEG  
STROKESTOWN  
CO. ROSCOMMON  
F42 Y099

E-mail: fergal.geoghegan@gmail.com  
Phone: (071) 9633851  
Mobile: (086) 8264896

Sean Mullarkey  
Head of Finance & Regeneration  
Roscommon Co. Council  
Aras an Chontae  
Roscommon Town

Our Ref. :  
Your Ref. :  
Date : 02 November 2023

**RE : Part 8 – Strokestown Public Realm Enhancement Project (2023)**  
**Submission on behalf of Barry Hanly, Strokestown Hardware,**  
**Bawn Street, Strokestown, Co. Roscommon**

Dear Sir,

We set out below a submission on behalf of the above. Our client, Barry Hanly, is the owner and operator of the premises known as Strokestown Hardware which is located in Bawn Street (location map attached). Mr Hanly is very concerned about the impact that the proposed works to Bawn Street will have on the operation of his business premises.

We now wish to set out the issues with the proposed works which are causing concern as follows:

- 1) The development of unfenced amenity areas on each side of the entrance to the Hardware property will pose a traffic hazard. This entrance is used by cars, vans, tractors and trucks including articulated trucks entering and exiting the premises. Some of these vehicles will have attached trailers. This is the main entrance to a busy commercial property and it is inappropriate to position amenity areas on each side. There is a real risk of accident occurring between users of the amenity area, particularly children, and vehicles entering or exiting the hardware premises.
- 2) Bawn Street is a cul-de-sac and no provision has been made for vehicles to turn. The proposed layout will result in vehicles turning at the entrance to the hardware store. These turning manoeuvres will involve vehicles having to reverse. This will also pose a traffic hazard for users of the amenity areas, particularly children, users of the entrance to the hardware store and other users of Bawn Street. It is difficult to understand how the Local Authority can propose a layout for a busy cul-de-sac in a town centre location without providing a vehicle turning area. The proposed layout is unsafe and unsatisfactory.

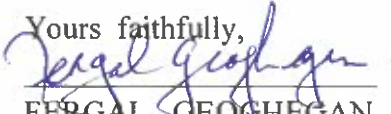
- 3) The amenity areas, complete with picnic tables and other attractions, will be areas where litter will be deposited. Currently, litter is conveyed down the Church Street/Bawn Street axis by wind and this litter habitually collects at the eastern end of Bawn Street. This litter will also collect in the amenity areas.
- 4) The amenity areas are also areas where noise and activities, including anti-social behaviour, will possibly be carried out in the late evenings much to the annoyance of occupants of the adjacent buildings.
- 5) The amenity areas will require regular maintenance which, without an appropriate annual budget, will be neglected resulting in the deterioration of the spaces. This budget will be an additional burden on the ratepayers including the Hardware store.
- 6) The amenity areas are located on the north side of a terrace of two-storey buildings. Accordingly, these areas will not benefit from direct sunlight until late evening. These areas are also subject to wind which blows down the Church Street/Bawn Street axis. The proposed location of these amenity areas is not appropriate.
- 7) It is inappropriate to locate an amenity area in a town centre street at a location where it is divided by a busy commercial entrance and bookended by large widths of concrete areas.
- 8) It is inappropriate to locate two isolated large amenity areas in the wide expanse of the Church Street/Bawn Street axis. They do not belong at this location. They are out of place and out of character with the built environment.
- 9) It is inappropriate to locate two isolated amenity areas at this location in a heritage town. Such amenity areas did not form part of the original layout for this Market Town.
- 10) The amenity areas will reduce the available car parking spaces in the centre of the commercial area of the town. Loss of car parking space results in loss of customers. This is unacceptable from a business operator's point of view.
- 11) Roscommon Co Council imposed car parking charges on the development of Strokestown Hardware in planning application 05/1823 and in the total amount of E6,570. To date Roscommon Co. Council has not provided any additional car parking spaces to service the premises in response to this charge. This current proposal, which will involve a reduction in car parking spaces in the public realm serving the hardware store, contradicts the merits of the imposition of car parking development charges.
- 12) The reduction in width of the carriageway in Bawn Street will impede the ability of articulated trucks entering and exiting the hardware store premises.



- 13) Part of the hardware store's property faces onto Bawn Street. This section is only separated from the amenity area by the width of the public footpath. The building has large front windows on the ground floor that have low level cills. These windows will look directly out at the amenity area and this will invade the private amenity enjoyed in the ground floor rooms.
- 14) The positioning of a public amenity area directly in front of the section of the property which faces Bawn Street will force occupants and visitors to the building to park remotely and not directly in front of the buildings as is currently the case.
- 15) The positioning of a public amenity area directly in front of the section of the property facing Bawn Street will also interfere with access for maintenance of the front elevation and roof area. It will also impede access for emergency services such as ambulance and firefighting services.
- 16) Overall, the scheme as proposed neglects the overriding fact that Strokestown is a small unique planned heritage market town with a rural hinterland. There is not one element of the proposed works which acknowledges or enhances this fact.
- 17) The works are to be carried out in an Architectural Conservation Area and yet the works propose removing the original limestone kerbing and replacing them with precast concrete kerbs. The proposed works include for large areas of concrete surfacing in Bawn Street, including in front of the Bawn gates. This is an inappropriate material in the public realm of an area that has a rich architectural and historical streetscape. It is contrary to the aspirations of protecting an Architectural Conservation Area.

We wish to advise that our client welcomes Roscommon Co. Councils participation in this Scheme. However, Strokestown is a unique heritage market town, known for the wide open space in the Bawn Street/Church Street axis and its rich architectural heritage. Any upgrade of the public realm in this unique streetscape must be cognisant of this fact. Furthermore, any upgrade of the public realm must work for the property owners and for the people who live, work or visit the town. The proposed works do not meet these basic requirements and it is for these reasons that our client opposes the proposal.

Finally, please note that the development of a public amenity area in front of our client's premises is on property for which he has legal title. Our client is seeking legal advice as to the right of Roscommon Co. Council to alter the surface and carry out a change of use of this area. Our client strenuously opposes this element of the proposed works.

Yours faithfully,  
  
FERGAL GEOGHEGAN

c.c. Barry Hanly, Strokestown Hardware

# The Property Registration Authority An tÚdarás Clárúcháin Maoine



## Official Property Registration Map

This map should be read in conjunction with the folio

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see [www.pral.ie](http://www.pral.ie)

This map incorporates Ordnance Survey Ireland (OSi) mapping data under a licence from OSi. Copyright © OSi and Government of Ireland.

(colour-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

'S' Register

(see Section 8(b)(i) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

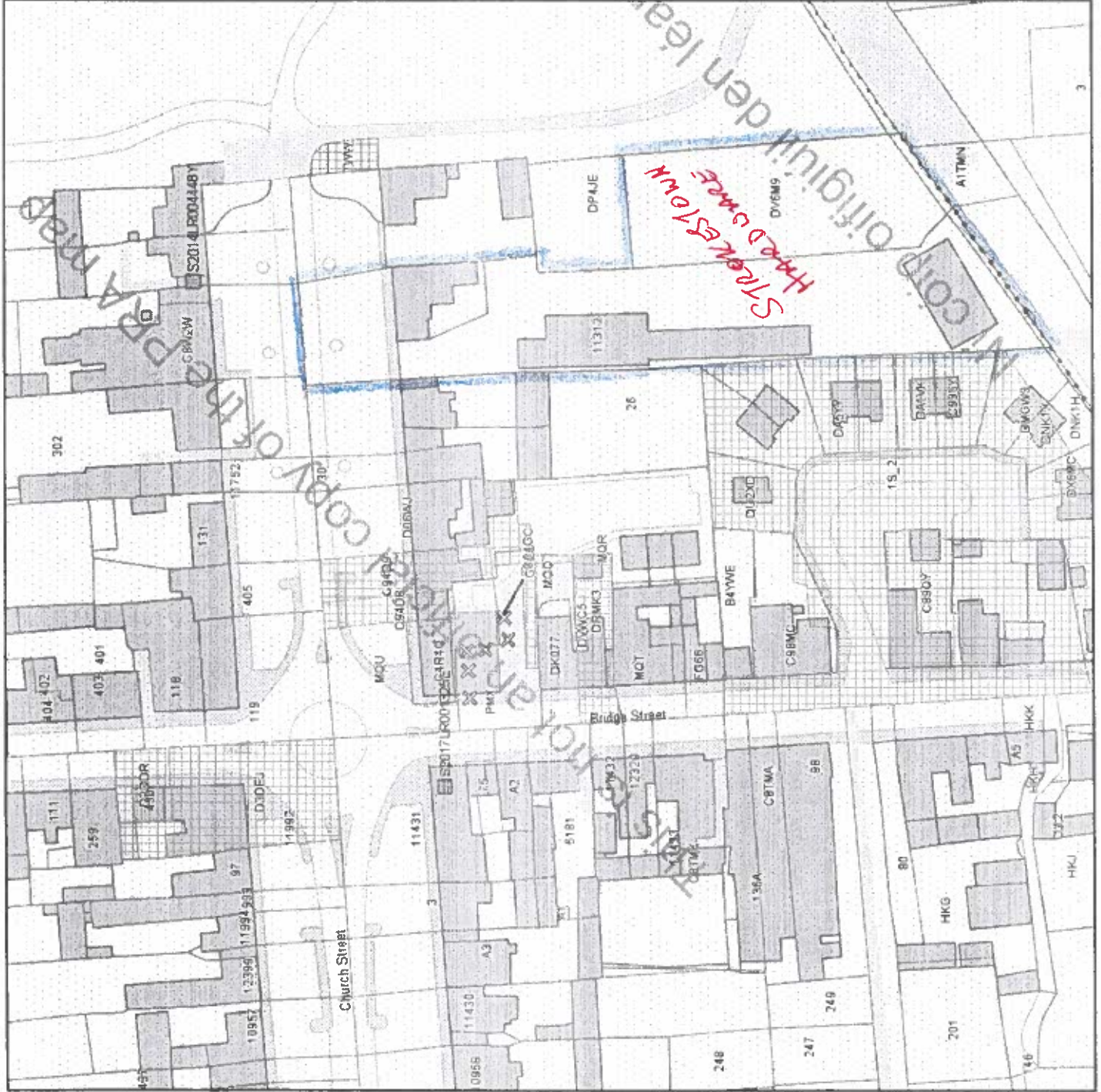
Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

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# *Martin's Guesthouse*

*Church Street  
Strokestown  
Co, Roscommon  
F42 PP98  
Tel : (087) 430 5659*

Mr. Sean Mullarkey  
Head of Finance & Regeneration  
Áras an Chontae  
Roscommon County Council  
Roscommon  
F42 VR98

Dear Mr. Mullarkey,

I am taking this opportunity to contact you in relation to the Plan 8 development plan for Strokestown.

Firstly, let me applaud the Council on their plans to invest in Strokestown which is in urgent need of regeneration as, to put it in the words of recent guests of our Guesthouse, the town has become very "shabby". Personally, I like the overall plans for the town and to finally have the bus stops moved from one of the narrowest streets which causes major traffic problems, is in itself wonderful.

However, I do have a few concerns in relation to some of the plan as it is laid out at present. I was disappointed that we weren't consulted before the plans were drawn up but I will lay out my concerns as follows

1. **Parking** - On the whole I think there is more than adequate parking on Church Street on the new Plan 8. However, I am concerned that parking will no longer be possible at the immediate front of residences and businesses. It is important that elderly and less mobile persons can access pavement is shortest distance possible from vehicles. As the only accommodation with a ground floor room in Strokestown we get many guest that have problems with mobility and adding further distance for them to deal with on arrival is a major issue. I also know that the neighbouring Butchers (Cyril McHugh) and Hair Salon (Main Attraction) have the same issues as they service elderly or infirm clients.



2. **Bike Lane**: Although I agree in principle to bike lanes being important – we have had many guests over the years that cycle to and from Strokestown- surely a bike lane on the doorstep of homes and businesses is a disaster waiting to happen. Church Street is on an incline and I dread the thoughts of myself crossing a bike lane never mind those that have to walk more slowly before negotiating the high kerb.
3. **Rear Access**: I have noted on the plans that there are no visible markings to show existing gateways which give access to rear of residences and businesses. The nearest gateway to our property gives rear access to 7 \*(seven) properties and Strokestown Men's Shed. Rear access is vitally important for parking, delivery of oil etc, and, due to the large back gardens, boats, campers etc which are parked on residents' properties. I am only mentioning the gateway nearest our property but I know it's the same on both sides of the street.

I have taken the liberty of enclosing photos and copies of plan with the gateway and properties marked for your information.

