

12. Carney Mini-Plan

Village profile

The village of Carney is located approximately 9 km to the north-west of Sligo City, in a designated *Rural Area under Urban Influence*, and in a *normal rural landscape*. However, there are sensitive landscape features close to the village, especially the coastline to the west and south. Sligo Bay 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. The remainder of the village is generally medium-density housing development, recently built.

The settlement is identified as a *Village sustaining the rural community* in the County settlement hierarchy (refer to Section 3.2 of this Plan).

Population and housing

According to 2011 Census information, the village had a population of 349 persons. This represents a significant increase (59%) since the 2006 Census, which recorded 219 persons. There are no comparable figures for the village in the 2002 Census. Census 2016 recorded a population of 395 persons in Carney.

Surveys carried out by Planning staff in 2015 found 150 occupied housing units and 5 vacant houses within the development limit. Planning permission is in place for another 130 units.

Carney has experienced a high level of residential development over the last ten years, in the form of medium-density housing estates. It is therefore considered that there is only limited need for additional residential development during the plan period.

Community facilities

The Yeats United Football Club is located in the centre of the village and includes a playing pitch and associated facilities. The Oxfield Complex, including the GAA Park and the community hall, is located to the east of the village. 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. Some lands have been specifically zoned to accommodate additional community facilities, including a possible primary school. The Planning Authority will adopt a flexible approach towards proposals for community developments not just on lands zoned for community uses, but also 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 supported, in order to boost local employment.

Infrastructure

Carney is well served by the local road network, which provides links to the N-15 (Sligo-Donegal road) at Drumcliff, Milltown and Cashelgarran.

The water supply is sourced from the North Sligo Regional Scheme. Carney's wastewater treatment plant, built in 2008, has a design capacity of 2,500 PE (population equivalent).

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:

12.1 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.** Support 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.** Support 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, subject to Habitats Directive Assessment.
- G.** Support the provision of 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, subject to Habitats Directive Assessment. 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.

12.2 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.** 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.
- C.** Ensure the protection and conservation of the following Protected Structures:
- RPS-95** Cast iron water pump – Carney
 - RPS-171** Former Milltown National School – Cullagh Beg
 - RPS-172** Milltown Creamery – Cullagh Beg, Milltown
 - RPS-173** House – Cullagh Beg, Drumcliff
 - RPS-174** House, – Cullagh More, Carney
 - RPS-175** Carney Bridge – Cullagh More, Carney
 - RPS-398** Urlar House – Urlar, Carney
- D.** 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.
- E.** 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 (Town and village design)** and the requirements of Section **13.2.4 Development in historic streetscapes** (development management standards) in Volume 1 of this Plan.

12.3 Circulation and parking

- A.** Facilitate and encourage the construction of the following new roads/streets:
- i.** linking the Oxfield-Milltown (L-3402) and Carney-Cashelgarran (L-3305) roads
 - ii.** 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.** Design and implement a traffic calming scheme for the village centre in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013), as resources permit.
- C.** Provide pedestrian and cycling linkages within and between existing and new housing/mixed-use/sports and recreation development throughout the village. Ensure that the site proposed for the

new primary school has pedestrian and cycle connections with the adjoining mixed-uses lands to the south.

- D.** Ensure the provision of off-street public car parking in conjunction with the extended village park and the pedestrian street and bus stop (see 25.3.A above).
- E.** 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.
- F.** Improve the Drumcliff-Lissadell Road, Oxfield-Milltown Road and Cashelgarran Road and their respective junctions with the N-15, where feasible.
- G.** Provide a footpath along Milltown Road to link the village with the Oxfield Sports Complex, as resources permit or in conjunction with the development of adjoining lands.

12.4 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 or masterplan. Terraced buildings are recommended along the Main Street, the new 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 mixed-uses area located north-east of the junction of Oxfield-Milltown and Cashelgarran roads, 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.
- G.** Enhance existing civic space and create a village-scale civic space along new pedestrian streets, 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.

12.5 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 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 on an adequately-sized site to the north of the mixed-uses area located north-east of the junction of Oxfield-Milltown and Cashelgarran roads.

12.6 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, subject to Habitats Directive Assessment.
- B.** Require any development proposals on residential lands adjoining Lissadell Park to include a publicly accessible walkway along the existing tree belt down to the river and potentially linking to the Yeats United Football Club grounds.

12.7 Future expansion

- A.** Ensure that future expansion of the village occurs to the north, along Cashelgarran Road, as opposed to a westerly or easterly direction (Lissadell or Drumcliff roads).

