

Community Consultation

ROSCOMMON

Integrated Urban Strategy

BDP.



Rialtas na hÉireann
Government of Ireland



Arna chomhchistiú ag
an Aontas Eorpach
Co-funded by the
European Union



Tionól Réigiúnach
An Tuaiscirt & An Iarthair
Northern & Western
Regional Assembly



Comhairle Contae
Ros Comáin
Roscommon
County Council

Built Original.

Agenda

- NWRA Introduction
- Policy Framework:
 - THRIVE
 - New European Bauhaus

Part 1

- Initial Consultation
- Integrated Urban Strategy
- Q&A

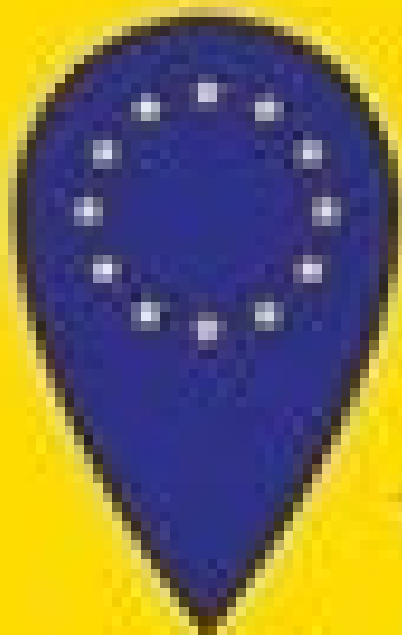
Part 2

- The Identified Sites
- The Costing
- Q&A





**Tionól Réigiúnach
an Tuaiscirt & an Iarthair
Northern & Western
Regional Assembly**



THRIVE

Town Centre First Heritage Revival Scheme



THRIVE

Town Centre First Heritage Revival Scheme Objectives



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Renewed Sense of
Place



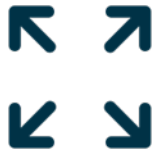
Integrated
Strategies



Local Influence



Global Connection



Compact Growth



Innovation Through
Intervention



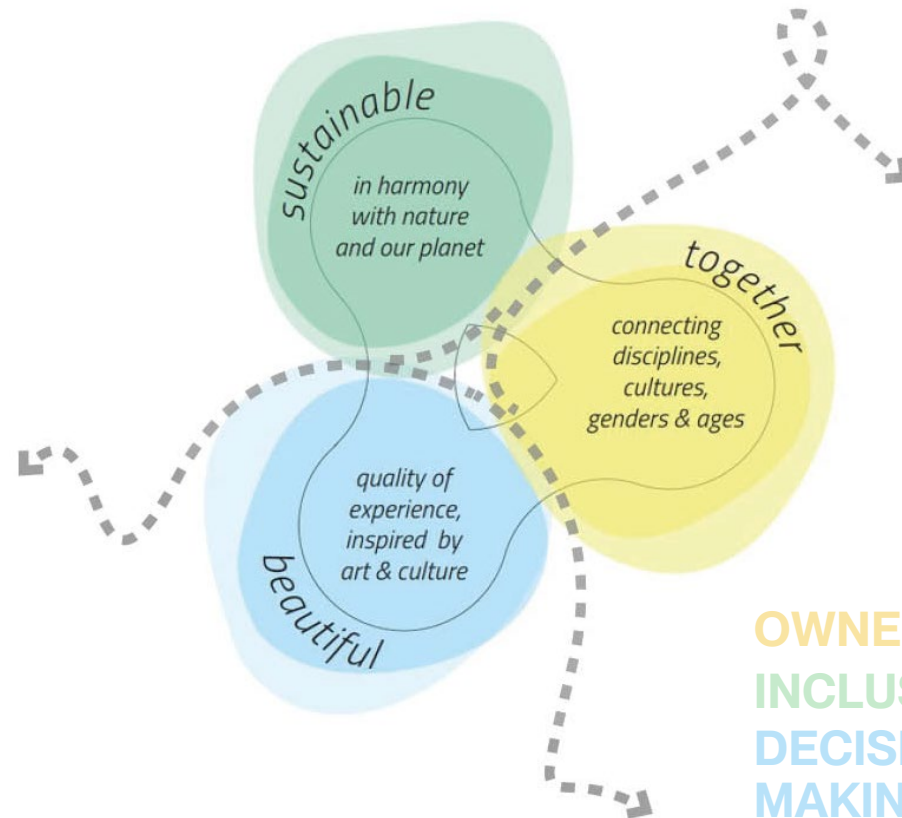
Adaptive Reuse of
Built Heritage



Climate Awareness
and Responsibility

New European Bauhaus

COMMON
OBJECTIVE
COLLABORATIVE
FRAMEWORK
FOSTERING
EXCHANGE
MULTI- LEVEL
ENGAGEMENT
LOCAL
APPROACH
GLOBAL
DIMENSION



KNOWLEDGE
EXCHANGE
PROFESSIONALS
CROSS
POLLINATION
INTEGRATED
SOLUTIONS
TRANSDISCIPLINARY
APPROACH
EXPERTISE
COMMON
SOLUTIONS

OWNERSHIP
INCLUSION
DECISION
MAKING
PARTICIPATORY
PROCESS
SOCIETY