Thank you for taking the time to read this letter and I trust you will take these issues into consideration.

Kind Regards

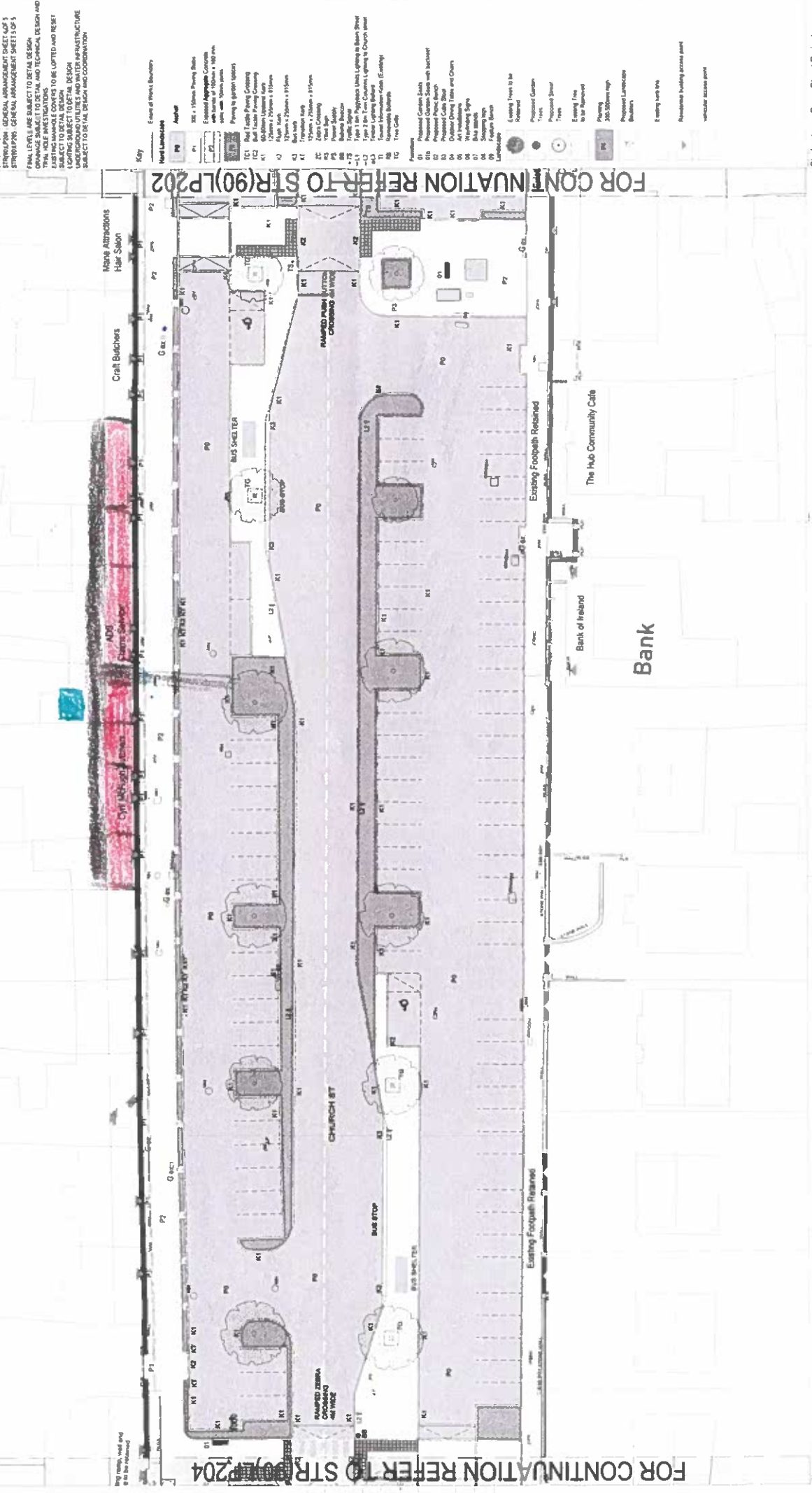


Siobhán Martin

Martin's Guesthouse

FOR CONTINUATION REFER TO STR(90)LP202

FOR CONTINUATION REFER TO STR(90)LP204



NOTES

- TO BE READ IN CONJUNCTION WITH STR(90)LP202
- STR(90)LP202 LANDSCAPE MASTERPLAN
- STR(90)LP202 GENERAL ARRANGEMENT SHEET 1 OF 5
- STR(90)LP202 GENERAL ARRANGEMENT SHEET 2 OF 5
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Stokesdown, Bawn Street Project  
P3002732  
GENERAL ARRANGEMENT  
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STR(90)LP203

**BDP.**

**BOS.**

DESIGN CHANGES TO RPA  
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FOR CONTINUATION REFER TO STR(90)LP202

STROKES TOWN  
MENS SHED



MARTIN'S  
GUESTHOUSE

CROSSB

Civil Motoring

Butchers

CROSSB

ADS  
Claims Service

P.S.  
MARTIN

FAHEYS

Craft Butchers

GATEWAY

Gex

K1 K2 K3 K4

oGex

P2

K1 K2 K3 K4

P0

P0

BUS SHELTER

BUS STOP

K1

K1

K1

K3

K3

K1

K



TAPERED CURB  
ALLOWING VEHICLES  
TO DRIVE TO REAR OF  
PROPERTIES  
+ WHEELCHAIRS +  
MOBILITY SCOOTERS  
SHOP +  
GUESTHOUSE  
+ RESIDENCES





MARTIN'S  
GUESTHOUSE



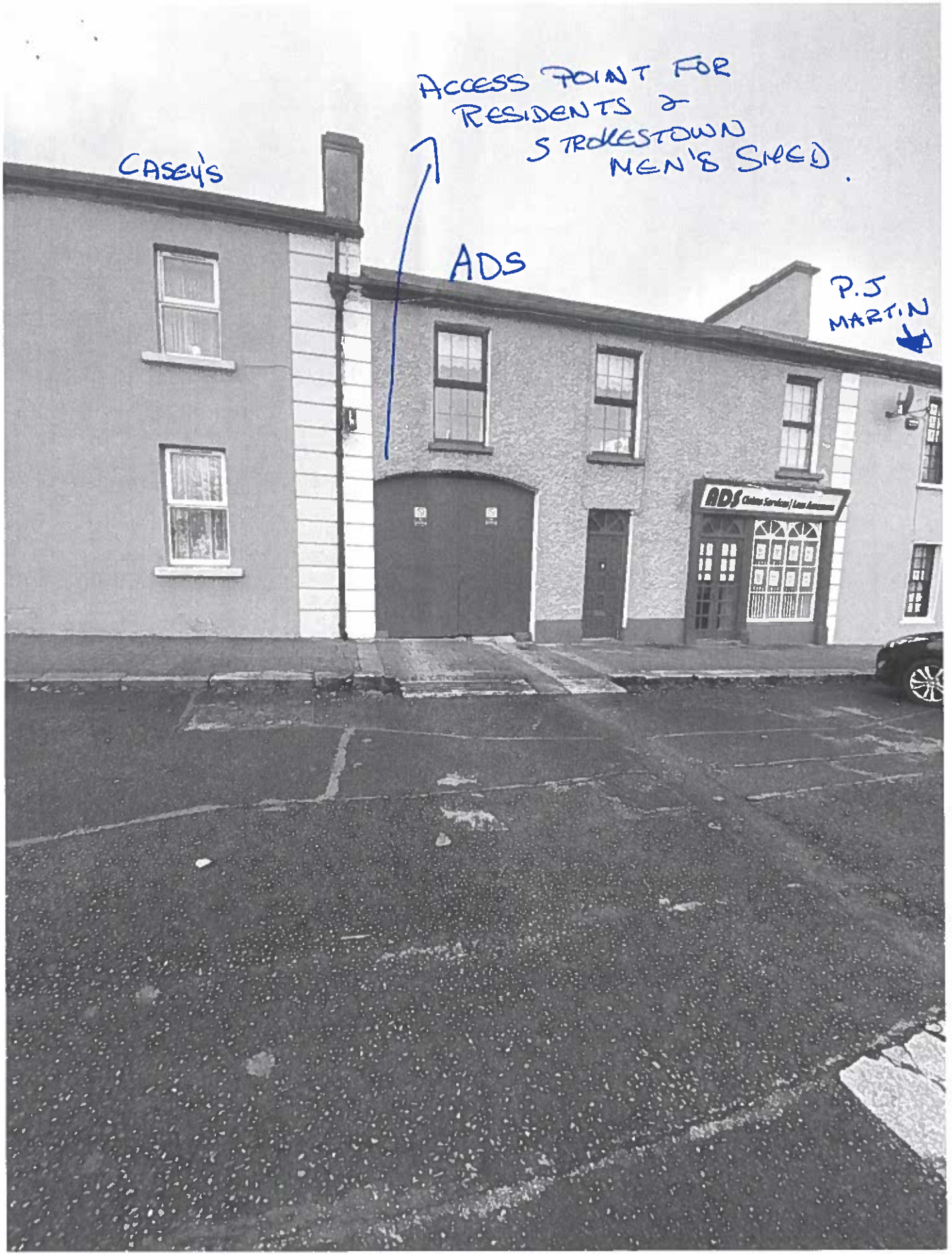
BUTCHERS  
PREMISES



CASEY'S







CASEY'S

ACCESS POINT FOR  
RESIDENTS &  
STROKESTOWN  
MEN'S SHED.

ADS

P.J.  
MARTIN

ADS  
Online Services | Local Accounts

CROSBIES







# Strokestown Men's Shed

Church street  
Strokestown  
Co. Roscommon

31/10/2023

Mr. Sean Mullarkey  
Head of Finance & Regeneration  
Áras an Chontae  
Roscommon County Council  
Roscommon  
F42 VR98

Dear Sir,

The Members of Strokestown Men's Shed would like to express their deep concerns over the proposed regeneration and development of Strokestown as laid out in the recent plans under Part 8 Planning Notice.

Our Members have noted the recent plans do not have the entrances to the rear of properties clearly marked. The Strokestown Men's Shed is located at the rear of properties in Church Street and only accessible through gateways which are used daily by residents. This gateway offers our members easy access to our facility and also the ability to drive vehicles, for projects, parking or deliveries to our Shed.

The other concern is that there is a bike lane on the proposed plan which is adjacent to the footpath which would cross the gateways for the length of the street. The gateway entrance slopes towards the street in order to allow vehicles, wheelchairs and mobility scooters access to the rear of the residences as well as local shops etc. This would not be the case if there was a new bike lane adjacent to the footpath and cause no end of difficulties for our Members and indeed members of the public in general.

Finally, the new delineated parking as laid out in the plan is confusing. Why cars can no longer park in front of the building that they are visiting or indeed residing and have to negotiate a bike lane in order to gain entrance to properties make little sense.

We have enclosed copies of the following:

1. An enlarged part of the new plan with the Strokestown Men's Shed highlighted as well as the entrance to same
2. Photographs taken of the entrance to rear of building sand Strokestown Men's Shed, including a photo of sloping kerb of entrance area.

While we agree that Strokestown is in need of investment but the areas we have brought to your attention must be addressed for the future of our Men's Shed and indeed for the benefit of the residents of the street.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'P. S. Martin'.