12.8 Wastewater treatment

- A.** 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.

12.9 Flood risk management

- A.** OPW flood risk mapping indicates a potential risk of fluvial (river) flooding on certain sites in Carney (refer to the Designations Map). Any application for development on such sites shall be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Buildings of Note

BoN No. 1 – Four-bay, two-storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows;
- front boundary wall.

This farm house and associated outbuildings make a significant positive contribution to Carney's streetscape.

Recommendation: The reinstatement of timber sliding sash windows would greatly enhance the character of this building.

BoN No. 2 – Two-bay, two-storey gable fronted public house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- decorative fascia; vertical-emphasis windows.

This building represents an important focal point for the village of Carney.

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

BoN No. 3 – Pair of three-bay, single-storey cottages



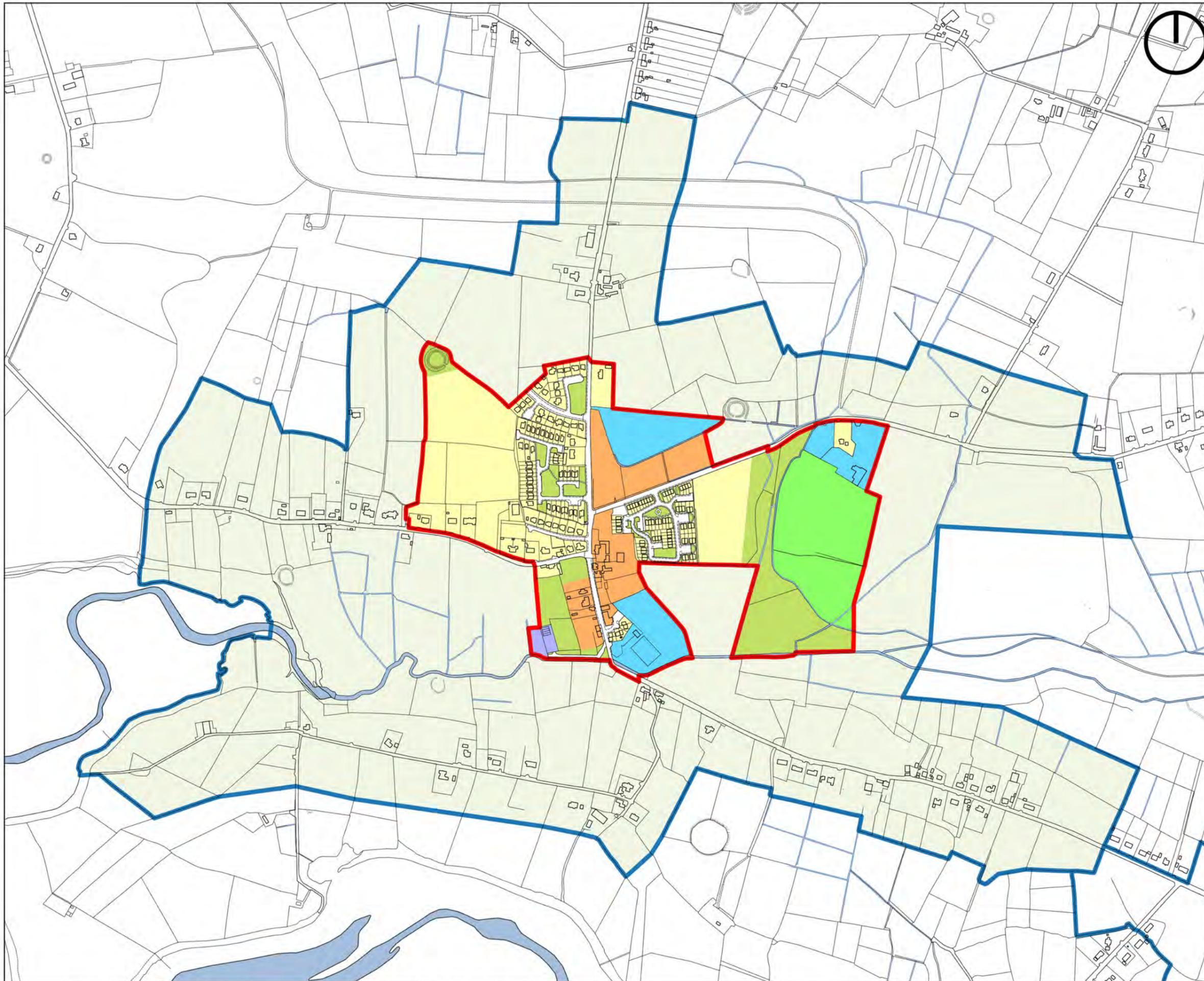
Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows;

These cottages contribute to the vernacular charm of Carney village.

