

# 23. Carney Mini-Plan



## Village Profile

The village of Carney is located approximately 9 km north-west of Sligo City, in a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*. However, the surrounding landscape is particularly sensitive, especially the nearby coastline to the west and south – Sligo Bay, which is designated for protection as part of Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC/pNHA and the Drumcliff Bay SPA.

Carney's core area consists of a mixture of commercial and residential buildings along the road. The remainder of the village is generally medium-density housing development, recently built.

The village is identified as a *Secondary Gateway Satellite* in the Settlement Structure (see Section 3.3 of the CDP).

## Population and housing

According to 2006 Census information, the village had a population of 219 persons. There are no comparable figures for the village itself in the 2002 Census. However, Lissadill East Electoral District (which includes the village of Carney) recorded a growth of 128 people during 2002-2006

(from 507 to 635 persons, a growth of 25%). This growth can largely be attributed to the expansion of Carney.

It is considered that the village population has increased further since 2006, as a survey carried out by Council planners in mid-2009 estimated the population at 306 persons.

Carney has experienced a high level of residential development over the last ten years, in the form of medium-density housing estates. The current vacancy rate within the village is 10% (16 units). Planning permission has also been granted for a further 214 units.

It is therefore considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

## Community facilities

Community facilities within the village centre consist of the playing pitch and associated facilities of Yeats United F.C. The Oxfield Complex including the GAA Park and the community hall are located to the east of the village, whilst a (derelict) scout hall building can be found along the Lissadell Road.

It is expected that Carney's recent expansion will lead to demand for additional community facilities. Therefore, whilst some lands have been spe-

cifically zoned to accommodate additional community facilities (including a possible primary school), a flexible approach should be taken towards proposals for community developments on other suitable sites.

## Commercial and enterprise development

The small range and scale of commercial functions in Carney limit its role as a service centre. A flexible and supportive approach should be adopted towards the diversification of commercial services and facilities available within the village. Small-scale enterprise development should also be encouraged, in order to boost local employment.

## Infrastructure

Carney is well served by the local road network, which provides links to the N15 (Sligo-Donegal road) at Drumcliff, Milltown and Cashelgarran.

The water supply is sourced from the North Sligo Regional Scheme, which has some capacity deficiencies (upgrading works are planned).

Carney has a new wastewater treatment plant with a design capacity of 2,500 PE (population equivalent).

## Objectives

It is an objective of Sligo County Council to:

### 23.1 Natural heritage and open space

- A. Maintain and enhance the conservation value of Cummeen Strand/ Drumcliff Bay SAC/pNHA and Drumcliff Bay SPA.
- B. Protect and enhance the remaining woodland around the village, especially Oxfield Wood, Flood's Wood and Paddy McGowan's Wood (all woodland is designated Sensitive Landscape in the County Development Plan).
- C. Preserve the scenic views of Ben Bulbin and King's Mountain from the Local Road L-3402 (Oxfield-Milltown Road), a designated Scenic Route.
- D. Protect and enhance the banks of Carney River, both east and west of the bridge, and the floodplain meadow located to the west of the village, and preserve these areas as a wildlife corridor / river buffer zone.
- E. Encourage improved/extended access to the river and pedestrian walkways along its course. The provision of such facilities will be required in conjunction with the development of adjoining lands.
- F. Encourage the establishment of walkways through Oxfield Wood, Flood's Wood and Paddy McGowan's Wood, linked with a walkway along the seashore from the village to Lissadell Beach.

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- G. Provide a landscaped public park south-west of the Lissadell Road/Cashelgarran Road junction. The mature tree at this location shall be retained and protected from damage.
- H. Extend Riverside Park northwards, as indicated on the zoning map, thereby creating a public amenity that will afford views of Drumcliff Bay. This extended village park will ensure the preservation of existing mature vegetation and will link with the public park at the Lissadell Road/Cashelgarran Road junction. A picnic area could be provided and public car parking should be included.
- I. Facilitate the provision of a bird watching area within the Ballygilgan Nature Reserve (Carney side).