On Behalf of Members of  
Strokestown Men's Shed





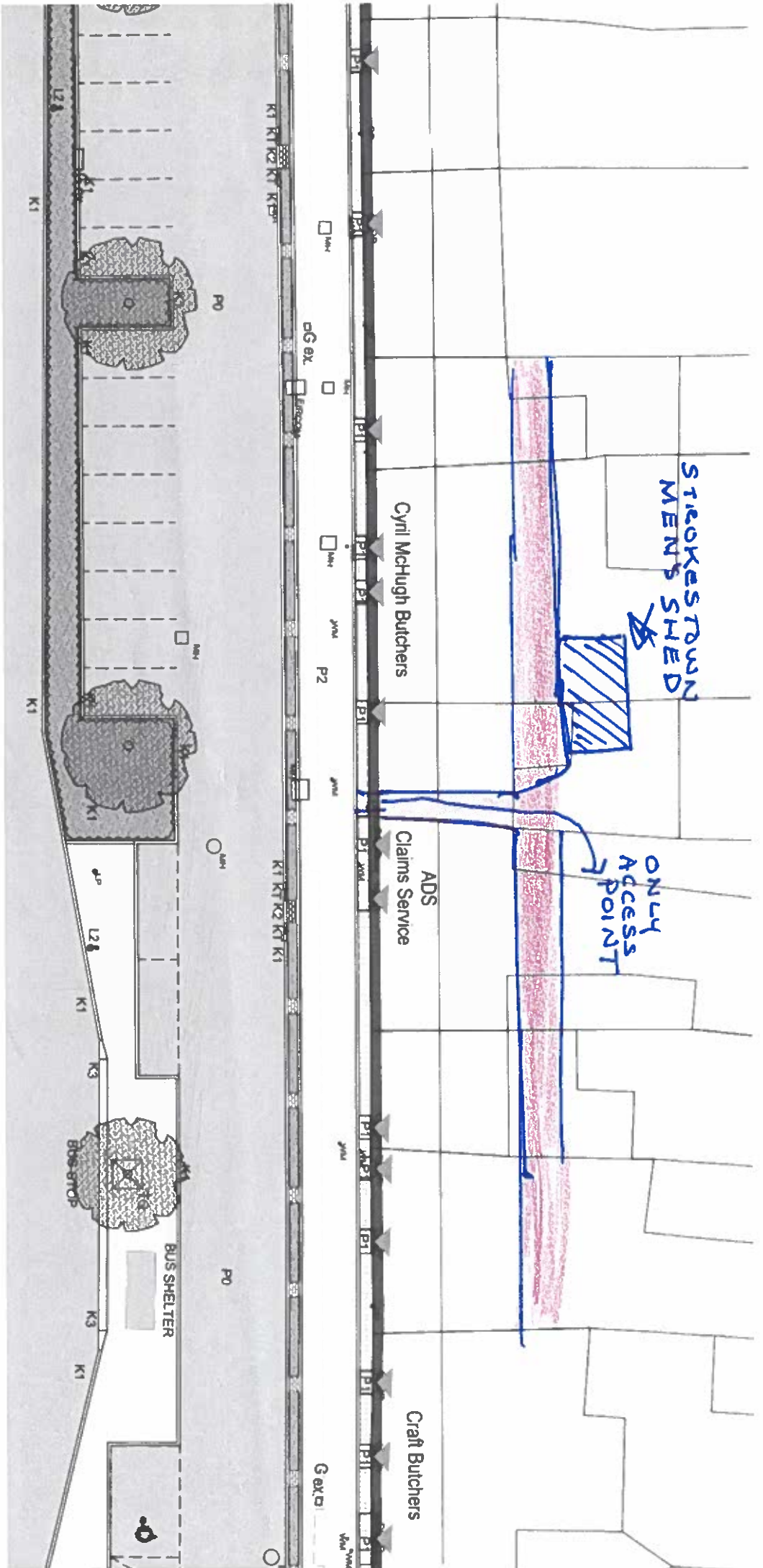
STROKES TOWN  
MEN'S SHED

ONLY  
ACCESS  
POINT

Cyril McHugh Butchers

ADS  
Claims Service

Craft Butchers





31<sup>st</sup> October 2023

Sean Mullarkey  
Head of Finance & Regeneration  
Áras an Chontae  
Roscommon County Council

**Ref: Part 8 - Strokestown Public Realm Enhancement Project**

Dear Sir

I am writing to formally submit my objection to the proposed Part 8 planning for our town. While I understand the need for development and progress, the current plans, as they stand, deeply concern me for several reasons.

Firstly, the proposed removal of parking spaces in our town is highly problematic. Limiting homeowners' ability to park outside their own residences is both inconvenient and unacceptable. This change would significantly disrupt the daily lives of residents and tarnish the character of our community.

Secondly, the removal of trees from Bawn Street is a matter of great concern. Trees are not only an essential part of our town's aesthetic appeal but also play a vital role in preserving our heritage. Their removal would have a negative impact on the overall ambiance and environmental quality of our area.

Additionally, the introduction of extensive greenery work, coupled with the expectation that our local Tidy Towns, already limited in manpower, will maintain it, appears impractical. While green spaces are valuable, their upkeep requires resources and effort that might strain the capabilities of our community volunteers.

Furthermore, the implementation of cycle lanes, while commendable in theory, seems misplaced given our town's current infrastructure and needs. A more comprehensive assessment of the town's requirements and traffic patterns should precede such decisions.

I urge you to reconsider the proposed plans, taking into account the concerns of the residents who cherish the heritage and harmony of our town. Collaborative discussions involving the community can lead to a solution that preserves our heritage, ensures practicality, and fosters the well-being of our town's residents.

Thank you for your attention to this matter.

Sincerely,

  
Strokestown Resident

Church St  
Stokestoun  
Co Roscommon  
2/11/23

## Re Proposed Stokestoun Plan

The proposed plan should not go ahead  
for the following reasons

- 1) opposed by a majority of the residents of the areas affected and also of the surrounding areas!
- 2) no consideration in the plan in relation to school traffic situation - the current daily chaos will be made 10 times more dangerous if this plan goes ahead. There has been no study done on the effects of this goes ahead (I checked!) which shows the lack of consideration to all adults and children involved.
- 3) no parking at Dr's Surgery on church st  
- again just ignoring people's needs
- 4) whole plan is just going to turn Church St into a car park (progress???)  
PTO



- 5) currently lorry drivers can pull up in town and us shops — won't be able with this plan =
- 6) stupid bicycle lane outside houses on church st — recipe for disaster with a lot of elderly residents
- 7) deliveries to shops on church st will be very difficult under this plan
- 8) loss of 3 mature trees is totally unacceptable in this day and age.

overall this plan is a disaster and hopefully if approved by council funding will be refused

William MacAuliffe

WILLIAM MACAULIFFE

(Life time resident of church st.)

church st is a beautiful street which will be ruined — one good point is moving Bus Stop (only one)

## Bawn street/Church street Residents group of Strokestown.

To whom it may concern. Upon receiving a request from Majella Hunt at one of the town team meetings with the council, I along with another member of the Strokestown Town Team were asked to form a group consisting of residents and stakeholders of Church street and Bawn street for the purpose of holding an information evening and getting some feed back on the draft plan that had being shown to us.

- The number one problem that came up was the lack of parking being provided and the proposition of a 2 hour parking zone being implemented for non residents of Bawn street, in turn the vast majority of cars would have to move up to church street, to park between the hours of 9-5 on a daily basis. This idea was not welcomed by the majority of church street residents as parking would be collectively taken away with the new plan, plus the implementation of non residential cars moving from Bawn street on a daily basis. This point frustrated many at the meeting. The idea of an off street parking solution was mooted by many, for the Bawn street cars to park, but to where is the question? The change of the bus stop locations were welcomed by the vast majority, the new locations didn't seem to pose much opposition as the street could more than accommodate this as it so vast.

- The green spaces on Bawn street on the south side of the street are thought to be not required as the new roundabout layout would more than accommodate this social space at the four corners. Bawn street is mostly a commercial area and needs to be more accommodating for the agricultural and commercial vehicles that use it on a daily basis, using various businesses. The proposed plan seems to only welcome nothing larger than a car.

It was also mentioned that the plan does not protect future business or residential properties that may come on stream in the future, it was mentioned that if the now west gate B&B was to turn back into a hotel/bar/Restaurant, there would not be much in the way of parking for staff, customers etc, as the spaces are extremely limited in the new proposal.

The new proposed layout at the top of church street falls way short of fulfilling the needs of 2 schools with 700 students daily, an extremely busy agri business and a medical centre to mention a few. The new plan will only lead to absolute chaos for people if the new plans are granted.

- The lack of parking for events such as funerals was also mentioned as a problem going forward with the new plans.

- The Bawn street/Church street residents group welcome development for Strokestown as a whole, but feel that the proposed plans hinder future commercial and residential growth with the severe lack of parking with the new plan and that the new plans are not in keeping with a heritage Town.



•The main topics that came up at the meetings were in summary:

Leave parking as is, do not take what is already there for the sake of green spaces on both streets.

Yes to upgrading the footpaths as they are in a terrible state currently.

Yes to upgrading the carriage ways.

Lower the lights and more of them and make it more appealing at night time, as the current lighting is too high and not very attractive.

Yes to zebra crossings at the roundabout and the circular road.

Yes to the proposed bus stop new locations.

•The promise from Roscommon County council to come back and consult with us was never fulfilled, this in turn has left a sour taste in the mouth of many. As a group we do appreciate what Strokestown park house has to offer the town, and understand that this development will ultimately enhance the vista and connection to the park house with the town, but we the people of Church street and Bawn street live and work on this stretch of ground, and we do not accept this proposed plans in its current format.

Please find enclosed a copy of the attendance with the yes/no poll with a unanimous 'No' from residents of the current plan.

Yours faithfully

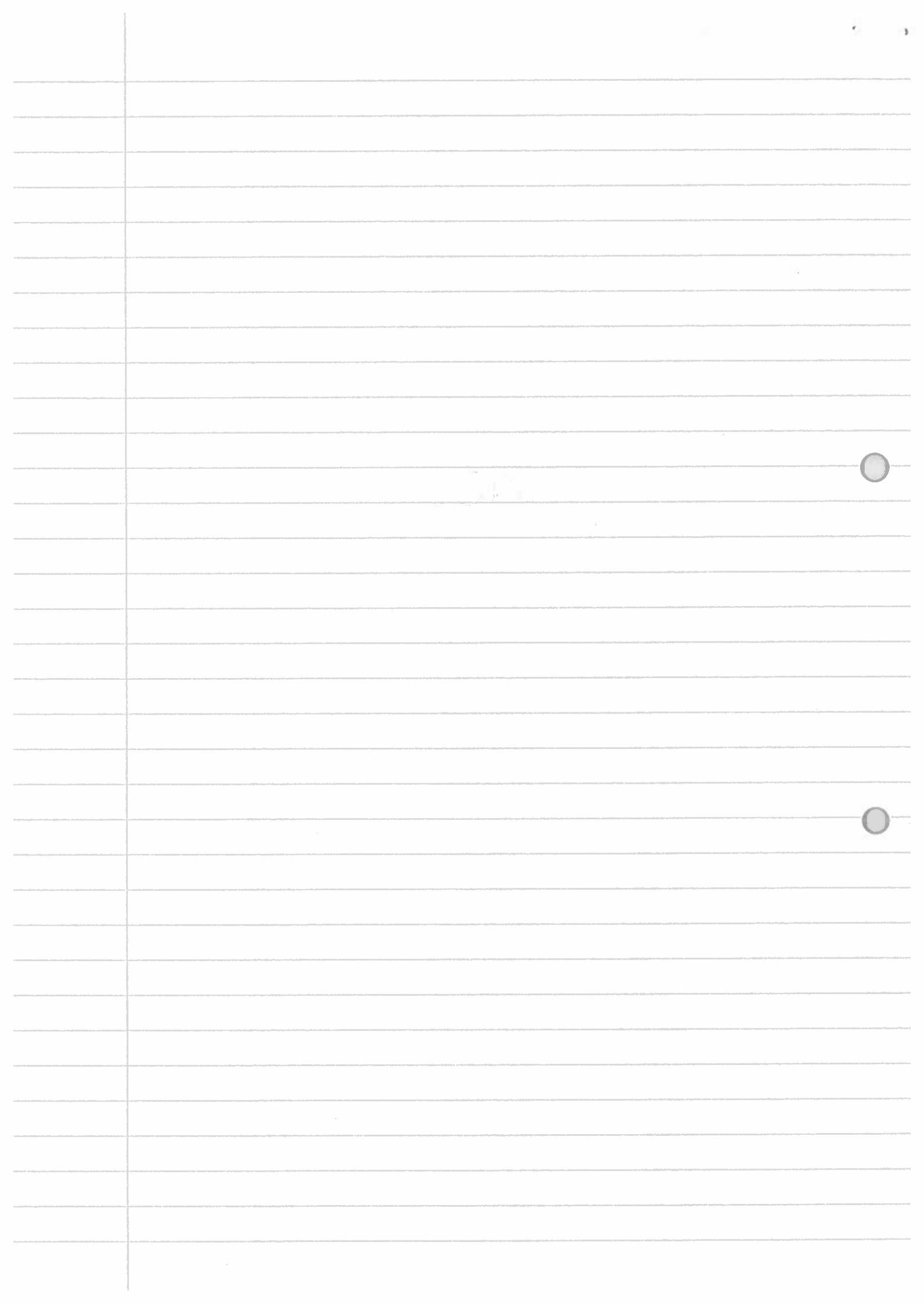
Bawn Street & Church street residents group of Strokestown.



