

## 3. Ballinacarrow Mini-Plan

### Village profile

Ballinacarrow is a linear settlement located along the N-17 (Sligo-Galway Road), approximately 15 km south-west of Sligo City. It is situated at the interface between a *Rural Area In Need of Regeneration* and a *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*.

The County settlement hierarchy (see Section 3.2 of this Plan) identifies Ballinacarrow as a *village supporting the rural community*.

Historically, the village developed at the junction of the Sligo-Galway Road and the Coolaney Road, as demonstrated by the continuous streetscape on the northern side of the N-17.

Some individual dwellings were built along the Coolaney Road and in a southerly direction along the N-17. Three recent housing developments have significantly increased the available housing stock in the village.

### Population and housing

According to 2011 census information, the Temple Electoral District had a population of 301 persons in 2011 (32% higher than the 2006 population of 227 persons). Census figures recorded a 1% population decrease between the years 2002-2006.

There was no specific census population data available for Ballinacarrow before 2016. Surveys carried out by Council planners in 2015 identified 72 occupied units within the development limit equating to an estimated population of 187 persons. The survey found a residential vacancy rate within the village of 14% or 12 units, which is a considerable reduction on previous survey figures for 2009 (29% or 25 units). Census 2016 recorded 202 persons living in the village of Ballinacarrow.

While the growth experienced between 2006 and 2011 (the three suburban-type housing estates) was mainly a consequence of the Rural Renewal Tax Incentive Scheme, it was also supported by the proximity of the village to Sligo City and the availability of good transport links.

It is considered that the need for additional residential development in Ballinacarrow will be low during the plan period.

### Community facilities

Ballinacarrow has its primary school at the heart of the village. The former school on the adjoining site is now in use as a community centre with a children's playground. The parish church is located at the northern edge of the village, where the absence of adequate car-parking facilities leads to occasional disruption to vehicular traffic movements on the N-17.

Some lands have been specifically zoned to accommodate additional community facilities, but the Planning Authority will adopt a flexible approach towards proposals for community developments on other suitable sites.

## Commercial and enterprise development

Local businesses continue to serve the needs of the surrounding community, but there is no history of significant commercial or enterprise activity in this small settlement. New business and enterprise developments should be supported and accommodated at appropriate locations within the development limits of the village.

## Infrastructure

It is proposed to realign a portion of the N-17 to the south of the village. Once completed, this bypass will greatly enhance the amenity and development potential of the village.

The potable water for Ballinacarrow is sourced from Lough Talt. The existing wastewater treatment plant is operating above the design capacity of 250 PE (population equivalent). Irish Water's Capital Investment Plan for 2017-2021 includes upgrade works to provide a 450 PE plant at Ballinacarrow.

# 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:

## 3.1 Open space

- A. Require the provision of quality open spaces in conjunction with the development of lands within the development limit.

## 3.2 Built heritage and streetscape

- A. Seek the protection and conservation of the following Protected Structure:

**RPS-28** Church of Saint Fechin and Saint Lassara

- B. Encourage the use of terraced designs for buildings along the Main Street. The scale, form and design of any new buildings should reflect those of the terraced buildings within the existing village core (i.e. on northern side of Main Street, to the north east of Coolaney Road junction). New development should be designed 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) in Volume 1 of this Plan.

- C. 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.

### 3.3 Circulation and parking

- A.** Facilitate the extension of car-parking facilities at St Fechin and St Lassara Church on adjoining lands zoned for community facilities.
- B.** Ensure that new development does not interfere with the preferred route corridor for the N-17 realignment and associated works to the south-east of the village (refer to the Objectives Map for the indicative route).
- C.** Put in place traffic calming installations along the N-17, within the 50-km/h speed limits, in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013), as resources permit.