Part 1

Initial Consultation

- Took place in Gleeson's on 27/02/2025
- High Level of Engagement
- Positive Feedback
- Active Interest in the Project



Responses:

69



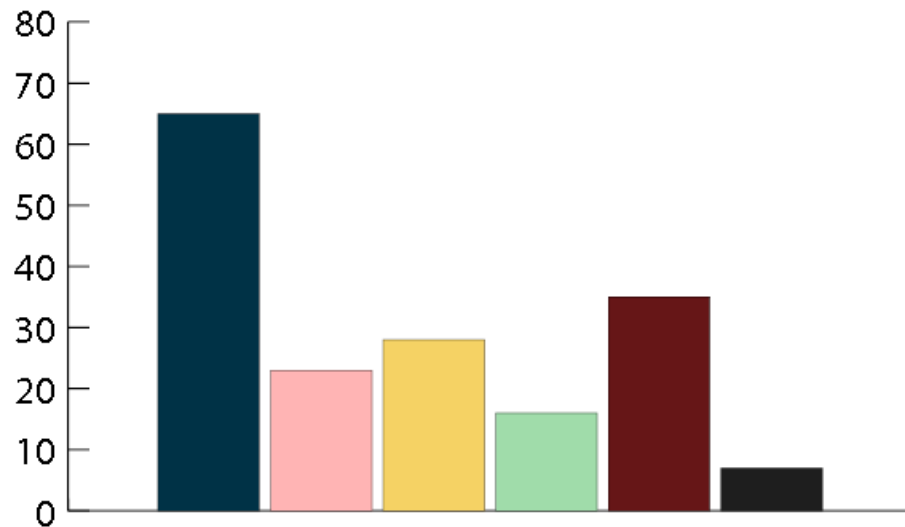
Average Time Spent:

48:17

Initial Consultation

How could we help enhance the historic identity of the town centre?

- Bring vacant historic buildings back into use
- Improve streets and spaces
- Improve active travel (walking and cycling)
- Improve traffic congestion
- Enhance the facades of historic structures
- Other



Ensuring the sustainable re-use of heritage buildings in Roscommon Town.

What potential uses do you consider appropriate for historic buildings?



Initial Consultation

What type of sustainable use, services or activities would you like to see provided from the adaptive reuse of one of the buildings?



Mapping Survey Input

Are there other local-authority or publicly owned buildings we could consider?

Areas of Significance (White):

- Castle Street
- St Ciaran's Park
- Market Square
- Goff Street
- Abby Street

Potential Heritage Links

- Roscommon Post Office
- Roscommon Train Station
- Space surrounding Roscommon Library
- Roscommon Court House (not in LA ownership)
- Buildings on Sacred Heart Hospital grounds
- Roscommon Castle
- Old Greally's Hotel
- Roscommon Dominican Abbey
- Education Centers
- Sports Facilities
- Potential Pedestrian Links between schools & sporting facilities
- Potential Pedestrian Rail Bridge



Key Objectives



COMMUNITY & CULTURE



ACTIVE TRAVEL & TRANSPORT



BUILT HERITAGE



NATURE, SUSTAINABILITY & ENVIRONMENT



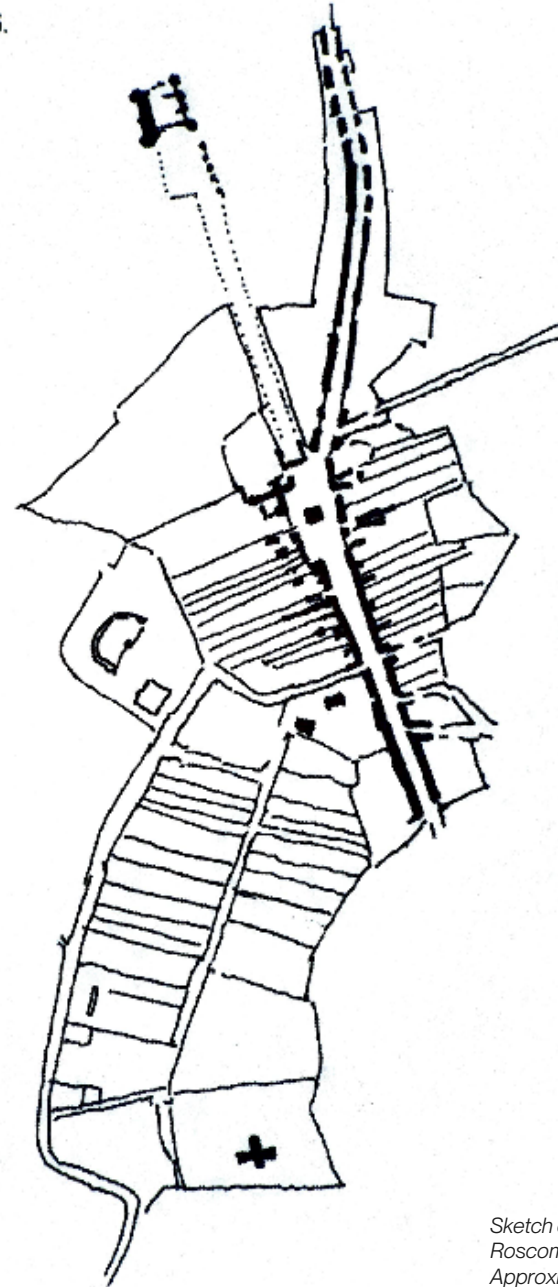
ECONOMIC VALUE & TOURISM



A HOME

Integrated Urban Strategy

136.