### 23.2 Built heritage and streetscape

- A. The Objectives Map identifies key sites/structures that have potential or already contribute to the village character by closing a view or containing a space. These sites and buildings should be developed, redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.
- B. The design of new development fronting the pedestrian connection and the new roads/streets should be particularly sensitive to the picturesque, rural character of the old village core.
- C. Where feasible, stone walls should be preserved, enhanced and extended, in a manner that is in keeping with traditional stone-walling in the vicinity. Other important non-structural elements of the built heritage should be preserved, e.g. the old village water pump.
- D. The façade of Laura's Pub and those of the traditional cottages on the west side of the Main Street should be preserved and enhanced.
- E. Seek the protection and conservation of the following Protected Structures and proposed Protected Structures:

#### Protected Structures

**RPS-107** Former Milltown National School 1850-1890, Cullagh Beg, Milltown

**RPS-108** Milltown Creamery, Cullagh Beg, Milltown

#### Proposed Protected Structures

**P-25** House, Cullaghmore

**P-9** Urlar House, Urlar

**P-26** House, Culla Beg

**P-160** Carney Bridge, Cullaghmore

**P-71** Cast iron water pump, Carney

### 23.3 Circulation and parking

- A. Construct the following new roads/streets:
  - i. linking the Drumcliff-Carney (L-3305) and Oxfield-Milltown (L-3402) roads, combined with a bridge over the river and a pedestrian connection to the village Main Street. Appropriate provision should be made for a commuter bus stop along this new street.

- ii. linking the Oxfield-Milltown (L-3402) and Carney-Cashelgarran (L-3305) roads
- iii. linking the Carney-Lissadell (L-3303) and Carney-Cashelgarran (L-3305) roads
- iv. link from the Main Street, south of the new village park, to the western frontage of the mixed-use zone located to the west of the street.

NOTE: the route of the new roads/streets and pedestrian connection, as shown on the objectives map, is indicative. The roads/streets/pedestrian connections shall be constructed as an integral part of new development in the area concerned. The exact route of these links shall be agreed with applicants/developers at planning application stage.

- B. Provide pedestrian and cycling linkages within and between existing and new housing/mixed-use/sports and recreation development throughout the village. Ensure that the new primary school has pedestrian and cycle connections with the proposed public-private partnership (PPP) development on the adjoining site.
- C. Realign or improve the junction of the Lissadell and Cashelgarran Roads (J1). Pedestrian crossing facilities should be provided in conjunction with these improvements.
- D. Support the introduction of pedestrian crossings at appropriate locations within the village.
- E. Ensure the provision of off-street public car parking in conjunction with the extended village park and the pedestrian street and bus stop (see 23.3.A above).
- F. Support the construction of a separate stand-alone structure or a cantilever footpath along Carney Bridge over the river, in order to ensure continuity of pedestrian footpaths/walkways at this point in Carney.
- G. Improve the Drumcliff-Lissadell Road, Oxfield-Milltown Road and Cashelgarran Road and their respective junctions with the N15, where necessary.

### 23.4 Village-centre mixed-use zone

- A. Facilitate a blend of mainly residential and commercial activities in the areas zoned for mixed uses, i.e. in the village core and in the area located north-east of the junction of Oxfield-Milltown and Cashelgarran roads.
- B. Promote the creation of an improved streetscape and ensure that new development is consistent in form and character with the existing traditional buildings along the main street.
- C. Require that lands within the mixed-use zones be assembled and developed on the basis of an integrated design proposal/masterplan. Terraced buildings are recommended along the main street, the new roads/streets and the pedestrian connection.
- D. Require new development locating in the mixed-use zone to the west of the Main Street to front onto both the Main Street and the new town park to its north and west.
- E. Require high standards of design and landscaping for the proposed public-private partnership (PPP) development and the new streets/roads, including the pedestrian link, while seeking coherence between the old and the new streetscape.

- F. Give special attention to the siting, layout and design of new or redeveloped buildings around junctions. Particular care should be afforded to the design of business/enterprise units and residential development located at the village entrance from the Sligo direction.
- G. Enhance existing civic space and create a village-scale civic space along the new pedestrian street, with appropriate furniture, planting, landscaping and public lighting. Where feasible, provide additional small civic squares or street pockets.
- H. Require new mixed-use development in the vicinity of the river to provide public access to the river and make provision for a river walk extending as far as is feasible.

### 23.5 Community facilities

- A. Maintain and enhance existing facilities such as the sports grounds at Oxfield Park and the playing pitches of Yeats United FC.
- B. Support the redevelopment of the community centre and encourage the provision of additional community facilities (e.g. medical centre) as part of the Oxfield Complex.
- C. Make provision for the establishment of a primary school for up to 150 students on an adequately-sized site to the north of the proposed PPP development.