### 3.4 Village-centre mixed-use zone

- A.** Ensure that development within the village centre is generally limited to two storeys in height and is designed to reflect the scale and character of adjoining structures.
- B.** In the development of village centre lands in the vicinity of the existing wastewater treatment plant, car-parking, open spaces and other services or facilities should be located around the perimeter of the wastewater treatment plant in order to facilitate the creation of an appropriate buffer zone.
- C.** Any development proposal on village centre site VC-1 should:
  - retain the existing buildings along the main street;
  - retain the mature trees on site where possible and incorporate them into the overall landscaping of the scheme;
  - be accessed off the Coolaney Road, to prevent direct vehicular access onto the N-17.
- D.** Any redevelopment of village centre site VC-2 should provide a suitable streetscape along the N-17 with car parking located to the rear of buildings.
- E.** Any development proposal on village centre site VC-3 should be based upon a masterplan approach that incorporates a well-designed and easily accessible public open space.

### 3.5 Community facilities

- A.** Support the continued development and enhancement of the existing community centre and playground.
- B.** Reserve land to the north-west of the existing primary school to allow for its possible future expansion and/or the provision of other community facilities.

### 3.6 Business and enterprise

- A.** Support the development of a business and enterprise complex (on site ENT-1) to facilitate small-scale businesses.
- B.** Ensure that the scale, design and layout of buildings within this complex preserve the residential amenity of adjoining properties and provides an appropriate definition of the south-western entrance to the village.

### 3.7 Wastewater treatment

- A.** Facilitate the provision of a new wastewater treatment plant for the village with adequate capacity.
- B.** Require the provision of appropriate landscaping works in conjunction with the construction of any new wastewater treatment plant.
- C.** A buffer zone shall apply in the vicinity of the existing/proposed 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.

### 3.8 Flood risk management

- A.** OPW flood risk mapping indicates a potential risk of fluvial (i.e. river) flooding on certain sites in Ballinacarrow (see the Designations Map for more details). Any application for development on these 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 – Pair of two-bay, two-storey houses



#### Architecturally valuable features

- part of a terrace;
- vertical-emphasis windows; quoins;
- chimneys on ridge of roof.

These houses book-end the main terrace in Ballinacarrow and as such are important in defining the character of the village.

**Recommendation:** The character of these buildings would be restored with a fresh coat of paint and reinstatement of the fenestration pattern and type appropriate to its time, i.e. vertical emphasis timber sash windows.

### BoN No. 2 – Three-bay, two storey, mid terrace house



#### Architecturally valuable features

- part of a terrace;
- vertical-emphasis windows; quoins;
- chimneys on ridge of roof.

This house is important for its place in the streetscape of Ballinacarrow.

**Recommendation:** The character of this building would be restored by the reinstatement of the fenestration pattern and type appropriate to its time, i.e. vertical-emphasis timber sash windows.

### BoN No. 3 – End of terrace, two-storey, three-bay house



#### Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- quoins.

Although much modified, this house is important for its place in the streetscape of Ballinacarrow.

**Recommendation:** The character of this building could be enhanced by reinstating the fenestration type and window openings appropriate to its time, i.e. vertical-emphasis timber sliding sash windows.

