

# 11. Bunnannaddan Mini-Plan

## Village profile

Bunnannaddan is located approximately midway between Tobercurry (8 km to the west), Ballymote (7 km to the north-east) and Gurteen (8 km to the south-east), in a designated *Rural Area in Need of Regeneration*, on lands classified as *normal rural landscape*.

Bunnannaddan is identified as a *village sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of this Plan).

Situated at the foot of Tymon's Hill, the village has grown around the junction of the R-296 (Tobercurry – Ballymote road) and the Achonry road. The church, community centre, school, shop, pubs and 19th-century terraced dwellings are compactly arranged around this junction. Recent housing developments have extended the built-up area outwards, particularly to the north-east.

## Population and housing

According to census information, the Cloonaghill Electoral District had a population of 307 persons in 2011 (the population was 308 in 2006). Census figures had recorded a 1% population increase from 2002 to 2006. Census 2016 recorded a population of 320 persons in the ED and 140 persons in the statistical Small Area containing Bunnannadden (which extends outside the mini-plan limit).

There are no specific population statistics available for Bunnannaddan. A significant number of houses were completed in the village after 2006 and a survey carried out by Council staff in mid-2015 counted 55 occupied units within the development limit, equating to a population of c.143 persons.

The survey found six vacant houses (10%), compared to 13 vacant houses (20%) in 2009. It is considered that the need for additional residential development will be low during the Plan period.

## Community facilities

The village is well served with community facilities, the most recent addition being the primary school located to the rear of the community centre, which also incorporates a small crèche. The community sports park is located approximately 2 km away, on the Gorteen road.

## Commercial and enterprise development

Bunnannaddan has a shop and two public houses. There are several commercial businesses located at the southern end of the village. Additional small-scale enterprises should be directed to locate in the village.

## Infrastructure

Bunnanaddan is located on the Regional Road R-296, which links to Ballymote and Tobercurry.

The water supply comes from Lough Talt. The existing wastewater treatment plant, built in 2013, has a capacity of 400 PE.

## Objectives

**Note:** These objectives must be considered in conjunction with the policies and objectives contained in Volume 1 and the general policies for mini-plans contained in Chapter 1 of Volume 2 of this Plan.

It is an objective of Sligo County Council to:

### 11.1 Natural heritage and open space

- A.** Ensure the protection of the existing wetland site to the west of the village (indicated as site WET-1 on the Objectives Map).
- B.** Require the protection and enhancement of the existing green area to the east of the church.

### 11.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structure:
  - RPS-62** Bunnannaddan Mill – Ballynaraw South, Bunnanaddan
- B.** Require any development proposal involving a *Building of Note* (as indicated on the Objectives Map) to restore or renovate the building in a sensitive manner that will contribute to the preservation and enhancement of the character of the building and its setting.
- C.** Ensure that new development within the village centre reflects and enhances the existing streetscape character in accordance with the policies set out in **Chapter 12 (Urban design)** and the requirements of Section **13.2.4 Development in historic streetscapes** (development management standards) of this Plan.
- D.** The Objectives Map identifies key sites or structures that have potential or already contribute to the village character by closing a view or containing a space. These sites and structures should be redeveloped or renovated with particular attention to design, having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.

## 11.3 Village-centre mixed-use zone

- A.** Require the assembly and development of lands within the mixed-use zones on the basis of an integrated design proposal/masterplan with appropriate pedestrian/cycle/vehicular links.
- B.** Require new development along the R-296 to provide terraced buildings forming a suitable streetscape.
- C.** Any development proposal on site VC-1 and other village-centre sites should:
  - create an attractive and coherent streetscape along the R-296;
  - be limited to two-storeys and designed to reflect the scale and character of adjoining development;
  - provide off-street car parking to the rear of the new buildings;
  - include the provision of pedestrian linkages to adjoining lands;
  - retain any existing mature trees on site.

## 11.4 Community facilities

- A.** Support the further development of the existing community centre and associated services.
- B.** Facilitate the development of a children's playground in the village.

## 11.5 Business and enterprise

- A.** Support the development of existing enterprises at the southern end of the village and reserve adjoining lands to cater for expansion of these activities.
- B.** Where feasible, require shared access, car-parking and services arrangements between existing and new developments on lands zoned for business and enterprise uses.
- C.** Ensure that any development on these lands is of an appropriate scale, layout and design, and protects the amenities of existing uses on adjoining lands.