### 23.6 Residential development

- A. Require new residential development in the proximity of the river to provide public access to the river and make provision for a river walk extending as far as is feasible.

### 23.7 Business and enterprise

- A. Require new business or enterprise development in the proximity of the river to provide public access to the river and make provision for a river walk extending as far as is feasible.

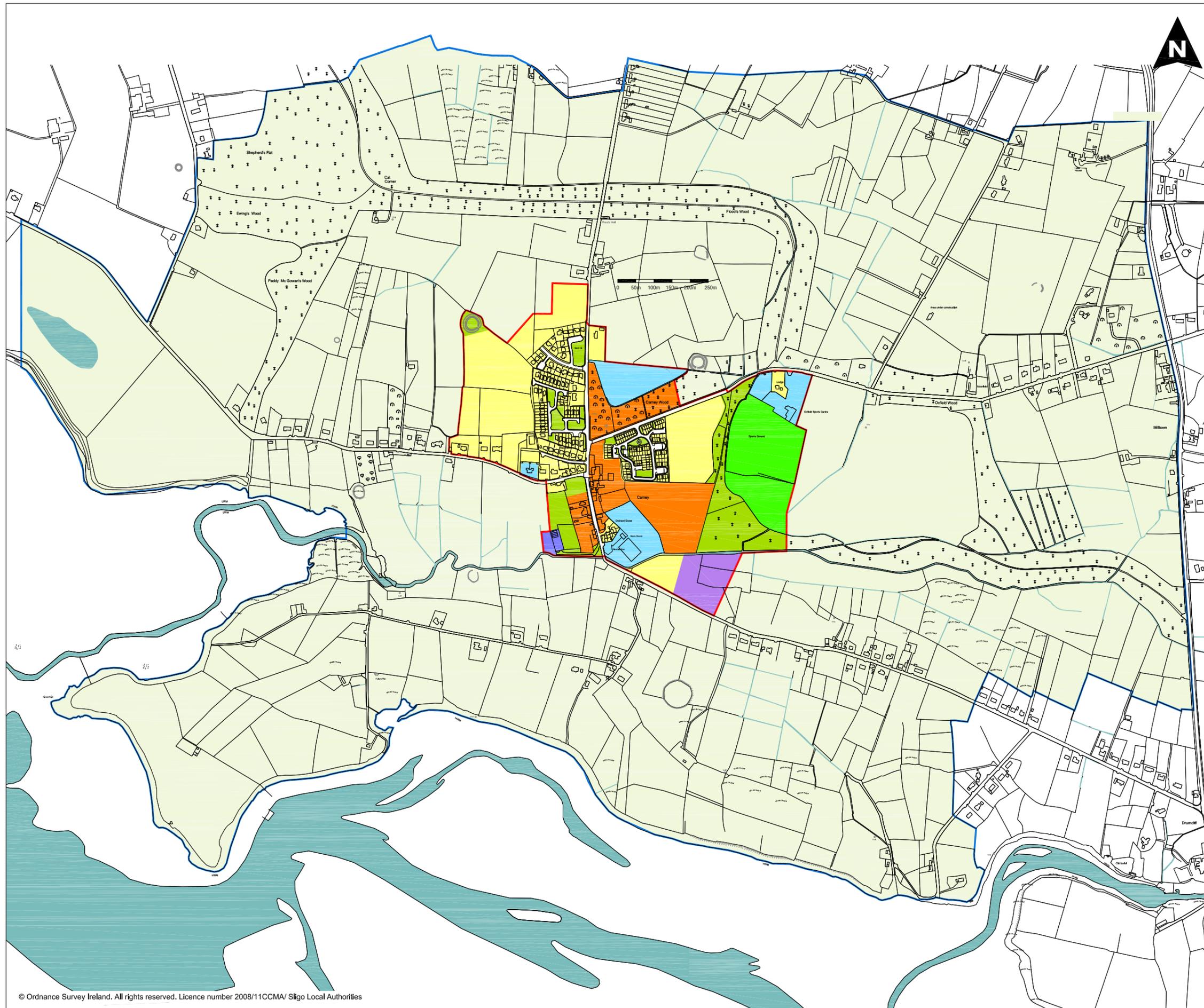
### 23.8 Buffer zone

- A. Safeguard land within the Buffer Zone for the next planned expansion of the village. This future expansion shall occur to the north, along Cashelgarran Road, as opposed to a westerly or easterly direction (Lissadell or Drumcliff roads).