#### **BoN No. 4 – Two-storey, three-bay house and public house**



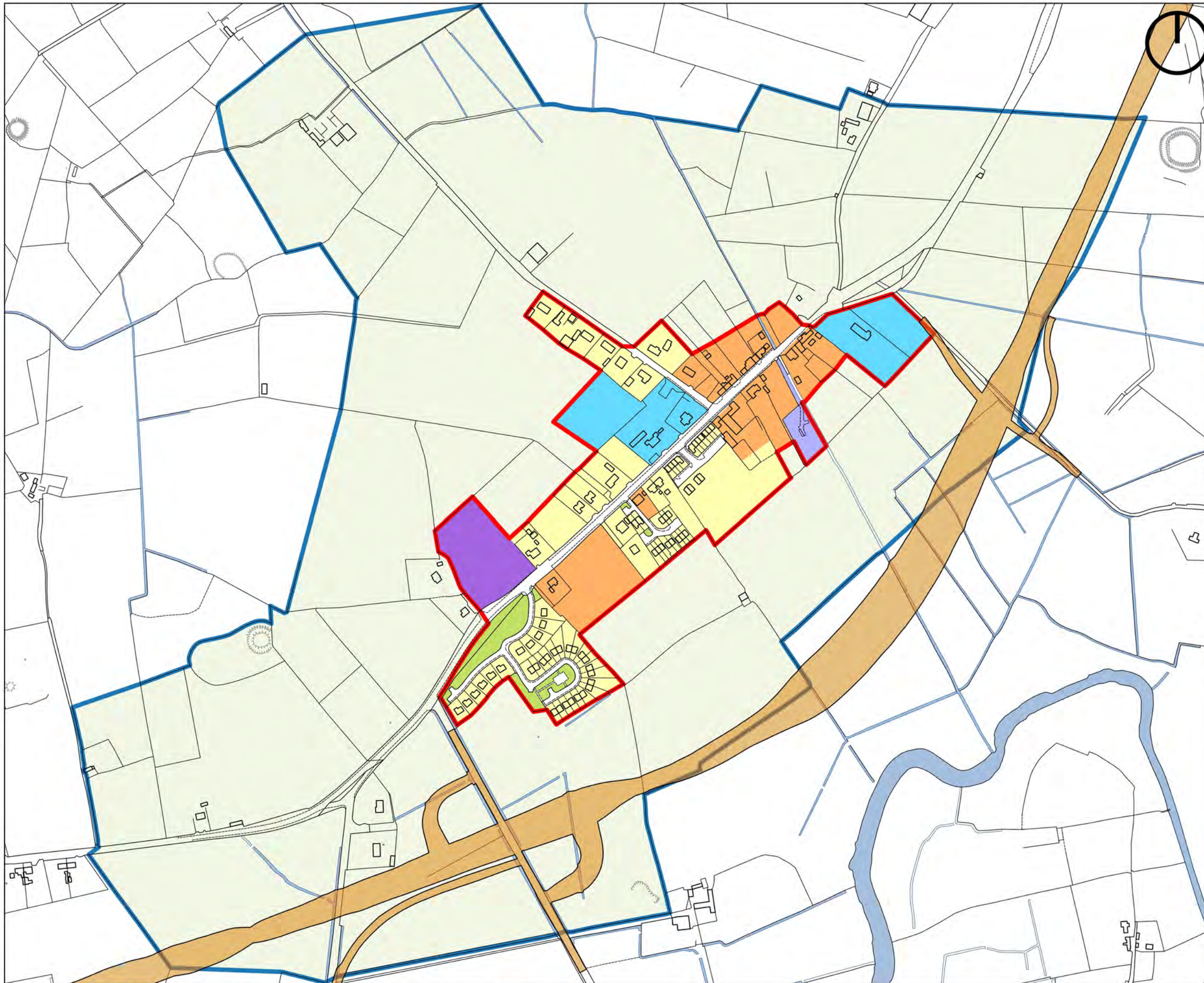
##### **Architecturally valuable features**

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows; quoins;
- window surrounds; signage.

This building presents an attractive, well-proportioned façade to the street. The simple signage is typical of rural businesses.

**Recommendation:** The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sliding sash windows, and by reducing the signage, lighting and wires attached to the building.