# Bawn St/Church St Development Meeting

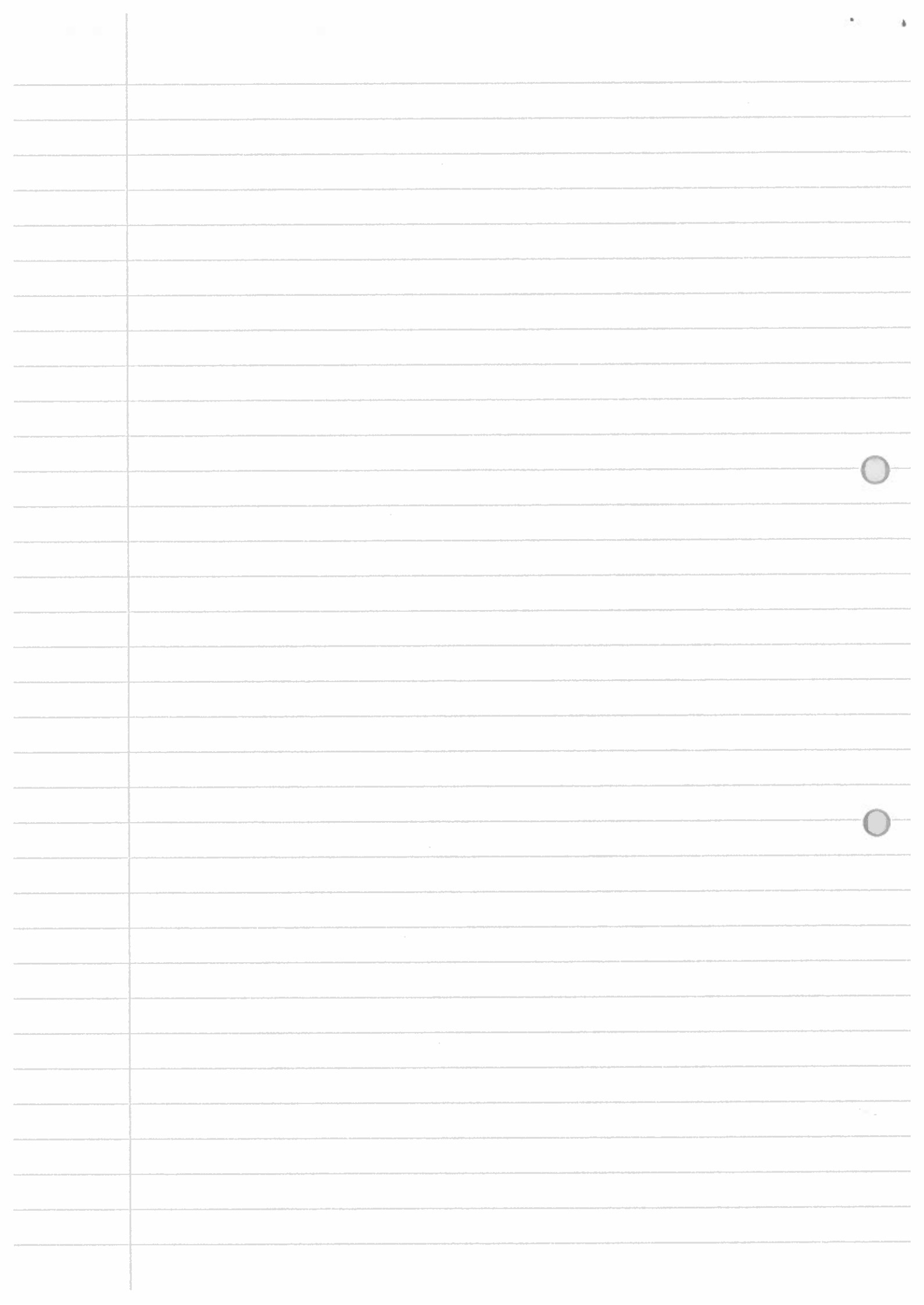
23/06/23 Attendance List

Ruth Jacob - No, as it stands. Yes, with modification.  
Steve Wintergill - No  
KENNY SILKE - No  
BREEGE SILKE - No  
Helen & Teresa KERINS - No - Plan should be redrawn  
Sheena Batista m<sup>s</sup> Dermott - NO  
Marcella m<sup>s</sup> Dermott. - NO  
Devin Jones - No. Access  
J. G. G. - No. Horrible plan!  
J. G. G. **NO!**  
Barry Mulholland No to current PLAN  
Gian Grosbie  
Monty Shiel No  
A. G. W. - No (to parking)  
Anne Loughlan No (to Parking)  
Mary Fallon No.  
MARTIN LAMM NO  
Margaret Brogan No - (parking)  
Athena Rogers NO  
Nicola Shiel. - Not in current form.  
Mike Smyke NO to Bawn & NO to Church St  
Mary Smyke - No to all plans  
MARTIN LAMM NO  
Edward Shee YES  
Joe Bunde NO  
Joe Blawieles.  
Joe Blawieles. No 23  
Joseph Doherty Yes 1  
Francis Langan - NO  
Willie M<sup>s</sup> Ouliffe No. Maybe 2  
Dannell Hamilton



Siobhán Hunt NO-BOT PENDING





From: Mr. Garret Mullooly

Church Street,

Strokestown,

Co. Roscommon.

2nd November 2023

To: Sean Mullarkey,

Head of Finance and Regeneration,

Roscommon County Council,

Aras an Chontae,

Roscommon Town

F42 VR98

**RE: Part 8 Strokestown Public Realm Enhancement Project (2023)**

**Submission of Mr Garret Mullooly, Church Street, Strokestown, Co Roscommon.**

Dear Sean,

As a resident on Church Street, Strokestown I **wish to formally object** to the proposed Part 8 Strokestown Public Realm Enhancement Project (2023). This is also the opinion of the majority of other residents and town users that I have spoken with. It's a simply a bad design and there is no point in trying to force it on the people of Strokestown and its hinterland. **The people do not want this current design and please listen to the people.** There are portions of the plan that make sense such as some help on traffic and bus stops.

As background: I am 53 years of age and from the parish of Strokestown and since 2019 I am living on Church Street (I lived in Cork from 2006 to 2019). In June of 2022 my wife and I purchased what was known as the old National Irish Bank and more recently known as The Hub. This is a building of stature on the street and is also a protected building. The plan is to renovate this building back to a home and potential commercial use. There are numerous commercial opportunities to decide upon but suffice to say that we hope to bring the building back into the community as it is currently vacant and requiring works. I work remotely from Strokestown and I also do part-time farming in the locality.

Following the meeting of the 23<sup>rd</sup> of June in the Percy French I was made aware of the proposed development. The drawings provided were in my view like what would be supplied for a new housing development. A lot of people (particularly older people) found it very difficult to understand the drawings provided. Even now with them provided at the library they are difficult to read (A3 page) and understand the annotations.

These plans It do not adequately consider either the towns heritage given its unique wide streetscape, the buildings or the people who use the buildings or even future plans for the buildings. It also totally ignores the people of the hinterland who use the town for business, services, and community events. The following drawings provided in October 2023 and discussed at a public meeting with elected representatives on 19<sup>th</sup> October 2023, still ignored the fundamental poor design. I don't believe that all the elected representatives understand the drawings provided or even studied them in detail.

The commentary from some councillors at the meeting of October 19th, that this is an investment in the town is incorrect in my view. It is basically just spending money, it's a total waste of money it's not investing in the town. There was a push on the plan going ahead even though the people in the room were telling them it is not suitable or fit for purpose. **Listen to the people.** The emphasis seems to be totally focussed on Strokestown House and Famine Museum with zero regard for the local people and businesses of the town. This new design will also severely impact on the ability to do some future improvements such as maintenance and renovation of buildings by restricting access and the imposition of green spaces, kerbs, and seating areas especially on Bawn street.

The forms of **communication** between the council and the local people have been extremely poor and amateur at best. Even the provision of the design drawings was terrible. I printed them out and taped them together to get an understanding. I visited the town library to see if there was a better presentation and the drawings are on A5 paper. Surely the council could have **provided a large-scale print** of the drawings and legends for people to view and understand. There was even spelling mistakes in the legend of the maps (Yield Sign). Everything was pushed on the town team and this was very unfair.

These are my main points of objection:

1. **The plan ignores the local users of the town.** The proposed redevelopment is **not practical** and out of character with both the town and the hinterland. **Strokestown is both a rural Agricultural town and a Heritage town.** The dominant industry is Agriculture. **People use the town as part of their farming enterprise.** Several people including myself use the street as part of their livelihood. For example, people use the street to park with tractors and farm machinery, jeeps, trailers (livestock, builders, etc), trucks (cattle, gravel, etc), tractors and trailers, etc. **The design does not allow for safe, adequate, or convenient movement or parking of these agricultural vehicles.** The design is totally focussed on small vehicles such as cars and vans.
2. **Businesses will be affected.** Existing businesses will be negatively affected by the change in layout and car only designated parking. There is no doubt whatsoever that Hanly's Spar supermarket will be severely affected. Many people with larger vehicles park their vehicles on Bawn and Church Street while they have meals for example in the hotel, takeaway, Chinese or the deli type lunches from Spar and park up to get this. There are trucks and busses passing through who park up on Church Street and visit these businesses for food and toilet facilities. Examples of these are tour busses to Knock shrine and busses travelling West, the wide street is an ideal location for them to pull in safely. There are other services based businesses such as Insurance & Engineering with significant staff numbers and extra pressure will be placed on people visiting these businesses with green areas and poor access.

3. **Pushing the parking problem up Church Street.** The way the layout is designed it is only going to push the parking further up Church Street.
4. **Inappropriate materials.** How can it be conceived that a concrete surface adds heritage character to the town. The suggestion that the lovely limestone kerbs would be removed and replaced with concrete kerbs is also downright ridiculous.
5. **Visually Ridiculous.** The overwhelming description of everyone who visits or travels through Strokestown is the fantastic wide streets of Church and Bawn street. This new design totally changes this visual impact by creating a narrow vista. The wow is lost and that is one of the most annoying aspects of this design. The new street design **looks and feels wrong**.
6. **Utilities and Services.** Will it be a case that when all this planned work is done and new street scape implemented that the streets would be dug up again to install new sewerage, drainage electric cables etc. Were these services surveyed and planned for. The current situation is that the stormwater flows with the sewerage. So only recently on Bridge Street there were premises damaged with water and sewerage from the street. That same polluted water entered the river and ended up in our waterways. So is there a plan to install adequate surface and storm water facilities to alleviate this problem. Or will it be the usual case of digging things up again and pulling things asunder.
7. **Paid Parking:** The current narrative is that there is no paid parking in Co. Roscommon and therefore there will be no paid parking in Strokestown. Will this always remain or will charges come in the future. At previous meetings it was suggested that designated 2-hour parking and signage would be installed. Is this the case and where will this be located? How would it be monitored?
8. **Local Transport:** There is a local bus (school) and taxi service located on Church Street. There is no provision made for parking the vehicles belonging to this business.
9. **Personal Restrictions:** In my own personal case on Church St, there is a side entrance to the building that will be seriously affected for access (such as accessing with a jeep and trailer or deliveries). It will be restricted from the East and Northerly direction due to kerbs and greenspaces. I will not be able to enter or exit the entrance with a jeep and trailer or any commercial vehicle or truck as I wish to do the renovations. The entrance from the N5 road to the planned car parking spaces is directly across from my entrance to the house with kerbs and greenspaces. It's virtually impossible to try and manoeuvre a vehicle larger than a car in this space. How do I park a jeep and trailer or tractor and implement? The turning area allowed onto the N5 is only designed for car size vehicles due to the placement of green spaces and kerbs, thereby blocking it off. This will affect my rights to use the property without impedance.
10. **Vehicle Security:** I would also like to be able to park outside my doorway with a jeep and trailer so that I know it is safe and ensure it isn't damaged or stolen. They are constantly getting stolen, and I don't want to be in a position where I need to park away from my property and make it easy for theft to occur. This would also result in higher insurance premiums.

11. **Bus Stops.** Without a doubt the bus stop would be better placed on Church Street. I do not understand why kerbs are needed for the full length of the bus stop. Surely where the bus door is located is sufficient to help people with poor mobility. So just a marked-out area with a shelter is adequate. The bus currently pulls up on Bridge Street away from the footpath. In addition, there is no design for other busses to pull in or park. So there's no future incentive for alternative tourism business to the town apart from parking in Strokestown House and Gardens.
12. **Safety:** As a point of note, the planned renovations of narrowing the entry and exit points at the roundabout are impractical for the types of vehicles using the town. I understand that the main route of traffic into Strokestown from the new road is down Elphin Street. A lot of heavy goods vehicles including agricultural machinery will therefore continue to use this route and it forces only one vehicle to pass at any one time. This will inevitably cause driver frustration and cause an accident. There was mention of the installation of a button type roundabout. This is more unsafe, and I have seen it first hand with the button roundabout near Boyle Abbey in Boyle town, driver's shortcut the roundabout and even speed up to beat oncoming traffic. Obviously, it's not what they should do but they do it! The current layout with the addition of zebra crossings would be adequate. I use the town both as a vehicle user and pedestrian and I feel this is very adequate.

