



20th December 2024

Mr. Shane Tiernan
Chief Executive
Roscommon County Council
Áras an Chontae
Roscommon
F42 VR98

Section 31 of the Planning and Development Act 2000 (as amended)
Decision to Issue a Direction to Roscommon County Council regarding the
Roscommon Town Local Area Plan 2024-2030

Dear Shane,

I am writing to inform you of the following in relation to the section 31 draft Direction that issued to Roscommon County Council on 4th September 2024, and the subsequent consideration by the Office of the Planning Regulator ('the Office') of your report in connection with the *Roscommon Town Local Area Plan 2024-2030*, as adopted by the elected members of Roscommon County Council on 25th July 2024.

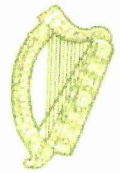
The Office notified the Minister pursuant to section 31AP(4) of the Planning and Development Act 2000 ('the Act') on 14th November 2024 and recommended that I, as Minister, issue the Direction.

The draft Direction, as issued, can be summarised as follows:

- Part 2(a) – Delete two identified material alterations from the adopted Local Area Plan, such that the subject lands revert to as indicated in the draft Local Area Plan.

A copy of the notice letter and proposed final Direction was submitted to me, as Minister, by the Office along with a copy of your Chief Executive's Report on the draft Direction, prepared under section 31(8) of the Act.

Accordingly, having reviewed and considered the Office of the Planning Regulator's notice letter, your report of October 2024 on the draft Direction and submissions received, I am of the opinion that the



Direction should be issued in line with the recommendations of the Office. In the above regard, I refer you to the Statement of Reasons set out in the enclosed Direction.

In reaching my decision to issue the Direction I have noted your recommendations as Chief Executive under section 31(9) of the Act. I further note the Office's consideration of, and response to, those matters in its subsequent recommendation to me, as Minister, under section 31AP(4) of the Act.

Accordingly, Roscommon County Council should **TAKE NOTICE** that on 20th December 2024 I have issued a Direction pursuant to section 31 of the Planning and Development Act 2000 (as amended). Pursuant to section 31(17) of the Act this Direction is deemed to have immediate effect and its terms are considered to be incorporated into the plan. A copy of this Direction is enclosed.

In light of the foregoing, Roscommon County Council is required, pursuant to section 31(2) of the Planning and Development Act 2000 to comply with this Direction so as to rectify the matter in a manner that, in my opinion, will ensure that the *Roscommon Town Local Area Plan 2024-2030* sets out an overall strategy for proper planning and sustainable development and meets the requirements of the Act.

The Council should ensure that the Direction is available for inspection at its offices and on its website.

My officials remain available to assist you, as necessary, in complying with the foregoing process.

Yours sincerely,

Alan Dillon TD

Minister of State for Local Government and Planning

Copied to:

- Cathaoirleach, Roscommon County Council, Áras an Chontae, Roscommon, F42 VR98.
- Director, Northern and Western Regional Assembly, Dillon House, Ballaghaderreen, Co. Roscommon, F45 WY26.
- Office of the Planning Regulator, Fourth Floor, Park House, Grangegorman, 191-193A North Circular Road, Dublin 7, D07 EWV4.

**DIRECTION IN THE MATTER OF SECTION 31
OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended)**

Roscommon Town Local Area Plan 2024-2030

“Local Area Plan” means the Roscommon Town Local Area Plan 2024-2030.

“Planning Authority” means Roscommon County Council.

“County Development Plan” means Roscommon County Development Plan 2022-2028.

“RSES” means the Regional Spatial and Economic Strategy for the Northern and Western Region.

The Minister of State at the Department of Housing, Local Government and Heritage in exercise of the powers conferred on him by section 31 of the Planning and Development Act 2000 (No.30 of 2000) (“the Act”) and the Housing, Local Government and Heritage (Delegation of Ministerial Functions) Order 2024 (S.I. No. 234 of 2024), and consequent to a recommendation made to him by the Office of the Planning Regulator under section 31AP(4) of the Act, hereby directs as follows:

(1) This Direction may be cited as the Planning and Development (Roscommon Town Local Area Plan 2024-2030) Direction 2024.