*Sketch of Historical Town
Roscommon. Valarie Mulvin.
Approximate Formality*

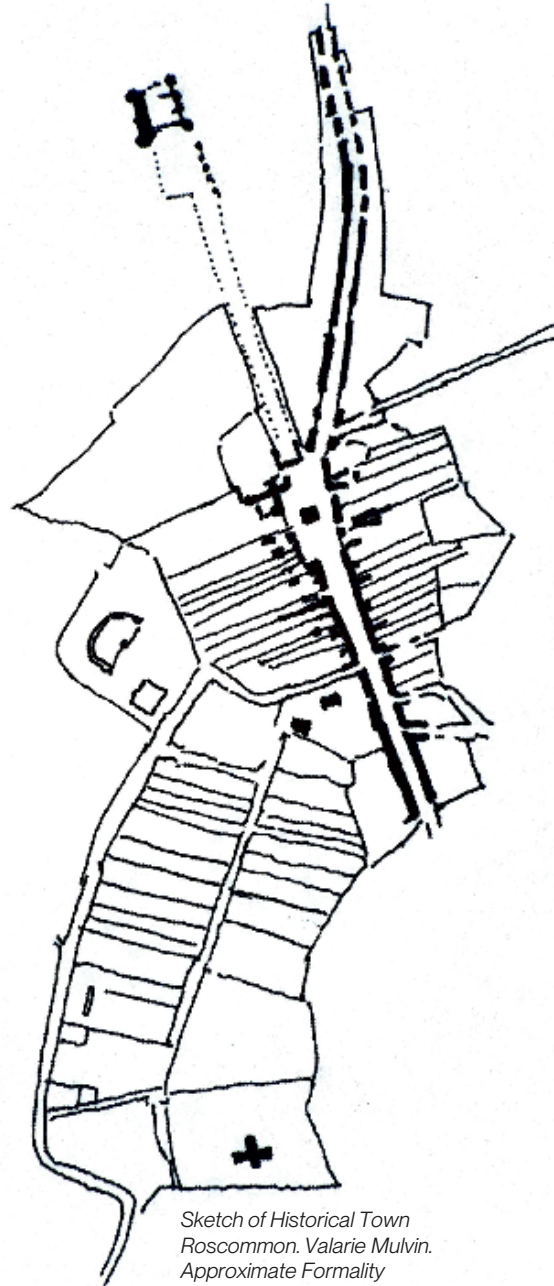
A Market Town

- County Town
- Administrative Centre



A Historic Town

- Historically Rich Town Core
- Architecturally Valuable
- Culturally Vibrant

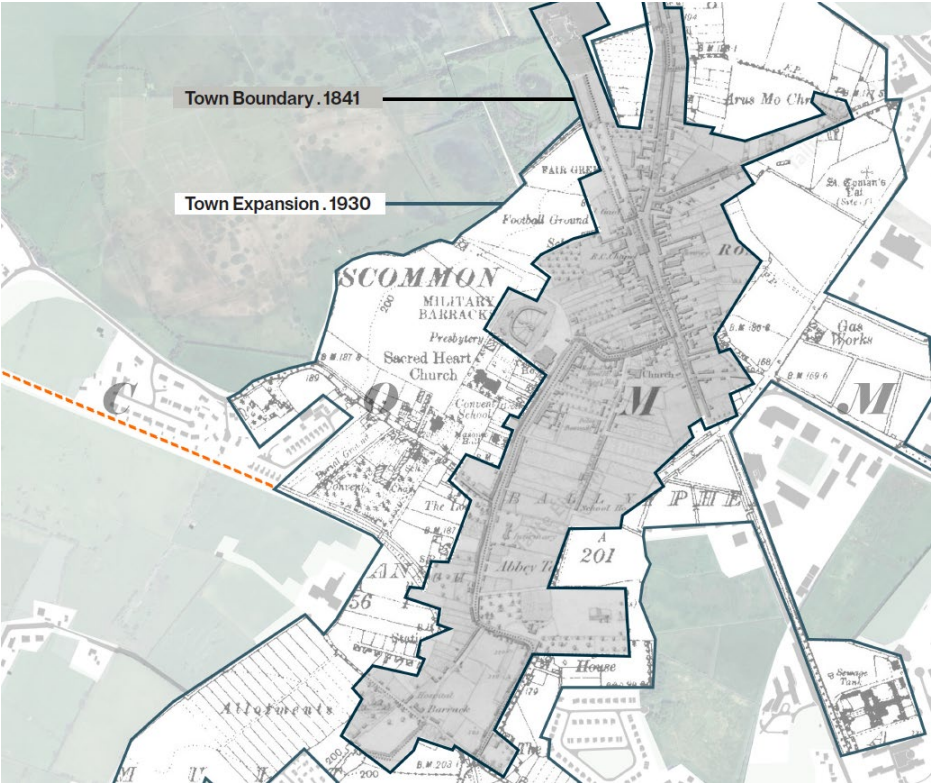


Main Street, Roscommon 1890-1900

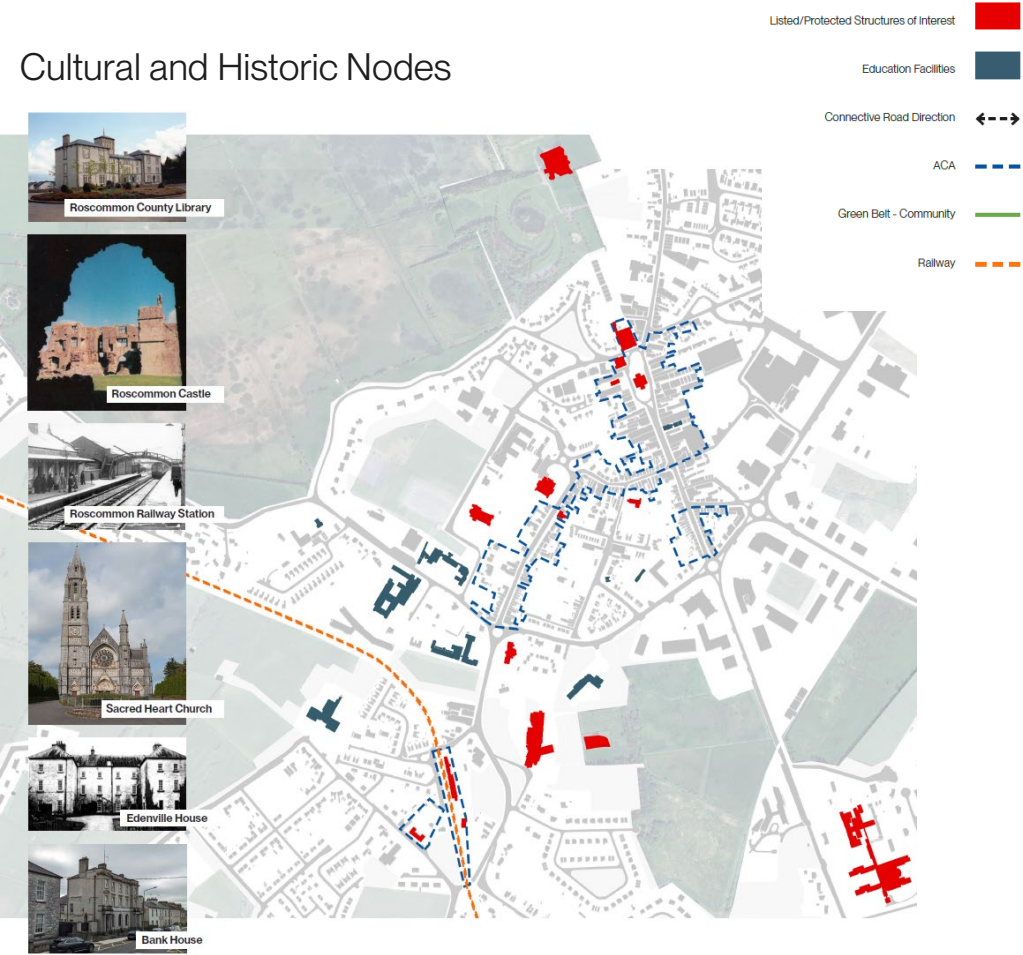


Main Street, Roscommon Town 2024

Historic Development



Cultural and Historic Nodes



DRAFT



Initial Approach



COMMUNITY & CULTURE



ACTIVE TRAVEL & TRANSPORT



BUILT HERITAGE



NATURE, SUSTAINABILITY & ENVIRONMENT



ECONOMIC VALUE & TOURISM



A HOME

DRAFT



Opportunities

1. Opportunity to connect **Built Heritage**
 2. Opportunity to improve **Active Travel**
 3. Opportunity for **Public Realm** Upgrades
 4. Opportunity for **Economic Growth**
& **Live** above shops
- Opportunity for **Sustainable modes of Transport & EV Charging**

DRAFT



Opportunities

1. Opportunity to improve **Built Heritage**
2. Opportunity to improve **Active Travel**
& **Public Realm** Upgrades
3. Opportunity for **Community Garden**
4. Opportunity for **Back Land Development**

Abby Street is predominantly Residential.
Economic opportunity to activate Ground
Level and **Live** above the shop

DRAFT



Opportunities

1. Opportunity for **Residential** Development
2. Opportunity to revive **Built Heritage** as **Community** Asset & **Economic** hub
3. Opportunity to improve **Active Travel** & **Public Realm** Upgrades

Q & A

Part 2

Identified Sites



Identified Sites

Edenville House

Edenville House has been identified as a culturally valuable and historically important building within Roscommon Town. The development of this site could potentially unlock the south hinterland of Roscommon Town.



Bank House

We have identified Abbey Street as a residential node within Roscommon Town that is lacking a Community Hub. Developing this site will create a more active street and bring the community closer together.