The location of the green spaces on Bawn street are also potentially dangerous as they are in close proximity to business and household entrances with regular traffic. The green spaces and seating locations on the Southern side (Hardware side) doesn't even recognise that there is limited sunlight in these areas, not exactly a nice suggestion to sit in a dull area.

The proposed tree planting at the medical centre will also restrict visibility of traffic travelling into town from the Tusk direction for vehicles wanting to exit the parking areas. The traffic already travels in far too fast at this location and restriction of visibility will lead to potential road accident.

13. **Elderly and People with Poor Mobility and Disability.** I do not understand why more consideration is not given to people visiting the medical centre at the top of Church Street. The only spaces provided are two drop-off spaces. Green space is planned between this and the mapped car spaces. Why are there not more spaces provided for people with poor mobility to park closer to the medical centre instead of green spaces.

Almost across the street is Connolly house and it seems that there is no parking provided here either causing undue risk for residents and workers crossing the road.

14. **Events:** One great feature of Strokestown over the past number of years is the installation of the Christmas lights. It really is a spectacle and a credit to those people who put in the effort. To that end, I don't know how they are going to be able to manoeuvre the cherry picker along the route of the lights for installation and removal due to the positions of kerbs and greenspaces.

The Strokestown Show, Christmas Market, Football matches, vintage car show, even some funerals can bring a lot of short-term traffic and parking to the town. This always manages itself and there is more than enough parking to facilitate this even without marked

designated car spaces. All that is needed to help this is some no- park checker boxes to allow cars move in and out.

**Suggestions:**

15. To address the heritage element of the town the proposed green spaces and kerbs. They do nothing for the heritage. A better suggestion is to put down a narrow (5-8m) cobblestone passage between the footpath and the road. I would even guess that there is existing cobblestone underneath the tarmac. A simple and easy means of adding character to the streetscape. This would also address the agricultural heritage of the town with markets etc.
16. **From what I understand Hanly's Spar supermarket suggested the installation of a carpark at the rear of the store. This just required the widening of the entrance to facilitate delivery and customer vehicles. Why in the name of God don't the Council help the business by facilitating this and that simple feature would alleviate so much of the problems you are trying to address in this design.**
17. Bring the footpaths back to a limestone finish. The current finish is imprinted concrete. This surface greatly deteriorates especially when salt and grit is placed over it during snow and ice. So put a surface down that alleviates this.
18. **Retain** and reduce the heights of the lovely limestone kerbs so that elderly people can easily step down. The kerbs are especially deep on the Northern side of Church Street due to some slight subsidence off the kerb. Do not introduce concrete kerbing as in the drawings.
19. Regarding traffic management. Yes, everyone I have spoken with would like to see a mechanism of slowing down the traffic as it enters the town from the West. Can I suggest that signs that indicate the speed you are travelling are installed before the entrance to St. Marys school and near Brogans tractors.

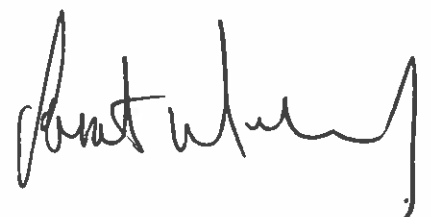
Finally, if the overall plan is to invigorate Strokestown with the tourism potential of Strokestown House, this street plan does not address this. Most visitors to Strokestown House enter via the entrance alongside the Westward. They visit the museum, visit the coffee shop and souvenir shop and leave again. Many don't even see the centre of the town and the vista of Church and Bawn Street. This will be even more evident when the new entrance to Strokestown House will come from the new road. I don't see any emphasis on the Old Church of Ireland, Genealogical Centre. Think of the existing buildings that are there and what type of businesses and homes could be there and the people of the area and how they use the town, then that's the plan. It's a classic case of **"putting the curtains up before the roof is on the building"**.

Hopefully, I have also given you thought for suggestions, and we do want the best for our town but this design just isn't it and won't be supported by the community. It will be fought against every step of the way in its current guise. Communicate more effectively with the community and sit down.

Kind regards

Mr. Garret Mullooly

Alternative contact E: [garret.mullooly@gmail.com](mailto:garret.mullooly@gmail.com) PH: 087 1314083



①

Mr Seán Tiernan

County Manager

Roscommon County Council

Nov. 1 - 2023

Dear Mr Seán Tiernan I write to you to express my serious concerns pertaining to the new town plan for Strokestown. The redevelopments and Enhancements of both pawn st and Church St.

The new plan proposes to reduce.

- \* Parking spaces, this will have a serious negative effect both economically and socially, on our town as th
- \* There is no off street parking except for Supervalue car park, this is a small space as is usually full.
- \* The shops & local business will suffer if customers have no place to park.
- \* Church events often all the current parking is utilized
- \* Many large Funerals need all the parking space
- \* 5 Annual Festivals all available parking needed
- \* Mon - Fri School children are collected, at approx 4pm, every available space is needed.
- \* Physically Challenged people need easy access

(2)

Strokes is Unique as it is a  
\* Beautiful Planned Town

\* The wide streets, The beautiful  
Castalated Wall and Gothic Gates  
which lead into Stroketown Park

\* This is the wrong Plan for Stroketown  
It will destroy its uniqueness and  
history

So many towns/villages have and are  
going through similar redevelopments and  
enhancements plans

They are all starting to look the  
same. NICE & NEAT Describes  
them, but totally devoid of  
Character

WHY IS individuality being STOMPED ON?

\* The Aesthetics of our town is  
Really important as is Pride of place

\* The Practicality of this Plan proposed  
for Stroketown every Day living.  
will cause Hardship, Frustration,  
and serious inconvenience

\* The Parking layout is very questionable  
in Regards Safety  
Who is answerable in case of an  
accident because of this Plan.



(3)

The changing of the Bus stops to Church St is positive. We need the footpath in Elphin St narrowed. The Sewerage system needs upgrading - and most of the footpaths need repair.

Strokestown is a beautiful town. we hope to keep it this way.

Sincerely

Mary Snipe.  
Bawn St  
Strokestown  
Co. Roscommon.

Sean Mullarkey  
 Head of Finance & Regulation  
 Aras an Chontae  
 Roscommon County Council  
 Roscommon  
 Co Roscommon  
 R42UR98  
 Email Smullarkey@  
 Roscommoncoco.ie

Nov 1st 2023

Dear Mr Mullarkey  
 I am writing this letter to Express my Serious  
 Concerns of the proposed developments of  
 both Bawn St and Church St in Strokestown.  
 I have lived and have been in business here  
 for many years and hope to continue doing so  
 but what we have seen in this New town  
 Plan will be nothing short of detrimental  
 to our business and so many other businesses  
 in Strokestown. You have to agree we have  
 a beautiful planned town and the last thing  
 we need now prior to a bypass is  
 to see our town destroyed with cycle lanes  
 outside peoples doorways, taking away half of  
 our parking spaces for our workers and our  
 businesses and our shoppers, putting in modern  
 paving in a planned heritage town, lowering  
 lights to make lighting duller, we do not want  
 these "Changes to our town". The reason  
 tourists come here is to not visit Strokestown  
 Park House and Museum and to explore the  
 the untouched beauty of our old planned town

11

that we are so fortunate to have. I love this town just the way it is and I do NOT want to see it disturbed by taking away its character and beauty by these Sincelars and Reticulous plans we as a people have to preserve what was given to us, our visual history, to pass on, I feel it's our duty. So Mr Mullorkey what I would welcome is something to enhance the town like Grant aid for new and upcoming businesses, to keep maintained what's there, with tidy town groups etc. The Town Sewerage, Water Drainage, Foot paths and Streets Repaired when necessary. Moving the Bus stops and pedestrian crossings. As a small town we need all the parking we have and now as a resident of Brown St I feel extremely upset about this proposed new plan, I feel this was pushed on us without any thought of the damage it will do to our town and its people. And just to add we have six events yearly where in the name of God are they going to park. I am concluding by asking you to "park this plan up" I will not work in our town. We need our parking, we need our livelihoods, our history, the beauty for our next generations to come to enjoy and tourists alike.

Yours Sincerely

Michael Symp

Brown St

Shrookston

Co Roscommon





Church Street,  
Strokestown,  
Co Roscommon.

1<sup>st</sup> November 2023

Mr Sean Tiernan,  
County Manager,  
Roscommon County Council,  
Roscommon,  
Co. Roscommon.

Dear Mr Tiernan,

I am writing regarding the redevelopments and planning that is proposed for Strokestown.

I wish to express my concerns regarding this redevelopment.

1. Residents in the town were never consulted before the plan was developed.
2. Strokestown is a heritage town, and been identified for centuries, for its unique character and its historical buildings. Church Street and Bawn Street, are noted for the width of the streets, and character, which you wish to destroy.
3. Church Street appears to be a car park, on the redevelopment plan.
4. Who is going to maintain the green areas proposed in this new plan ?
5. The proposed plans will restrict access to the public space in front of our dwelling house, as you propose to close the existing access off the N5 which is located east of our dwelling house. Frequently we need to reverse a tractor and trailer into the archway, delivery of oil and fuel, the proposed plan i.e extending the pathway, a green area, a cycle lane, and also the green area nearest the road which will impede the swing into the archway. We have a right to be able to enter and exit our property.
6. We agree in the plan, to move the bus stop from Bridge Street and having pedestrian crossings.
7. What we need in Strokestown, are new business developments, that will provide jobs for the area or else the town itself will die when this new bypass opens, it will be a ghost town, as has happened in other small town and villages.

Your Sincerely,

*Michael & Martina Farrell*

Michael and Martina Farrell

# Peter A. Connellan & Co.

*Solicitors*

Marie G. Connellan

Bawn Street,  
Strokestown,  
Co. Roscommon  
F42 KP52

Your Ref:

Our Ref: MGC/267

Date: 2nd November, 2023



Tel: 071 9633009/9634006  
e-mail: mgc@pacandco.ie  
DX 130001 Strokestown

## **REGISTERED POST**

The County Manager,  
Roscommon County Council,  
Aras an Chontae,  
Roscommon  
F42 VR98

**Re: Strokestown Public Realm Development (Part 8)**

Dear Sir,

I have reviewed the proposal for the development of Bawn Street/Church Street and wish to make the following submissions:-

1: Strokestown was principally designed as a Market Town and is one of a small number of designated Heritage Towns in the country. It is a planned town and has a number of important historically important buildings. One of the most striking features is the wide street along Church Street/Bawn Street axis which terminates at the Bawn Gates. It is a small unique rural market town with a population of less than one thousand.

The upgrade of Church Street/Bawn Street is of critical importance to the town and should seek to enhance the unique features of the town and not compete, dilute or detract from them. It must meet the needs of the people who live and work in the area.

2: The current proposal will reduce the existing car parking spaces. On any given day the cars and delivery trucks and lorries are double parked along Bawn Street mainly serving Spar Supermarket. Off street parking is essential for the town and is the answer to the current parking problems. It is shameful that the huge area behind Spar Supermarket is left lying idle when if utilized would allow off street parking which would greatly reduce and alleviate the existing parking difficulties in Bawn Street not merely for the people who live and work in the town but also for visitors.

Having regard to the large numbers of students who attend Scoil Mhuire the current available car parking spaces for dropping off the students in the morning and collecting them in the afternoon is grossly inadequate. Church Street is choc a bloc with cars parked during these times. Proper car parking should be available not just for the convenience of the parents and students but for health and safety reasons. It should be possible to utilize the extensive area around the old fire station and the adjoining derelict building to provide additional car parking spaces. Alternatively, consideration should be given to developing off street car park in the area at the rear of the Catholic Church which

Continued overleaf.../

Continuation..../

would serve the parking requirements of the Church and possibly cater for the drop off/pick up point for the schools and overflow for the Courthouse during Court sessions..

3. The provision of a cycle lane in Church Street is not warranted and will present a danger particularly to the residents who in the main are elderly and need to access their cars.

4: The provision for planting in both Bawn Street and Church Street is excessive, will reduce the car parking area and is not desirable. Maintenance is another issue. The provision for outdoor dining will create a litter problem particularly given that litter bins are no longer provided.