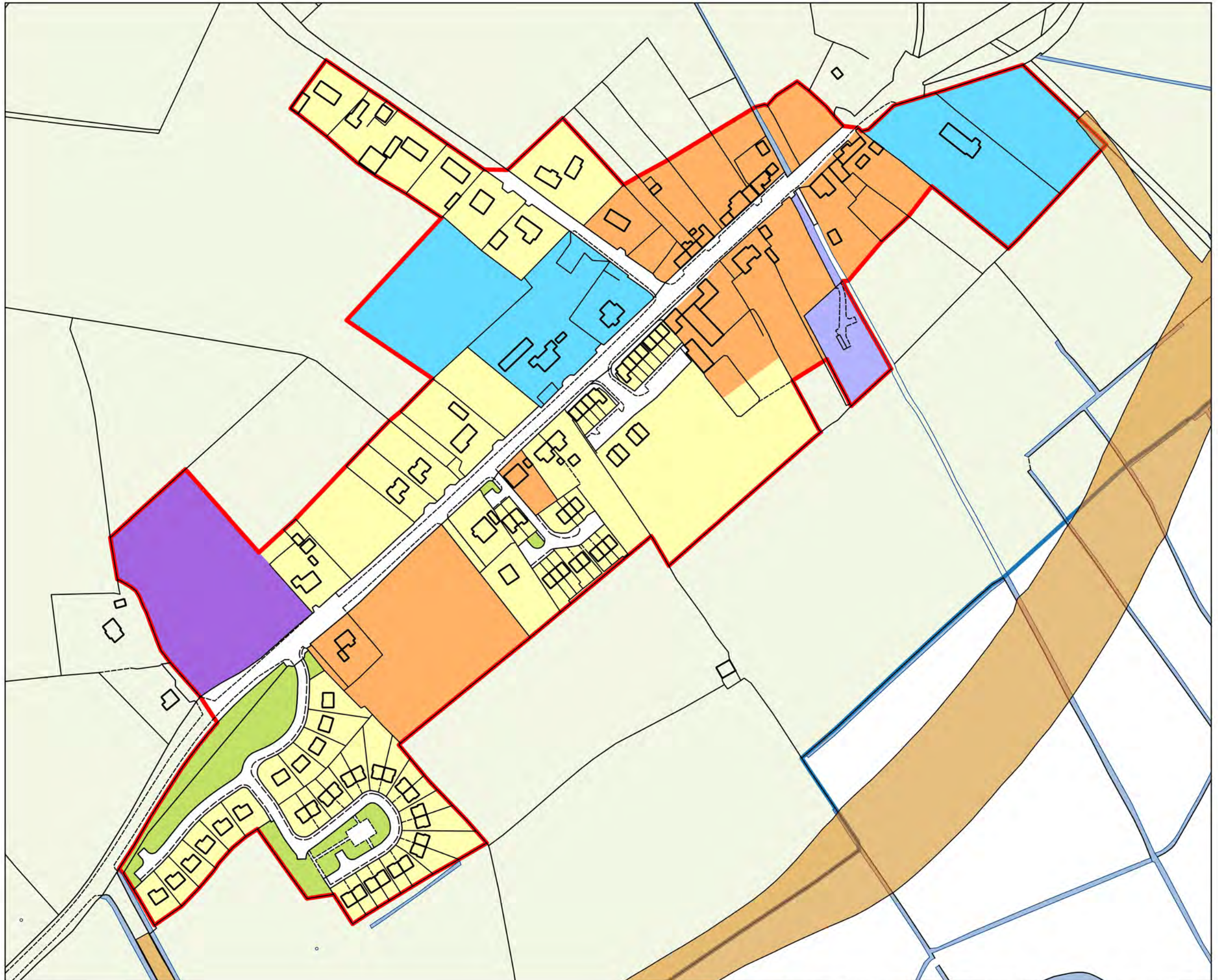
# Ballinacarrow Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- public utility
- green belt
- N17 realignment corridor