### 23.9 Wastewater treatment

- A. Allow for development connecting to the WWTP up to a limit of 2,500 PE (population equivalent). However, notwithstanding this available capacity, residential development shall be permitted only at a rate that is consistent with the Core Strategy and the Settlement Structure (see Chapter 3 of this Plan).
- B. A buffer zone shall apply in the vicinity of the existing WWTP site. Development within this zone may be restricted or prohibited in the interests of public health and/or the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

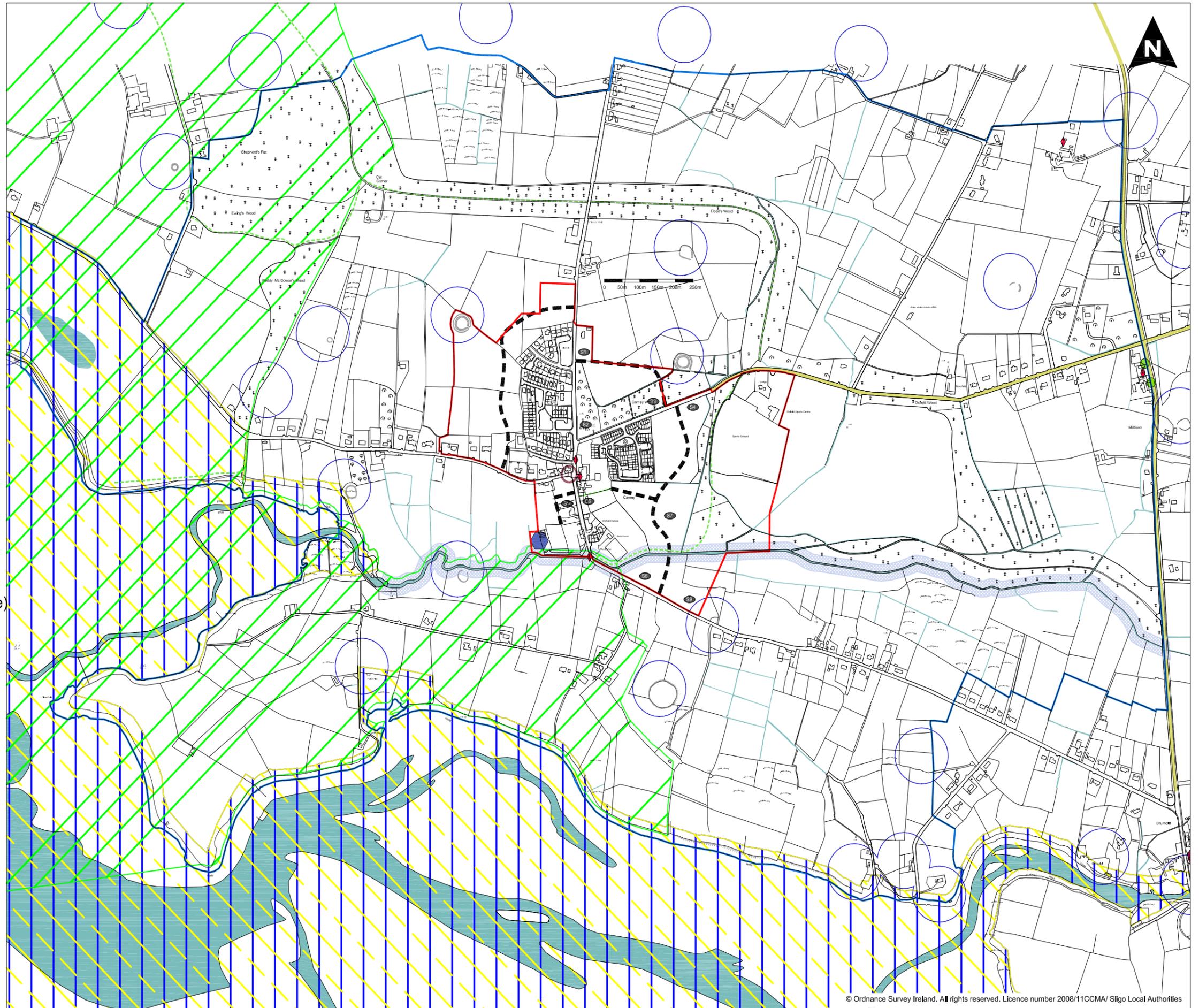
