

37. Monasteraden Mini-Plan



Village Profile

Monasteraden is located approximately 35 km south of Sligo City and one kilometre west of Lough Gara, in a designated *Rural Area in Need of Regeneration*. It provides a limited range of services for the surrounding rural community as is identified as a *village supporting the rural community* in the Settlement Structure (see Section 3.3 of the CDP).

Developed in an informal manner around the junction of a number of county roads, the village has mostly detached buildings. More recent development has contributed to the consolidation of the village with some terraced and semi-detached houses.

Population and housing

There is no census data available for the population of Monasteraden. The village is located within Coolavin electoral division (ED), which recorded a population of 393 in 2002 and 447 in 2006 (an increase of approximately 14%). A surveys carried out by Council planners in mid-2009 estimated the village population at 61 persons.

Monasteraden has experienced a low level of residential development over the last ten years, despite the availability of the Rural Renewal Tax Incentive Scheme. Residential developments have been limited to small-scale terraces and some infill developments consisting of detached and semi-detached houses.

The residential vacancy rate is low in the village, but there are a number of unfinished residential units. It is considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

Community facilities

Community facilities in Monasteraden consist of a primary school, church and training centre. Whilst these provide an important service to the local community, there is a need to expand the range of facilities. Additional community services should be encouraged.

Commercial and enterprise development

The small number of commercial and retail facilities in the village limit its role as a service centre for the surrounding rural area. Efforts to address this issue should be encouraged.

The training centre is an important resource for the local community and efforts to further develop this facility should be encouraged.

Infrastructure

The water supply for Monasteraden is provided through the publicly-operated South Sligo Scheme. There were no capacity issues at the time of writing (March 2010).

The wastewater treatment plant, with a design capacity of 400 PE (population equivalent), has significant spare capacity.

Objectives

It is an objective of Sligo County Council to:

37.1 Natural heritage and open space

- A. Ensure that development is carried out in a manner that preserves the available views towards Lough Gara.
- B. Reserve land for the provision of a landscaped public open space in the village centre (site OS-1). The open space should be designed to take advantage of available views of Lough Gara.

37.2 Built heritage

- A. To seek the protection and conservation of the following Protected Structure located within the plan limit:
RPS-194 St Aiden's RC Church

37.3 Circulation and parking

- A. Encourage the provision of a small car park within the site zoned for public open space (site OS-1). The car park should be accessed and located along the northern boundary of the site, and shall incorporate footpath and public lighting improvements.
- B. Ensure that development around the village centre junction incorporates sufficient building setbacks and road markings to improve circulation and visibility.

37.4 Village-centre mixed-use zone

- A. Any development proposal on sites VC-1 and VC-2 shall provide a coherent and attractive streetscape along the adjoining public roads. Subject to appropriate design, development should capitalise upon available views of Lough Gara.
- B. Adopt a flexible approach towards alternative uses for properties within the development to the immediate south of the village centre junction (seven unfinished houses). Appropriate village-centre type uses will be encouraged subject to design, compliance with development management standards and compatibility with adjoining properties.
- C. Development shall generally be restricted to two storeys in height and should be designed to reflect the existing scale and character of development within the village.

37.5 Business and enterprise

- A. Encourage the provision of small-scale enterprise units on site ENT-1, restricted to activities that are compatible with existing and proposed uses on adjoining lands.
- B. Any development proposal on site ENT-1 shall incorporate a well-designed façade, particularly when viewed from the south-western approach to the village.
- C. Encourage the further development and use of the Training Centre for the benefit of the wider community.
- D. Facilitate proposals to broaden the range of retail and commercial services offered in the village and direct such services into the village-centre area.
- E. Encourage the development of tourism and recreational facilities associated with Lough Gara, subject to environmental considerations.