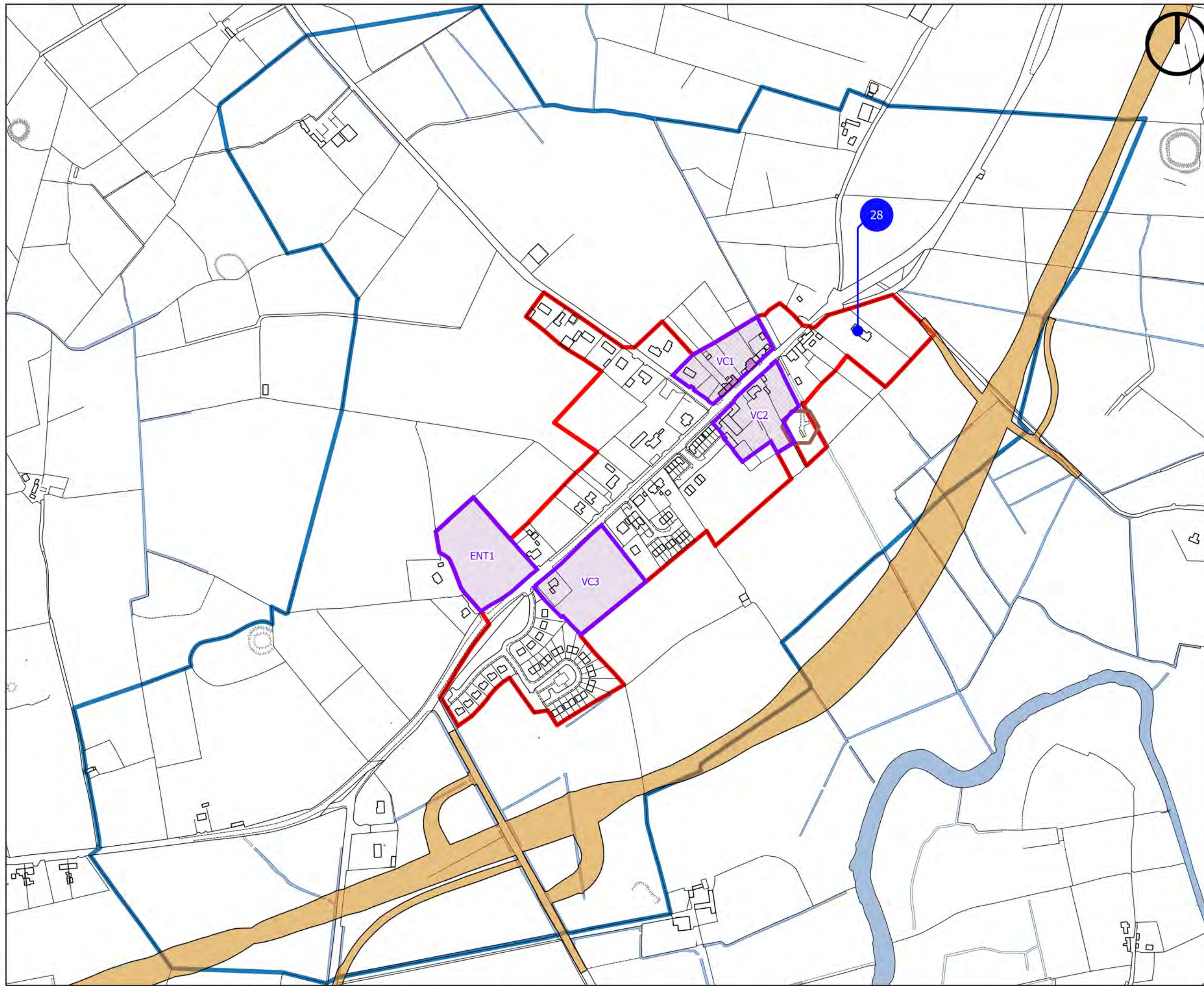
# Ballinacarrow Zoning detail

- plan limit
- development limit
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- mixed uses
- community facilities
- business & enterprise
- open space
- public utility
- green belt
- N17 realignment corridor





# Ballinacarrow Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- for objectives relating to individual sites refer to written text
- WWTP buffer zone (indicative)
- N17 realignment corridor