5: The provision for pedestrian crossings is welcomed. It is suggested a pedestrian crossing is warranted at both the Primary and Secondary Schools and also at the Catholic Church.

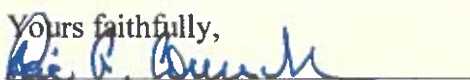
6: The provision to move the Bus Stop from Bridge Street to Church Street is also welcomed and long overdue. The bus stop positions need to be carefully considered to satisfy the bus routes having regard to the new bypass road layout and for turnaround.

7. The proposal to reduce the size of the existing landscaped roundabout is unnecessary and will ruin the visual aspect. The provision to narrow the entrances to the roundabout from Bridge Street and Elphin Street with mass concrete is visually ugly and will create difficulties for two lorries to pass safely as is the case in Tarmonbarry. Having regard to the fact that the town will be by passed the majority of through traffic will no longer pass through the town so the downgrading of the roundabout is not necessary and will destroy what is currently a very nice landscaped and attractive area.

In conclusion the current proposal does not address the needs or indeed the wishes of the people. There is no doubt but the landscape of the town will be dramatically changed with the bypass. Due to the fact this will happen in the very near future it is suggested that any development be put on hold until a clear picture is available as to how the town will fare when bypassed. It should then be possible to determine what is or is not required. To proceed with a development at this point in time is to put the cart before the horse.

It is abundantly clear that the majority if not all the residents and businesses of the town are not happy with the development plan which will destroy our town and there will be no going back. I would hope that as County Manager you will see fit to respect and take into account the wishes of the people by withdrawing the current development plan. It would be helpful if at a future date the Council would meet with the residents and businesses who will be directly affected to discuss any proposals in advance of drawing elaborate plans without any prior consultation.

Yours faithfully,

  
MARIE G. CONNELLAN  
PETER A. CONNELLAN & CO.

**Jacqui Croghan**

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**From:** Jacqui Croghan  
**Sent:** Monday 6 November 2023 12:53  
**To:** Jacqui Croghan  
**Subject:** FW: Strokestown Part 8 Submission

**From:** Patricia McCormack <patriciamcc2008@hotmail.com>  
**Sent:** Sunday 5 November 2023 20:38  
**To:** Sean Mullarkey <SMullarkey@roscommoncoco.ie>  
**Subject:** Strokestown Part 8 Submission

Dear Mr Mullarkey,

As concerned residents on the outskirts of Strokestown we would like to voice our objections to the proposed plan for the town.

1. The planting of trees is nonsensical, what is their purpose & who is going to maintain these? These will take up the spaces needed by Parents collecting their children from Scoil Mhuire Secondary School. Will the Council provide a new Car Park for the School?
2. Local Supermarket owner, Frank Hanly has been refused planning permission for a car park. If you proceed with this plan, where will I park when I shop in Eurospar? Will I have to wheel my trolley of shopping the whole way up to the Community Centre to find parking? The Hanly Family have done an immense amount for Strokestown & should be respected for this.
3. Footpaths were widened in Elphin Street approx 20 years ago, if you have funding for the town please reverse this to original width & provide a proper, even surface.
4. Move the bus stop to the wider streets to eliminate traffic delays.
5. Provide a Pedestrian Crossing at the Church.
6. Please listen to local Residents, spend some time in the town & realise what is needed. Common Sense needs to prevail.
7. No more than the town of Elphin where I work, Can the County Council follow up with derelict building owners of Strokestown & have them maintained before they all fall in.

Thank you for taking the time to read this email.

Yours sincerely

Patricia McCormack & family. Ardikellan, Strokestown.

Sent from Android device

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

Late Submission

## **Appendix B**

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





Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



# Roscommon County Council

Working with you, working for you



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

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

The proposed Strokestown Public Realm Enhancement Scheme, which will include the following:

- Alteration to existing road carriageway widths and roundabout dimensions
- Provision of footpaths, along with shared pedestrian and cycle routes
- Provision of controlled & uncontrolled pedestrian crossing facilities
- Relocation of Bus Stops Provision from Bridge Street to Church Street
- Alteration to existing parking provision to include the provision of disabled parking spaces.
- Soft Landscaping work to include provision of trees, shrubs and green space through the scheme.
- Provision of street furniture throughout the scheme to include, benches, seating, picnic tables, bollards, cycle stands, etc.
- Provision of new road & wayfinding signage, road marking and public lighting
- All other ancillary site 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, F42 VR98. Plans and particulars will be available for purchase (at a fee not exceeding the reasonable cost of making a copy) from 21st September 2023 until 19th October 2023 inclusive, during office hours at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town - telephone 09066 37100. Plans and particulars of the proposed development will also be available for inspection online on the RCC website using the following link:

<https://www.roscommoncoco.ie//!E0VON6>



Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the undersigned on or before 5pm on 03rd November 2023

Signed: Sean Mullarkey, Head of Finance & Regeneration  
Áras an Chontae, Roscommon Town.  
Email: [smullarkey@roscommoncoco.ie](mailto:smullarkey@roscommoncoco.ie)  
Date of Notice: 21st September 2023

## DECLARATION OF PUBLIC ROADS ROADS ACT 1993, SECTION 11 ROADS REGULATIONS 1994, PART 2 PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED), SECTION 180 LOCAL GOVERNMENT REFORM ACT 2014, SCHEDULE 3

The following Municipal District propose to declare that the roads located within the following named housing developments to be public roads.

<b>Boyle Municipal District:</b>	
<ul style="list-style-type: none"> <li>▪ Quay West North, Cootehall</li> </ul>	Boyle Municipal District Office, The Crescent, Boyle, County Roscommon F52 X436
<b>Roscommon Municipal District:</b>	
<ul style="list-style-type: none"> <li>▪ Knights Court, Roscommon Town</li> <li>▪ Anvil Court, Roscommon Town</li> </ul>	Roscommon Municipal District Office Áras an Chontae Roscommon F42 VR98

Maps outlining the said road may be inspected at the offices of Roscommon County Council, Áras an Chontae, Roscommon Town F42 VR98 Monday to Friday during opening hours for the period from 19th September to 17th October 2023. The maps may also be inspected at [www.roscommoncoco.ie](http://www.roscommoncoco.ie). Objections or representations in relation to this declaration may be made in writing to the undersigned or emailed to [roads@roscommoncoco.ie](mailto:roads@roscommoncoco.ie) no later than 4pm on 7th November 2023.

Greg O'Donnell, A/Director of Services

## DEARBHÚ GUR BÓTHAR POIBLÍ É BÓTHAR ACHT NA MBÓITHRE, ALT 11 RIALACHÁIN BÓITHRE 1994, CUID 2 AN TACHT UM PLEANÁIL & FORBAIRT 2000 (ARNA LEASÚ), ALT 180 AN TACHT UM ATHCHÓIRIÚ RIALTAIS ÁITIÚIL 2014, SCEIDEAL 3

Tá sé beartaithe ag an gCeantar Bardasach seo a leanas a dhearbhú gur bóithre poiblí na bóithre atá suite laistigh de na forbairtí tithíochta ainmnithe seo a leanas.

<b>Ceantar Bardasach Mhainistir na Búille:</b>	
<ul style="list-style-type: none"> <li>▪ An Ché Thiar Thuaidh, Uachtar Thíre</li> </ul>	Oifig Cheantair Bardasach Mhainistir na Búille, An Corrán, Mainistir na Búille, Contae Ros Comáin F52 X436
<b>Ceantar Bardasach Ros Comáin:</b>	
<ul style="list-style-type: none"> <li>▪ Cúirt an Ridire, Baile Ros Comáin</li> <li>▪ Cúirt na hInneona, Baile Ros Comáin</li> </ul>	Oifig Cheantair Bardasach Ros Comáin Áras an Chontae Ros Comáin F42 VR98

Is féidir léarscáileanna a imlíníonn an bóthar sin a iniúchadh ag oifigí Chomhairle Contae Ros Comáin, Áras an Chontae, Baile Ros Comáin F42 VR98 Luan go hAoine le linn uaireanta oscailte don tréimhse ó 19ú Meán Fómhair go 17ú Deireadh Fómhair 2023. Is féidir na léarscáileanna a iniúchadh freisin ag [www.roscommoncoco.ie](http://www.roscommoncoco.ie) Is féidir agóidí nó uirill maidir leis an dearbhú seo a dhéanamh i scríbhinn chuig an té atá sínithe thíos nó ríomhphost a sheoladh chuig [roads@roscommoncoco.ie](mailto:roads@roscommoncoco.ie) nach déanaí ná 4pm ar 7ú Samhain 2023.

Greg O'Donnell, Stiúrthóir Seirbhísí



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Roscommon County Council, Áras an Chontae, Roscommon Town, F42 VR98.

Public Opening Hours - Monday to Friday

Motor Tax Office 9.30am to 1.00pm.

All other services - 9.30am to 1.00pm and 2.00pm to 3.30pm.

Phone services available from 9.30am to 1.00pm and from 2.00pm to 5.00pm Monday to Friday



(090) 6637100



[customerservice@roscommoncoco.ie](mailto:customerservice@roscommoncoco.ie)



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



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**COMHAIRLE CONTAE ROS COMÁIN  
ROSCOMMON COUNTY COUNCIL  
PLANNING & DEVELOPMENT ACT 2000 (as amended)  
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended)  
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<https://www.roscommoncoco.ie/!E0VON6>



Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the undersigned **on or before 5pm on 03<sup>rd</sup> November 2023**

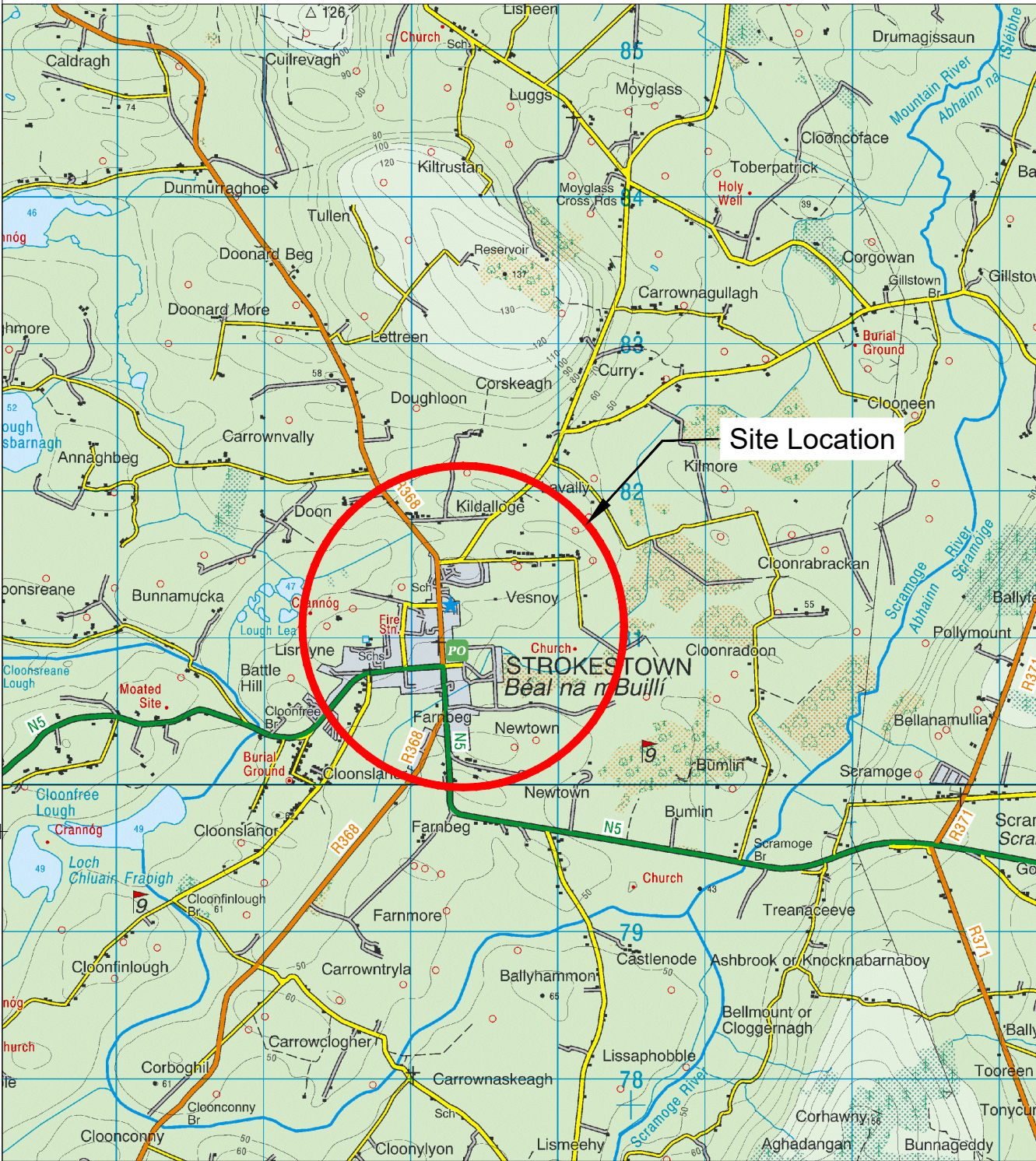
**Signed: - Sean Mullarkey**  
**Acting Head of Finance**  
**Áras an Chontae**  
**Roscommon Town**  
**Email: [smullarkey@roscommoncoco.ie](mailto:smullarkey@roscommoncoco.ie)**

**Date of Notice: 21<sup>st</sup> September 2023**

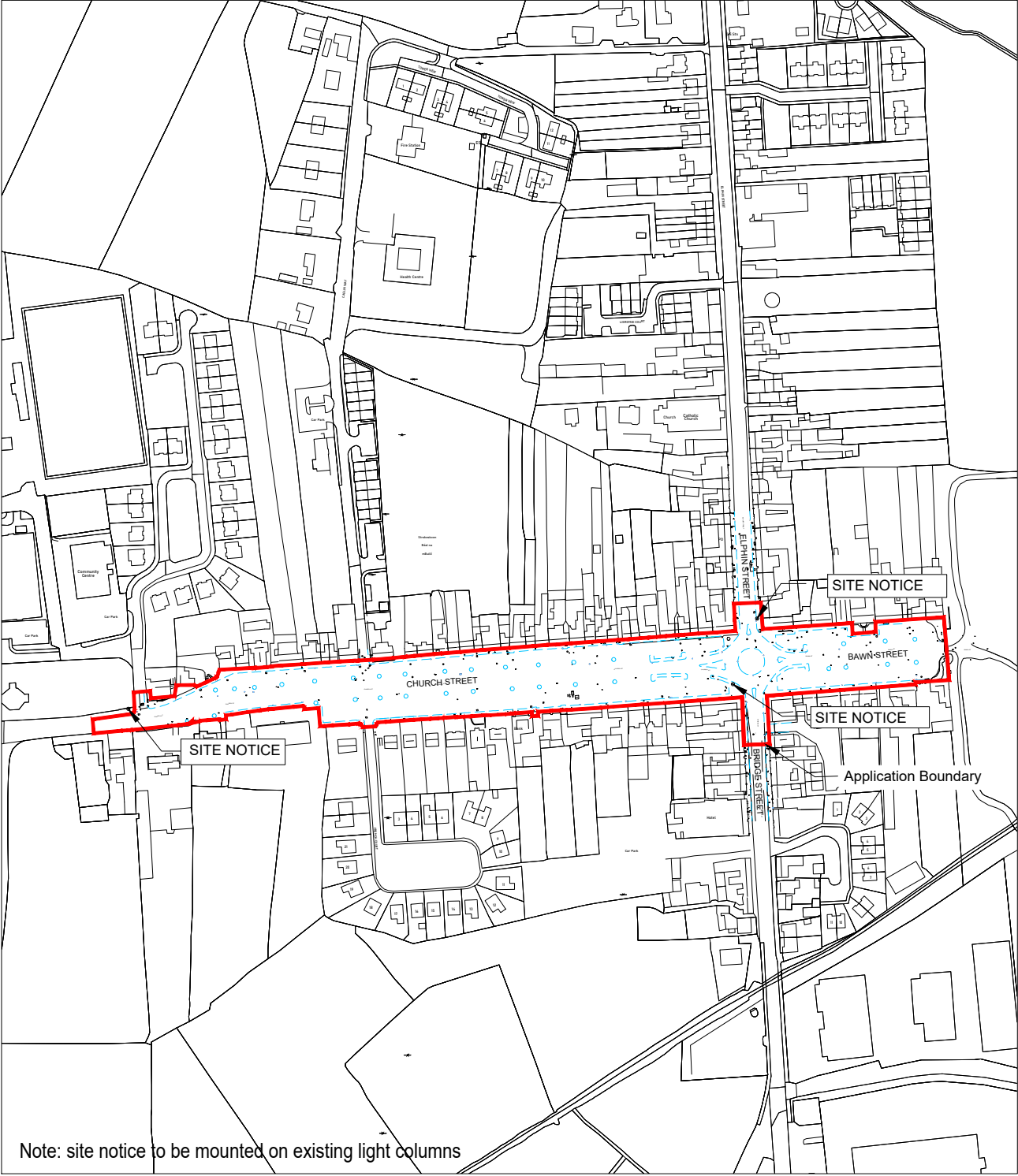
## **Appendix C**

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





Site Location  
1:20,000



Application Site Boundary  
1:2,000

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### NOTES

TO BE READ IN CONJUNCTION WITH:  
STR(90)LP200 - MASTERPLAN  
STR(90)LP201 - GENERAL ARRANGEMENT SHEET 1 OF 5  
STR(90)LP202 - GENERAL ARRANGEMENT SHEET 2 OF 5  
STR(90)LP203 - GENERAL ARRANGEMENT SHEET 3 OF 5  
STR(90)LP204 - GENERAL ARRANGEMENT SHEET 4 OF 5  
STR(90)LP205 - GENERAL ARRANGEMENT SHEET 5 OF 5

P01	First issue for Part VIII	DK	MC	04/09/23
FIRST ISSUE				
REVISION DESCRIPTION	DRAWN	CHECKED	DATE	
1				

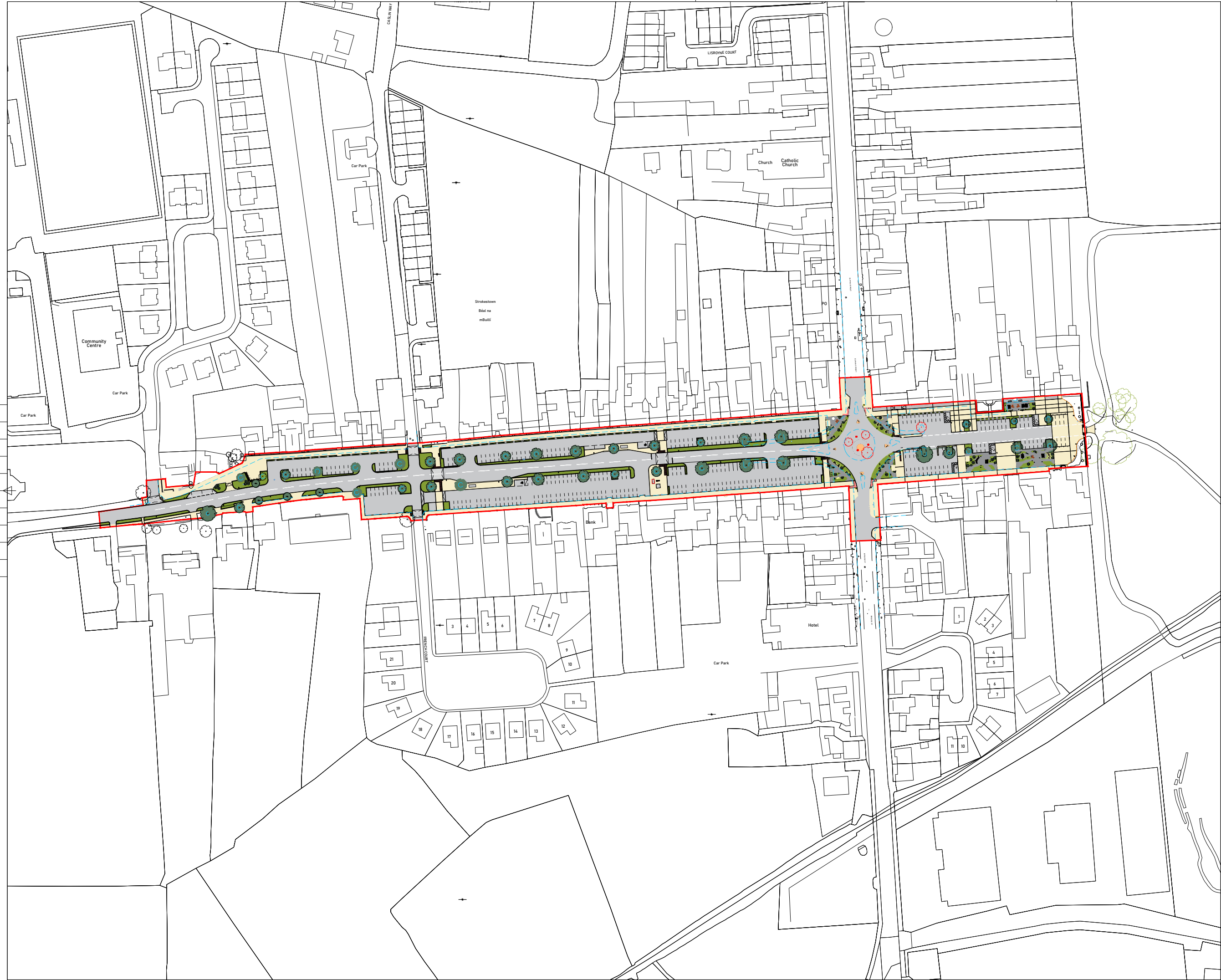
**ROS COM MON**  
Comhairle Contae Ros Comáin  
Roscommon County Council

**BDP.**  
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Stoneybatter  
Dublin D07 V0RF  
Ireland  
T +353 1 474 0600  
[www.bdp.com](http://www.bdp.com)

PROJECT TITLE  
Strokestown, Bawn Street Project

PROJECT NUMBER P3002732	SCALE @ A1 1:1000
DATE SEP '23	REVISION P01





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STR(90)LP202 - GENERAL ARRANGEMENT SHEET 2 OF 5  
STR(90)LP203 - GENERAL ARRANGEMENT SHEET 3 OF 5  
STR(90)LP204 - GENERAL ARRANGEMENT SHEET 4 OF 5  
STR(90)LP205 - GENERAL ARRANGEMENT SHEET 5 OF 5

P05	DESIGN CHANGES TO RSA	DK	MC	13.09.23
P04	MINOR AMENDMENTS	IF	MC	23.08.23
P03	DESIGN CHANGES	IF	MC	04.08.23
P02	MINOR AMENDMENTS	IF	MC	15.06.23
P01	MINOR AMENDMENTS	IF	MC	05.06.23
FIRST ISSUE Draft for Planning		MC	MK	25.04.23

REVISION DESCRIPTION      DESIGN      CHECKED      DATE

P01

CLIENT



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Ros Comáin  
Roscommon  
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PROJECT TITLE  
Strokestown, Bawn Street Project

