

2nd October 2024

Forward Planning Section,
Roscommon County Council,
Aras an Chontae,
Roscommon
F42 VR98.

Re: Adopted Roscommon Town Local Area Plan 2024-2030

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Roscommon Town Local Area Plan 2024-2030 (Local Area Plan) by the members of Roscommon County Council (Planning Authority) on the 25th July 2024.

The Office also acknowledges receipt of your letter of 1st August 2024, further to section 31AO (5) of the Planning and Development Act 2000, as amended (the Act).

The Office has reviewed the adopted Local Area Plan in accordance with the legislative requirements set out in section 31AO of the Act, and notes the decision of the planning authority not to comply, in whole or in part, with the three recommendations included in its submission made in its submission at material alterations stage.

Where the recommendations of the Office were not complied with, the Office gave careful consideration to the reasons of the Chief Executive and/or to those of the elected members and, with the exception of certain specific matters, accepted that these reasons addressed the matters raised by the Office.

However, in relation to two of the recommendations of the Office concerning:

- MA Recommendation 1 - New Residential; and
- MA Recommendation 3 - Strategic Industrial / Employment Zones,

the Office has made a recommendation to the Minister in respect of a proposed draft Direction in accordance with the legislative requirements set out in section 31(AO) of the Act. In relation to Recommendation 8, flood risk management, the Office acknowledges

that reference to same was erroneously included in the section 31AO(7) Notice Letter (31AO(7) notice letter) and the Office accepts that Recommendation 8 has been complied with by the elected members in making the Local Area Plan with the zonings concerned.

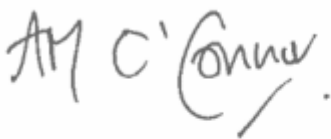
The Office's recommendation to the Minister of a proposed draft Direction and notice letter pursuant to section 31(AO), has been made available on the Office's [website](#). This is now part of an ongoing process further to section 31 of the Act.

With the exception of the specific matters raised in the 31AO(7) notice letter, the Office welcomes the making of the Local Area Plan to provide for the planned development of Roscommon Town over the plan period in a manner that is consistent with the proper planning and sustainable development of the area.

Notwithstanding the above, the Office is satisfied with the overall outcome of the adopted Local Area Plan and the manner in which the vast majority of its recommendations and observations were addressed at draft and material alterations stages.

In conclusion, the Office welcomes the adoption of the Local Area Plan and looks forward to continued engagement with Roscommon County Council in the implementation of national and regional policy at the local level.

Is mise le meas,



Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluations