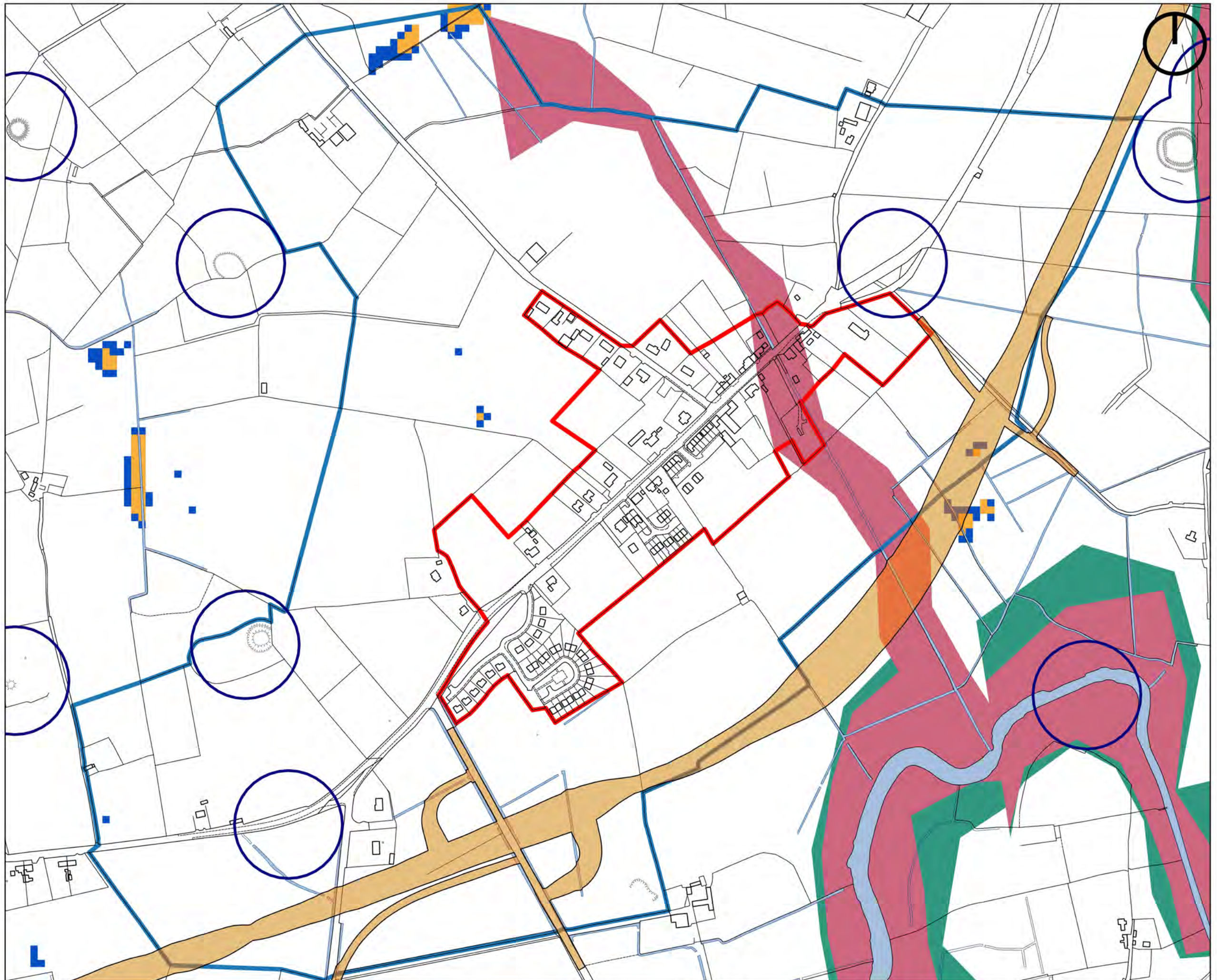
RPS no	Name
28	Church of St Fechin and Saint Lassara

# Ballinacarrow 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
- n17 realignment corridor

## sources

PFRA indicative extents and outcomes map (OPW, 2012)



1:5,000