PROJECT NUMBER  
P3002732

PROJECT TITLE  
LANDSCAPE MASTERPLAN

SCALE  
@ A1  
1:1000

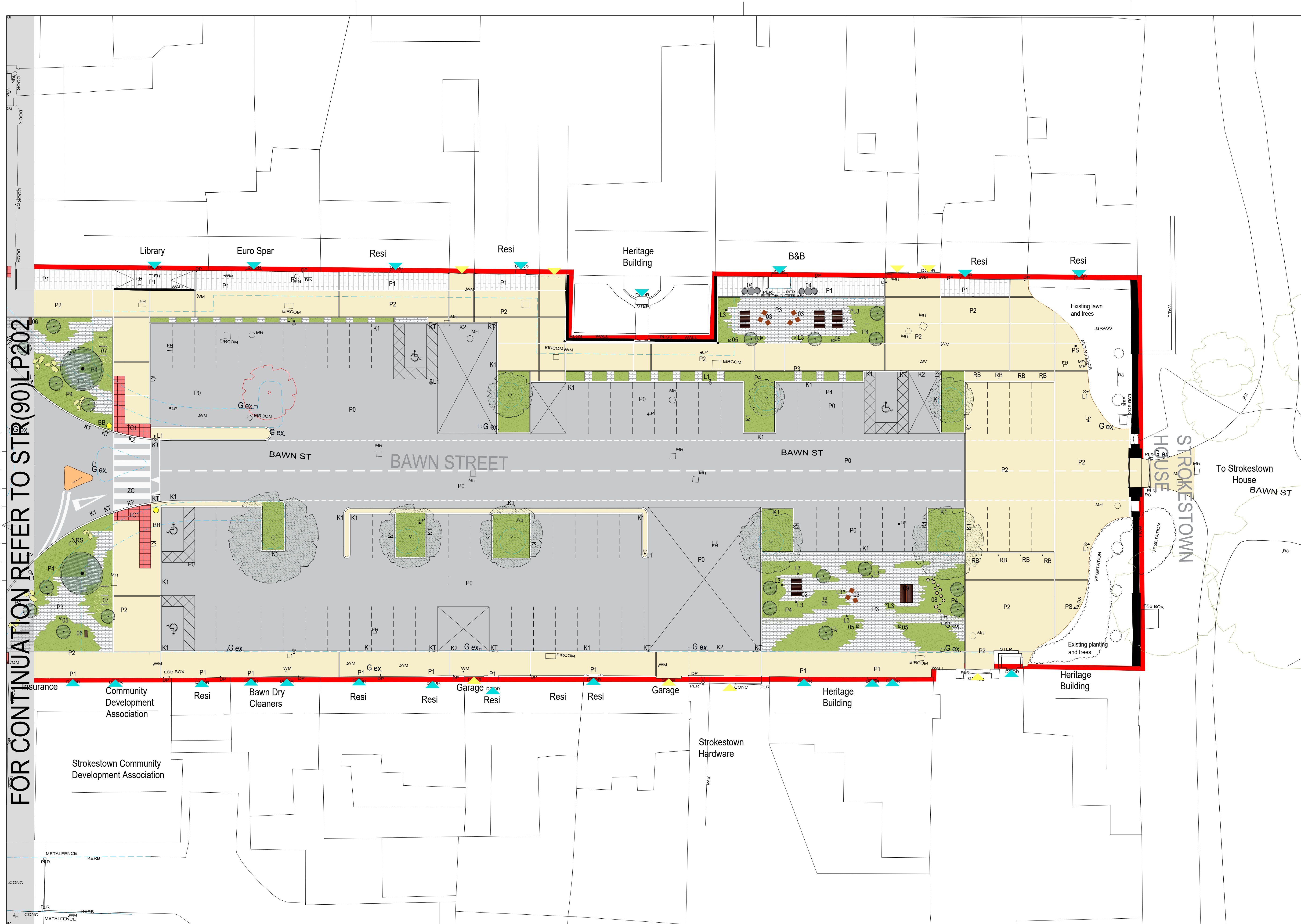
DATE  
JUN '23

ISSUED BY  
STR(90)LP200

REVISION  
P05



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STR(90)LP204 - GENERAL ARRANGEMENT SHEET 4 OF 5  
STR(90)LP205 - GENERAL ARRANGEMENT SHEET 5 OF 5

FINAL LEVELS ARE SUBJECT TO DETAIL DESIGN  
DRAINAGE SUBJECT TO DETAIL AND TECHNICAL DESIGN AND TRIAL HOLE INVESTIGATIONS  
EXISTING MANHOLE COVERS TO BE LOFTED AND RESET SUBJECT TO DETAIL DESIGN  
LIGHTING SUBJECT TO DETAIL DESIGN  
UNDERGROUND UTILITIES AND WATER INFRASTRUCTURE SUBJECT TO DETAIL DESIGN AND COORDINATION

### Key

Extent of Works Boundary

### Hard Landscape

P0 Asphalt  
P1 300 x 150mm Paving Slabs  
P2 Exposed Aggregate Concrete with bands of 100mm x 100 mm setts with 10mm joints  
Paving to garden spaces

TC1 Red Tactile Paving Crossing  
TC2 Buff Tactile Paving Crossing  
K1 60-80mm Upstand Kerb 125mm x 255mm x 915mm  
K2 Flush Kerb 125mm x 255mm x 915mm  
K3 Bus kerb  
KT Transition Kerb 125mm x 255mm x 915mm  
ZC Zebra Crossing  
PS Yield Sign  
PS Power Supply  
BB Belisha Beacon  
TS Traffic Signal  
L1 Type 1 8m Piggyback Units Lighting to Bawn Street  
L2 Type 2 8m Twin Columns Lighting to Church street  
L3 Timber Lighting BOLLARD  
TI Tourist Information Kiosk (Existing)  
RB Removable Bollards  
TG Tree Grille

### Furniture

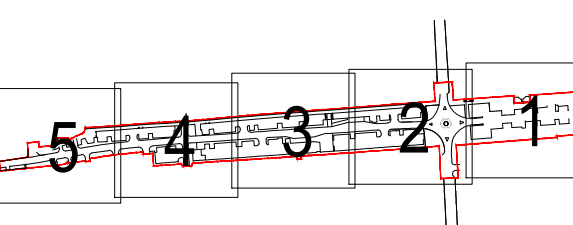
01 Proposed Garden Seats  
01b Proposed Garden Seats with backrest  
02 Proposed Picnic Bench  
03 Proposed Cube Stool  
04 Outdoor Dining Table and Chairs  
05 Art Installations  
06 Wayfinding Signs  
07 Bike stands  
08 Stepping logs  
09 Feature Bench

### Landscape

P4 Planting 300-500mm high  
Proposed Landscape Boulders

Existing Trees to be Retained  
Proposed Garden Trees  
Proposed Street Trees  
Existing Tree to be Removed

Existing kerb line  
Residential building access point  
vehicular access point



P06	ADDITIONAL PARKING ADDED	DK	MC	04.12.23
P05	DESIGN CHANGES TO RSA	DK	MC	13.09.23
P04	MINOR AMENDMENTS	IF	MC	23.08.23
P03	DESIGN CHANGES	IF	MC	04.08.23
P02	MINOR AMENDMENTS	IF	MC	15.06.23
P01		IF	MC	05.06.23



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PROJECT TITLE  
Strokestown, Bawn Street Project

P3002732

GENERAL ARRANGEMENT  
SHEET 1 OF 5

STR(90)LP201

SCALE  
@ A1  
1:200

DATE  
JUN '23

REVISION  
P06





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LIGHTING SUBJECT TO DETAIL DESIGN  
UNDERGROUND UTILITIES AND WATER INFRASTRUCTURE  
SUBJECT TO DETAIL DESIGN AND COORDINATION

- ### Key
- Extent of Works Boundary
- ### Hard Landscape
- P0 Asphalt
  - P1 300 x 150mm Paving Slabs
  - P2 Exposed Aggregate Concrete with bands of 100mm x 100mm setts with 10mm joints
  - Paving to garden spaces
  - TC1 Red Tactile Paving Crossing
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  - 05 Art Installations
  - 06 Wayfinding Signs
  - 07 Bike stands
  - 08 Stepping logs
  - 09 Feature Bench
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  - Proposed Garden Trees
  - Proposed Street Trees
  - Existing Tree to be Removed
  - P4 Planting 300-500mm high
  - Proposed Landscape Boulders
  - Existing kerb line
  - Residential building access point
  - vehicular access point

FOR CONTINUATION REFER TO STR(90)LP203

FOR CONTINUATION REFER TO STR(90)LP201

P05	DESIGN CHANGES TO RSA	DK	MC	13.09.23
P04	MINOR AMENDMENTS	IF	MC	23.08.23
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P02	MINOR AMENDMENTS	IF	MC	15.06.23
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Strokestown, Bawn Street Project	
P3002732	SCALE @ A1
GENERAL ARRANGEMENT SHEET 2 OF 5	1:200
DATE JUN '23	REVISION
STR(90)LP202	P05

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FOR CONTINUATION REFER TO STR(90)LP202

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STR(90)LP205 - GENERAL ARRANGEMENT SHEET 5 OF 5

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Extent of Works Boundary

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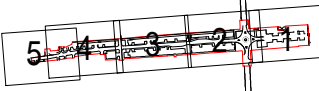
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P01	MINOR AMENDMENTS	IF	MC	05.06.23



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Dublin D07 V0RF  
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T +353 1 474 0600  
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Strokestown, Bawn Street Project	
P3002732	SCALE @ A1
GENERAL ARRANGEMENT	1:200
SHEET 3 OF 5	DATE JUN '23
STR(90)LP203	REVISION P05



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  - K2 Flush Kerb 125mm x 255mm x 915mm
  - K3 Bus kerb
  - KT Transition Kerb 125mm x 255mm x 915mm
  - ZC Zebra Crossing
  - RS Ylled Sign
  - PS Power Supply
  - BB Belisha Beacon
  - TS Traffic Signal
  - L1 Type 1 8m Piggyback Units Lighting to Bawn Street
  - L2 Type 2 8m Twin Columns Lighting to Church street
  - TI Timber Lighting Bollard
  - TI Tourist Information Kiosk (Existing)
  - RB Removable Bollards
  - TG Tree Grille
- ### Furniture
- 01 Proposed Garden Seats
  - 01b Proposed Garden Seats with backrest
  - 02 Proposed Picnic Bench
  - 03 Proposed Cube Stool
  - 04 Outdoor Dining Table and Chairs
  - 05 Art Installations
  - 06 Wayfinding Signs
  - 07 Bike stands
  - 08 Stepping logs
  - 09 Feature Bench
- ### Landscape
- Existing Trees to be Retained
  - Proposed Garden Trees
  - Proposed Street Trees
  - Existing Tree to be Removed
  - P4 Planting 300-500mm high
  - Proposed Landscape Boulders
  - Existing kerb line
  - Residential building access point
  - vehicular access point

FOR CONTINUATION REFER TO STR(90)LP203

P05 DESIGN CHANGES TO RSA	DK	MC	13.09.23
P04 MINOR AMENDMENTS	IF	MC	23.08.23
P03 DESIGN CHANGES	IF	MC	04.08.23
P02 MINOR AMENDMENTS	IF	MC	15.06.23
P01 MINOR AMENDMENTS	IF	MC	05.06.23



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P3002732	
GENERAL ARRANGEMENT SHEET 4 OF 5	
STR(90)LP204	
P04	



FOR CONTINUATION REFER TO STR(90)LP204

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

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

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

### NOTES

TO BE READ IN CONJUNCTION WITH:  
STR(90)LP200 - LANDSCAPE MASTERPLAN

STR(90)LP201 - GENERAL ARRANGEMENT SHEET 1 OF 5  
STR(90)LP202 - GENERAL ARRANGEMENT SHEET 2 OF 5  
STR(90)LP203 - GENERAL ARRANGEMENT SHEET 3 OF 5  
STR(90)LP204 - GENERAL ARRANGEMENT SHEET 4 OF 5  
STR(90)LP205 - GENERAL ARRANGEMENT SHEET 5 OF 5

FINAL LEVELS ARE SUBJECT TO DETAIL DESIGN  
DRAINAGE SUBJECT TO DETAIL AND TECHNICAL DESIGN AND TRIAL HOLE INVESTIGATIONS  
EXISTING MANHOLE COVERS TO BE LOFTED AND RESET  
SUBJECT TO DETAIL DESIGN  
LIGHTING SUBJECT TO DETAIL DESIGN  
UNDERGROUND UTILITIES AND WATER INFRASTRUCTURE  
SUBJECT TO DETAIL DESIGN AND COORDINATION

### Key

Extent of Works Boundary

#### Hard Landscape

P0 Asphalt  
P1 300 x 150mm Paving Slabs  
P2 Exposed Aggregate Concrete with bands of 100mm x 100mm sets with 10mm joints  
P3 Paving to garden spaces

TC1 Red Tactile Paving Crossing  
TC2 Buff Tactile Paving Crossing  
K1 60-80mm Upstand Kerb  
K2 125mm x 255mm x 915mm  
K3 Flush Kerb  
K4 125mm x 255mm x 915mm  
K5 Bus kerb  
KT Transition Kerb  
K6 125mm x 255mm x 915mm  
ZC Zebra Crossing  
RS Yield Sign  
PS Power Supply  
BB Bellisha Beacon  
TS Traffic Signal  
L1 Type 1 8m Piggyback Units Lighting to Bawn Street  
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Proposed Garden Trees  
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Planting 300-500mm high  
Proposed Landscape Boulders  
Existing kerb line  
Residential building access point  
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REVISION DESCRIPTION	DRAWN	AUTHORISED DATE	REVISION DESCRIPTION	DRAWN	AUTHORISED DATE	REVISION DESCRIPTION	DRAWN	AUTHORISED DATE	REVISION DESCRIPTION	DRAWN	AUTHORISED DATE	REVISION DESCRIPTION	DRAWN	AUTHORISED DATE	REVISION DESCRIPTION	DRAWN	AUTHORISED DATE

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Comhairle Contae Ros Comáin  
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PROJECT TITLE  
Strokestown, Bawn Street Project

PROJECT NO.  
P3002732

GENERAL ARRANGEMENT  
SHEET 5 OF 5

SCALE  
@ A1  
1:200

DATE  
JUN '23

REVISION  
P04