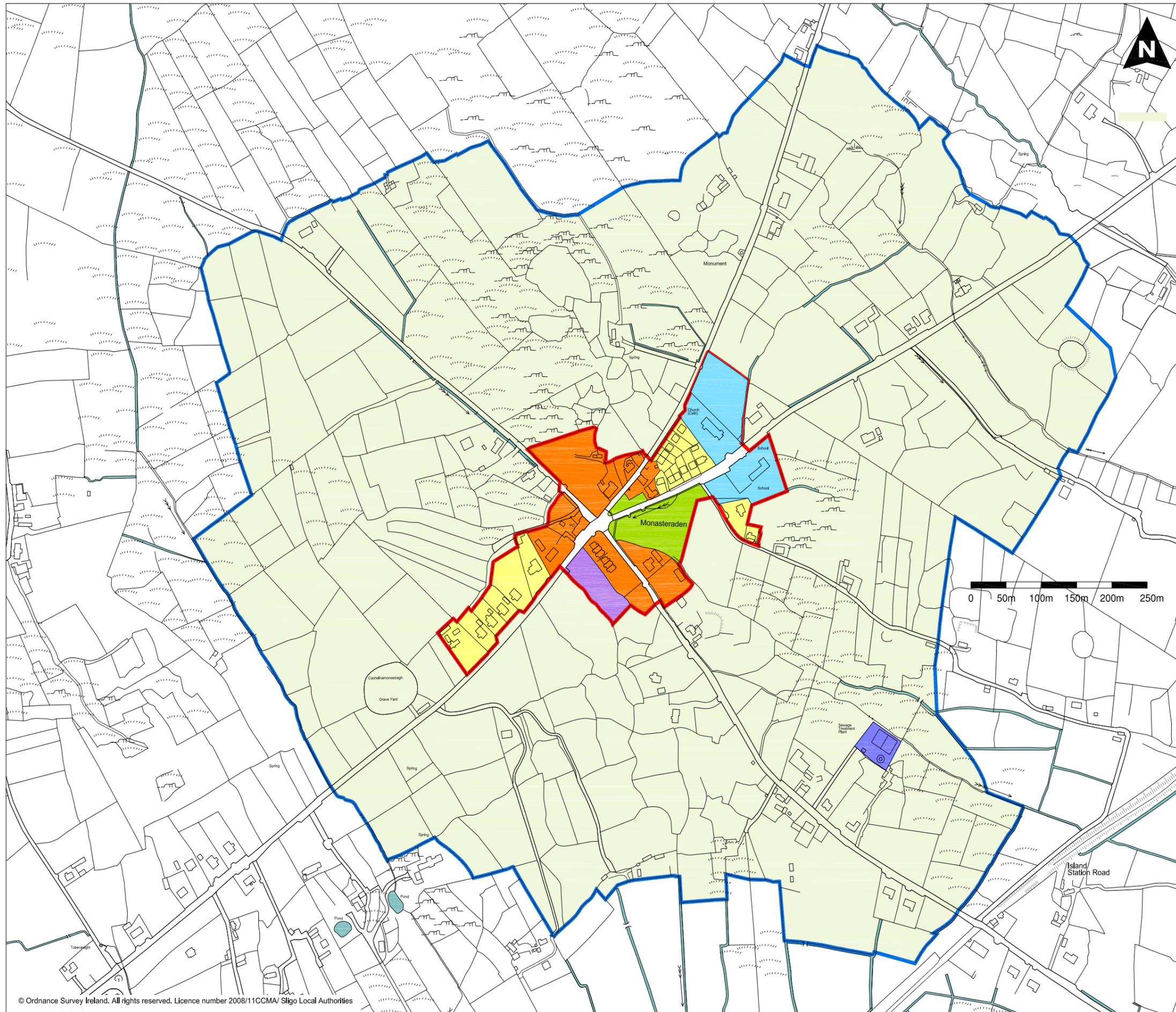
37.6 Community facilities

- A. Encourage the provision of a multi-purpose community facility, which should be designed to cater for a variety of needs.

37.7 Wastewater treatment

- A. Allow for development connecting to the wastewater treatment plant up to a limit of 400 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 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.

Monasteraden Zoning Map



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

Monasteraden Objectives Map

- plan limit
- development limit
- existing RPS structure
- for objectives relating to individual site refer to written objectives
- scenic route
- RMP
- WWTP