# Carney Zoning Map



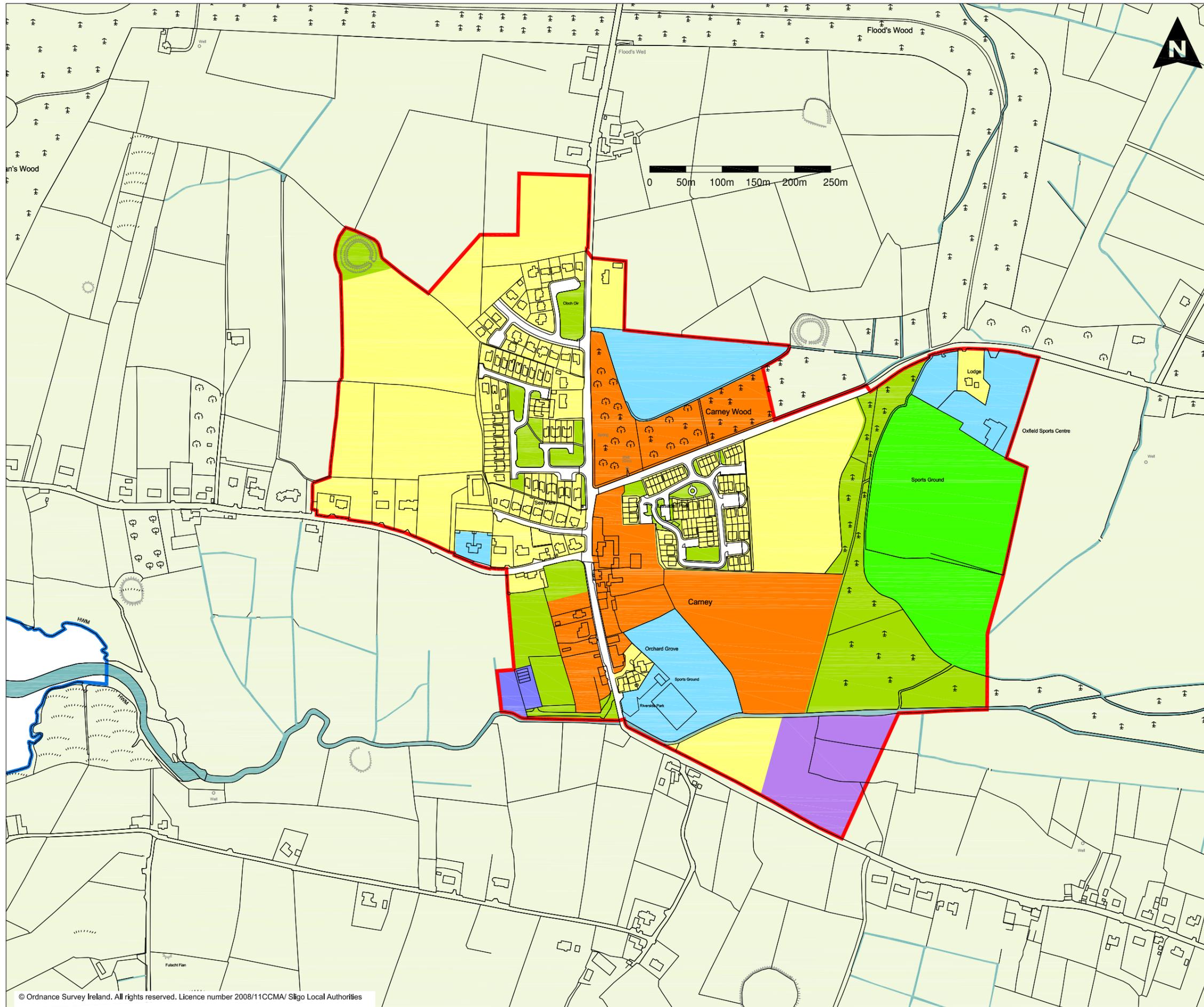
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- utilities
- open space
- sports and playing fields
- buffer zone

# Carney Objectives Map

-  plan limit
-  development limit
-  existing RPS structure
-  proposed addition to RPS
-  river walks, pedestrian and cycle links
-  scenic route
-  RMP
-  SAC
-  SPA
-  NHA
-  WWTP Buffer zone (indicative)
-  Key sites for streetscape design
-  proposed road/street (indicative)
-  Junction to be improved
-  river buffer zone



# Carney Zoning Detail



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