## 11.6 Wastewater treatment

- A.** Facilitate the upgrading of the existing wastewater treatment plant (WWTP) for the village.
- B.** A buffer zone shall apply in the vicinity of the WWTP site. Development within this zone may be restricted or prohibited in the interest of public health and the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

## Buildings of Note

### BoN No. 1 – Three-bay, two storey house



#### Architecturally valuable features

- hipped roof; chimneys on ridge of roof;
- prominent location in village.

While much modified, this building occupies a prominent position in the village and frames the view as one enters the village.

**Recommendation:** The replacement of the uPVC windows with timber sliding sash windows would greatly enhance the character of this building.

### BoN No.2 – Three-bay, single storey cottage



#### Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; fanlight above door; front boundary wall and gate.

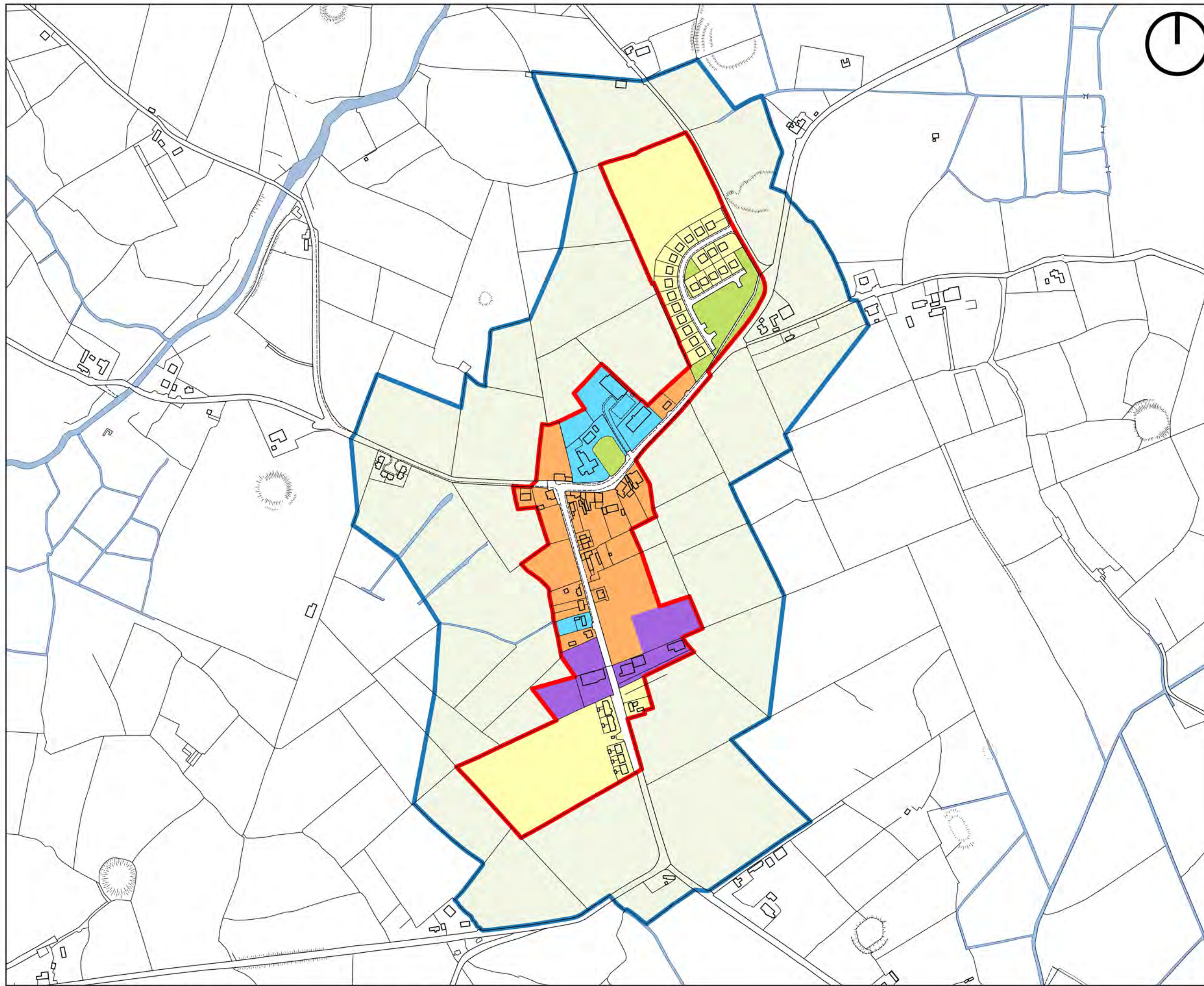
This is a good, well-maintained example of an mid-19-Century vernacular cottage.