(2) The Planning Authority is hereby directed to take the following steps with regard to the Local Area Plan:

(a) Delete the following Material Alterations from the adopted Local Area Plan such that the subject lands revert to as indicated in the draft Local Area Plan:

(i) Material Amendment MA 45 – i.e. the subject land to the north east at Roxborough reverts to not zoned and outside the Local Area Plan boundary, from Strategic Industrial / Enterprise Zones inside the Local Area Plan boundary; and

(ii) Material Amendment MA 46 – i.e. the subject land to the north east at The Walk and Cloonybeirne reverts to not zoned and outside the Local Area Plan boundary, from New Residential inside the Local Area Plan boundary,

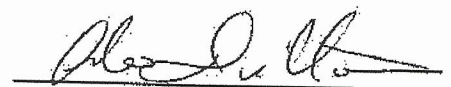
and apply all necessary consequential updates to the text of the plan consistent with the foregoing.

STATEMENT OF REASONS

- I. The Local Area Plan includes a material alteration to extend the draft Local Area Plan boundary and zone additional New Residential land at The Walk and Cloonybeirne which is located in a peripheral and non-sequential location, the majority of which is located outside the CSO settlement boundary of Roscommon Town, inconsistent with the Strategic Objective and Policy Objective CS 2.10 of the County Development Plan for the future growth and development of Roscommon Town to ensure that growth occurs in a sustainable and sequential manner while prioritising a low carbon, compact, consolidated and connected pattern of development, and with Policy Objectives CS 2.5 and TV 4.18 of the County Development Plan for the compact growth of Roscommon Town and to support the regeneration of the town centre and brownfield/infill lands and the consolidation of the urban area, and with objectives RPO 3.1 and RPO 3.2 of the RSES for compact growth, and fails to have regard to the policy and objective for the sequential approach to zoning under section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022) (the Development Plans Guidelines).
- II. The Local Area Plan includes a material alteration to revise the draft Local Area Plan boundary and zone additional land as Strategic Industrial / Enterprise Zones at Roxborough, which is located in a peripheral, non-sequential and unserviced location outside the CSO settlement boundary and Local Area Plan boundary for Roscommon Town. The material alteration is therefore inconsistent with the Strategic Objective and Policy Objective CS 2.10 of the County Development Plan for the future growth and development of Roscommon Town to ensure that growth occurs in a sustainable and sequential manner while prioritising a low carbon, compact, consolidated and connected pattern of development, and with Policy Objective CAEE 8.18 of the County Development Plan to ensure that land use and transport infrastructure are integrated to develop more sustainable settlements and is not made, in so far as possible, in a manner consistent with *inter alia* the Climate Action Plan 2024 and the achievement of the GHG emissions reduction targets of the Climate Action and Low Carbon Development Act 2015, as amended, and fails to have regard to section 6.2.5 of the Development Plans Guidelines that the evidence and rationale underpinning the zoning of land for employment purposes must be clear and strategic in nature, and fails to consider the sequential test and accessibility under section 1.4 of Appendix A of the Development Plans Guidelines.

- III. The Local Area Plan has not been made in a manner consistent with, and has failed to implement, recommendations of the Office of the Planning Regulator made under section 31AO of the Act.
- IV. The Minister is of the opinion that the Local Area Plan as made is inconsistent with the objectives of the Development Plan of the area, which is a requirement of section 19(2) of the Act.
- V. The Minister is of the opinion that the Local Area Plan as made is not consistent with the objectives of the RSES, contrary to section 19(2) and section 27(1) of the Act.
- VI. The Minister is of the opinion that the Local Area Plan as made is not consistent with National Policy Objectives 11 and 33 of the National Planning Framework.
- VII. The Minister is of the opinion that the Local Area Plan as made fails to set out an overall strategy for proper planning and sustainable development of the area.
- VIII. The Local Area Plan is not in compliance with the requirements of the Act.

GIVEN under my hand,



Alan Dillon TD

Minister of State for Local Government and Planning

20th December 2024