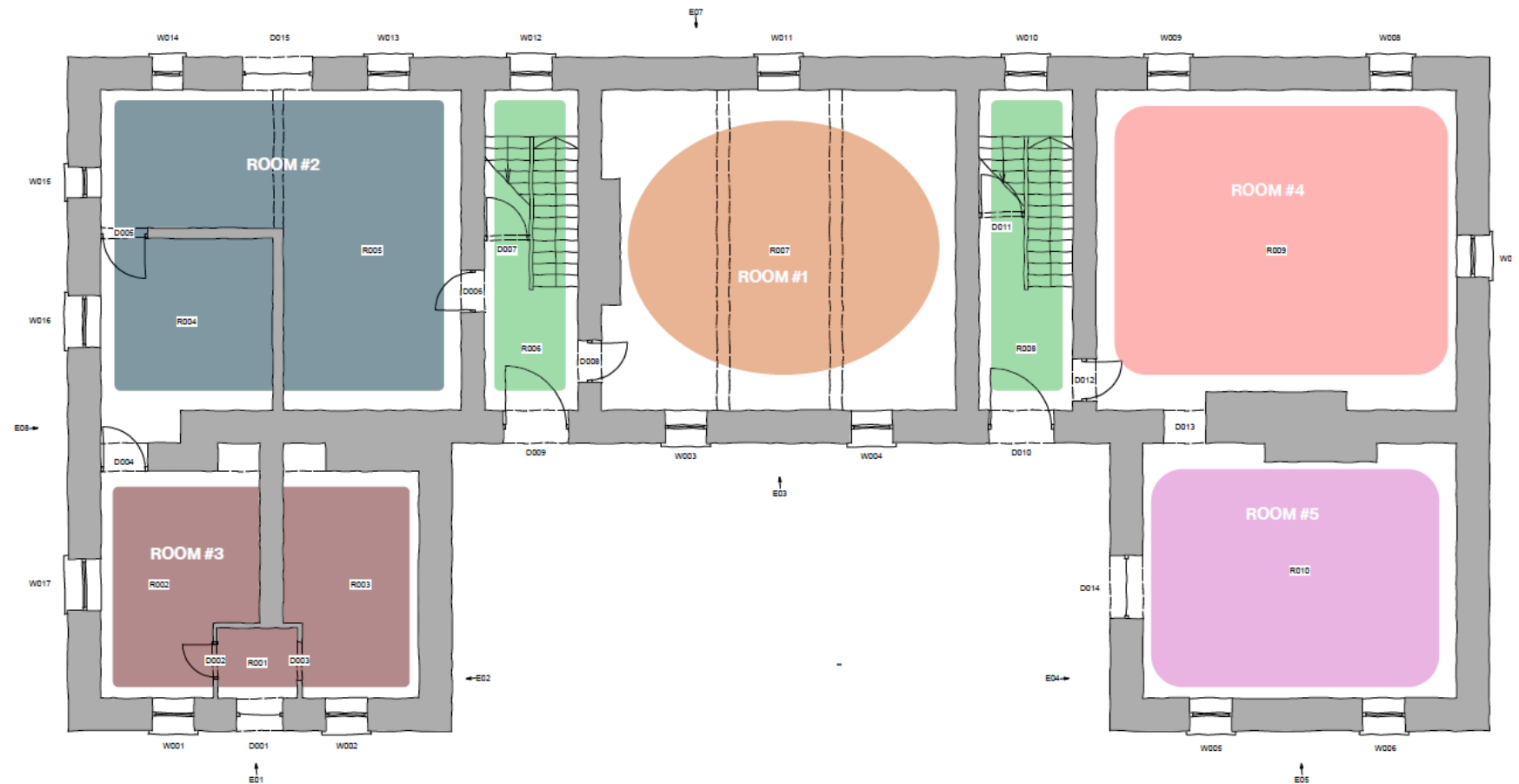
Edenville House

Former Roscommon Barracks



Uses

Ground Floor



Hall

- Circulation

Room #1

- Multi Purpose room
- Meeting Room
- Theater Room