Recommendation: The restoration of the windows with timber sliding sash windows would greatly enhance the character of these buildings.

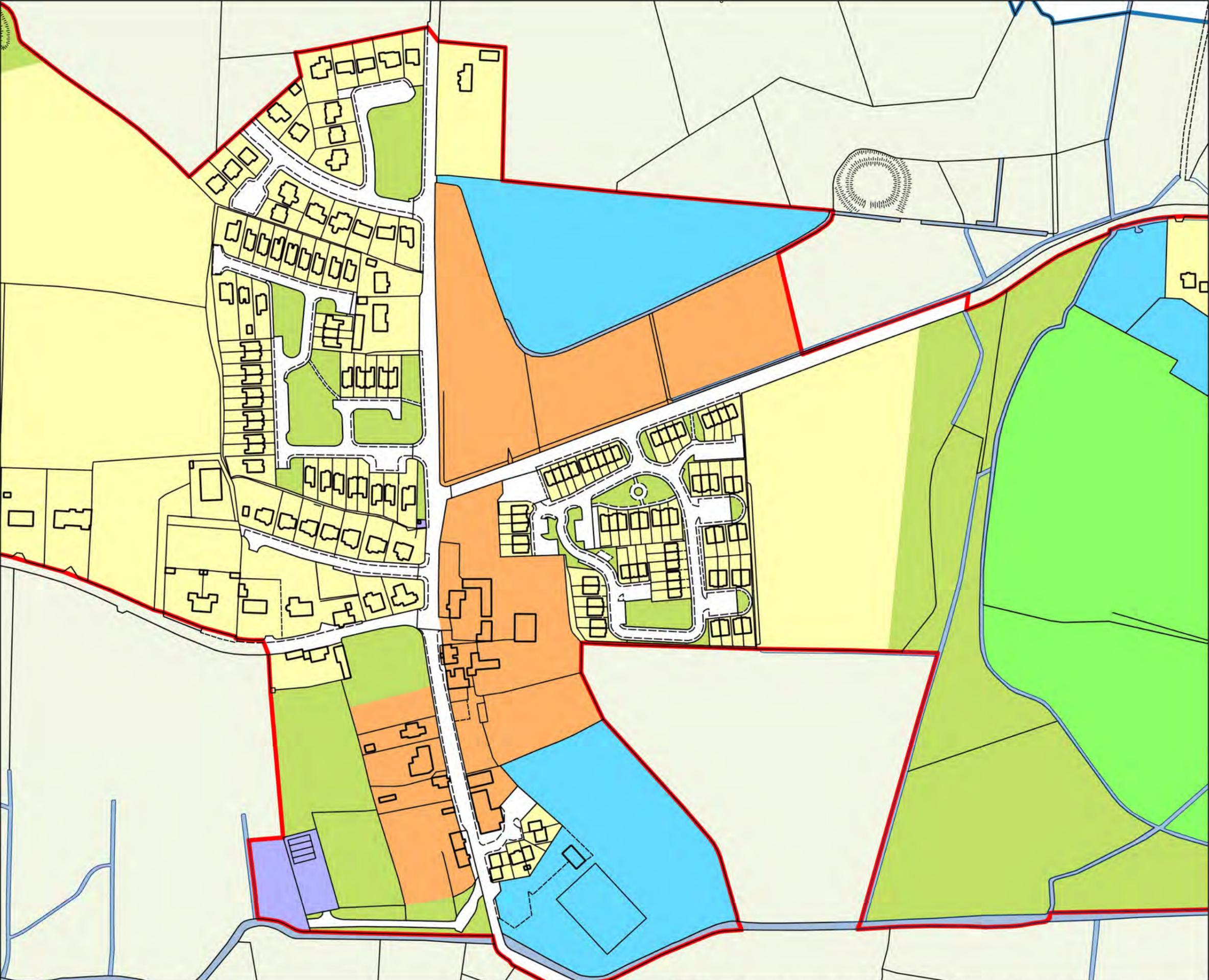
Carney Zoning Map



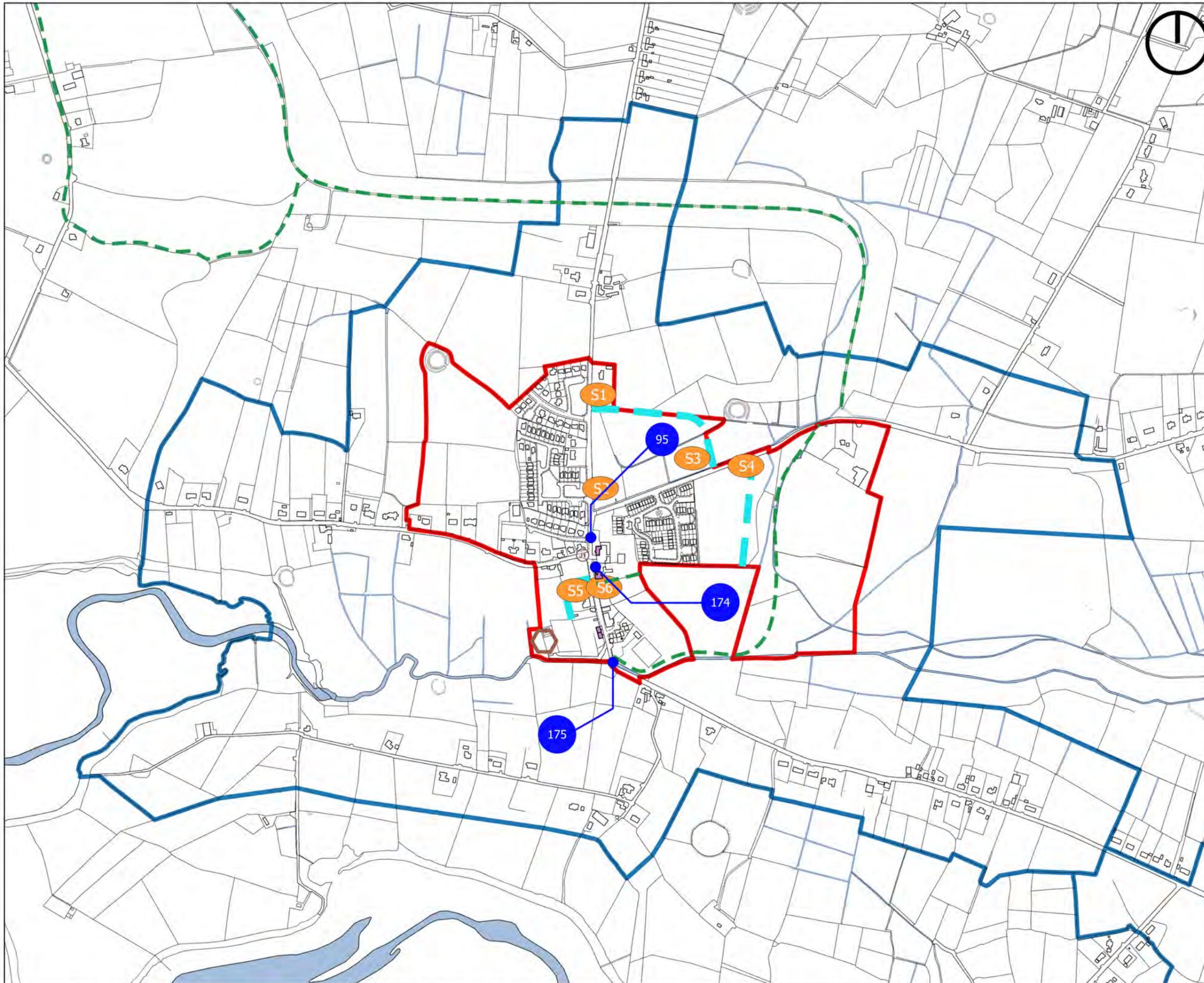
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- open space
- sports and playing fields
- public utility
- green belt
- green belt

Carney Zoning detail

- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- open space
- sports and playing fields
- public utility
- green belt



Carney Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- junctions to be improved
- - - river walks, pedestrian and cycle links
- S key sites for streetscape design
- proposed roads
- WWTP buffer zone (indicative)

RPS no	Name
95	Cast Iron Pump
174	House
175	Carney Bridge

Carney designations

-  plan limits
-  development limit
-  Special Area of Conservation
-  Special Protection Areas
-  Proposed Natural Heritage Areas
-  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
-  ICPSS coastal flooding 1 in 200 year
-  ICPSS coastal flooding 1 in 1000 year

sources

PFRA indicative extents and outcomes map (OPW, 2012)

Irish Coastal Protection Strategy Study - Phase V - North-West Coast Flood Extent Map (OPW, May 2012)