**Recommendation:** The replacement of the uPVC windows with timber sliding sash windows would greatly enhance the character of this building.





# Bunnannaddan Zoning Map

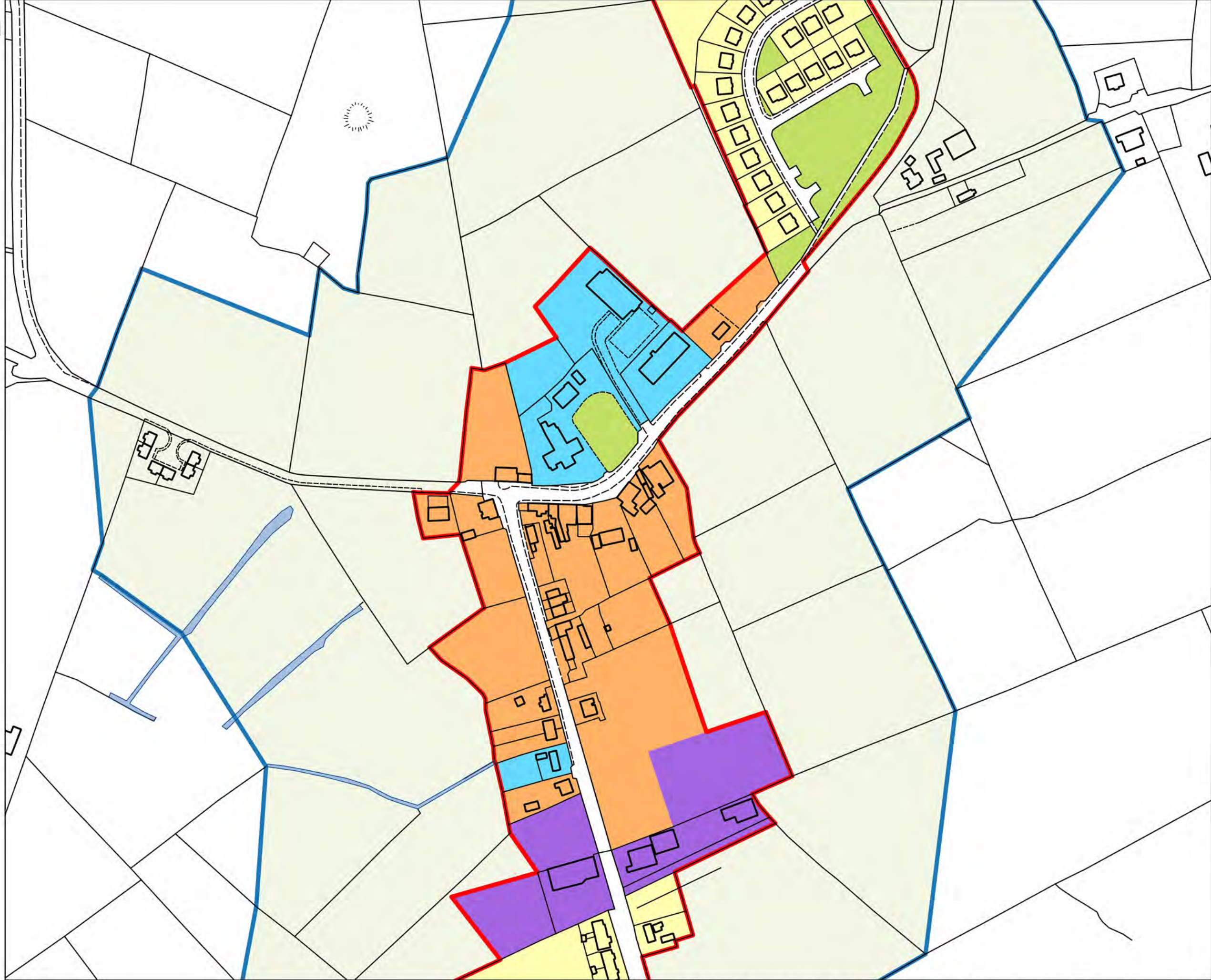


- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- green belt



# Bunnannaddan Zoning detail

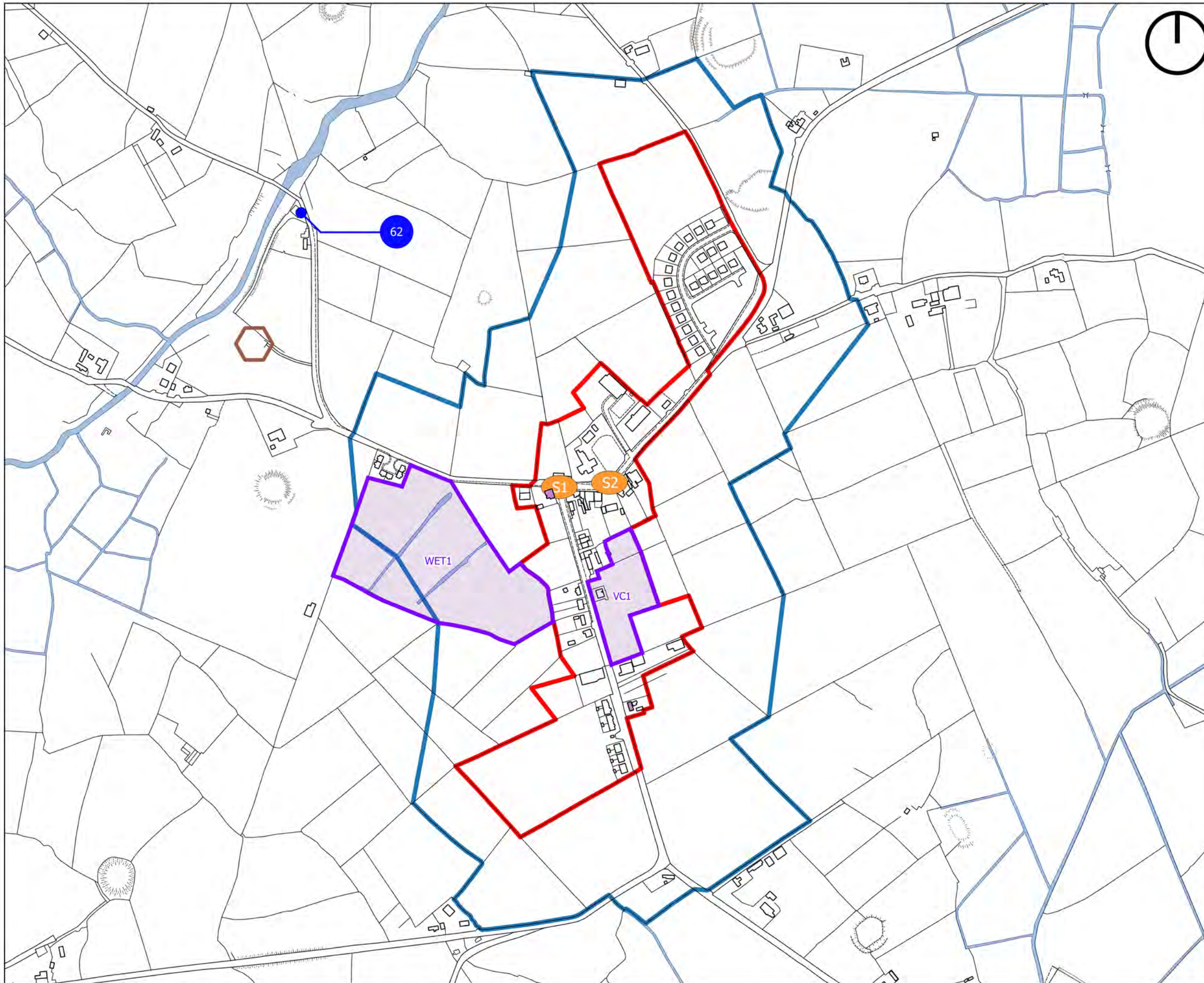
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- green belt







# Bunnannaddan Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- for objectives relating to individual sites refer to written text
- key sites for streetscape design
- WWTP buffer zone (indicative)

RPS no	Name
62	Bunnannaddan Mill



# Bunnannaddan designations

- plan limits
- development limit
- record on monuments and places
- PRFA rainfall flooding 1 in 100 year
- PRFA rainfall flooding 1 in 1000 year
- PRFA river flooding 1 in 100 year
- PRFA river flooding 1 in 1000 year

## sources

PFRA indicative extents and outcomes map (OPW, 2012)