Room #2

- Childcare
- Back of House

Room #3

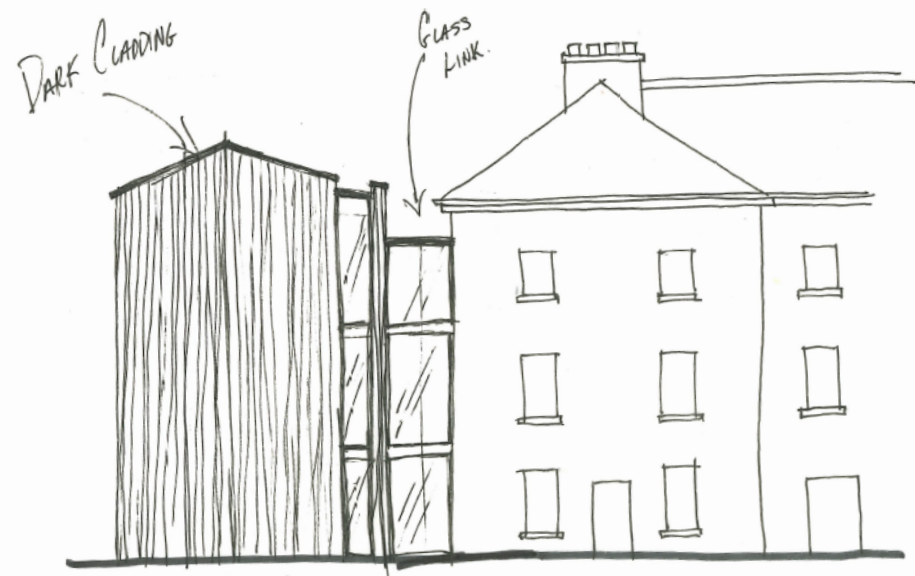
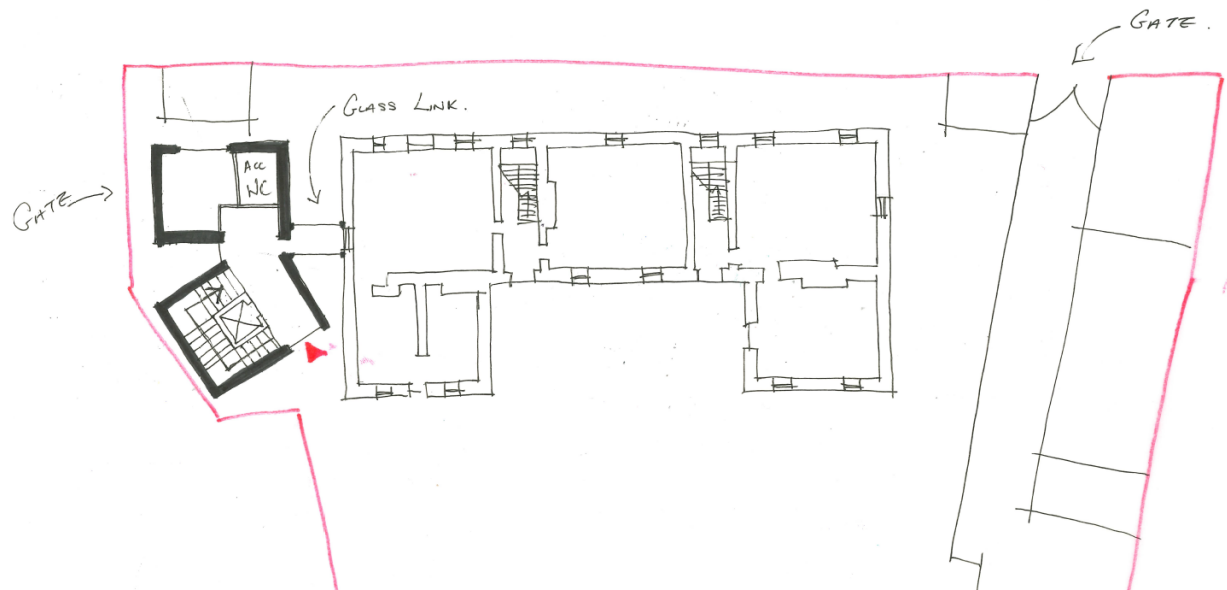
- Back of House for Childcare
- Plant
- Toilets
- Kitchen

Room #4

- Kitchen
- Restaurant /cafe kitchen

Hall

- Kitchen
- Restaurant /cafe kitchen
- Store





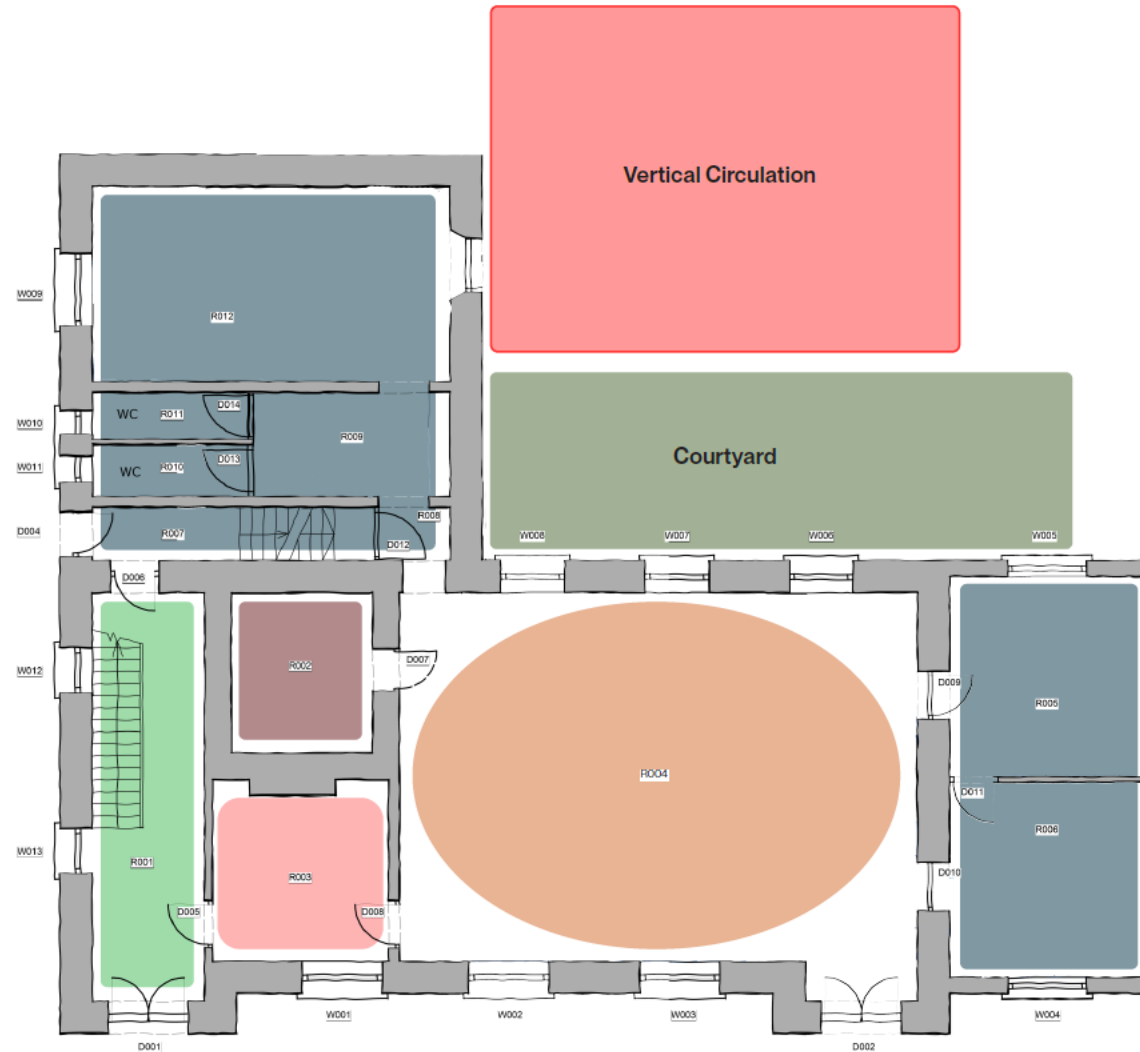
Bank House

Former Motor Tax Office






Uses

Ground Floor








Ground Floor

Possible Uses From Survey

-  **Hall**
 - Circulation
-  **Room 002 (Vault)**
 - Meeting room
 - Quiet Room
 - Kitchenette
-  **Room 003**

Consider blocking up D008

 - Reception
 - Office
 - Meeting Room
-  **Room 004**
 - Childcare
 - Practice Room
 - Performance Room
 - Restaurant / Cafe
-  **Room 005 & 006**
 - Back of House
 - Plant
 - Toilets including Accessible toilet
 - Kitchen
-  **Room 009 - Room 012**
 - Back of House
 - Plant
 - Toilets
 - Kitchen
-  **Possible Courtyard**
-  **Possible 3-Storey Vertical Circulation**

Ground Floor

Added Vertical Circulation Core



The Costs

EDENVILLE

€ 9 M

(inc. VAT)

BANK HOUSE

€ 4 M

(inc. VAT)

Ventures Role in the process

- Develop the application and supporting information
- Establish the need for the project
- Undertake a Public Spending Code Assessment of the THRIVE 2 application
- Confirm the governance and management arrangements for the project
- Carry out an economic and viability assessment of the project

How you can Inform the process

Identify who might use space confirming:

- What type of space(size and nature)
- Specifications (heat, IT infrastructure as examples)
- Features (storage, admin support as examples)
- Terms (lease, hire and for what periods of time)
- Ability to pay/terms

Governance and Management:

How would the project be led and managed

Who is willing to take on that roleand the associated responsibilities

Engagement Session

Venture will host **two** online sessions to address each of these areas of the project and application:

Session One: Confirming the needs of potential users

22nd April 2025 6.00pm to 7.30pm

Session Two: Confirming governance and management arrangements

24th April 2025 6.00pm to 7.30pm

john@venturei.org

Thank You

Please be aware that the actions and projects outlined within this presentation are draft only. At this stage in the project, all actions and plans, with an indicated cost, will be subject to funding.