

6. Ballintogher Mini-Plan

Village profile

Ballintogher is located approximately 10 km south-east of Sligo City, along the regional road R-290, in a designated *Rural Area under Urban Influence*.

The village, which provides a small range of services for the local community, is identified as a *village sustaining the rural community* in the County settlement hierarchy (refer to Section 3.2 of this Plan).

The dismantled Sligo-Leitrim and Northern Counties Railway (SLNCR) line runs to the south of Ballintogher, through undulating countryside.

The traditional village core is located along the Main Street, which consists mainly of 19th-century terraced development mixed with some new residential and commercial buildings. Ballintogher has experienced significant growth before the economic crisis, mostly in the form of housing development to the south and west of the village centre.

Population and housing

According to census information, the village had a population of 313 persons in 2011 compared to 182 persons in 2006 (an increase of 72%). A survey undertaken by Council staff in 2015 identified 102 occupied housing units within the development limit.

Census 2016 recorded a population of 331 persons in Ballintogher.

Residential development in the form of suburban-type estates can be largely attributed to the Rural Renewal Tax Incentive Scheme, and to the proximity of the village to Sligo City.

The 2015 survey found that the vacancy rate within the village has been reduced substantially from the estimated 18% (22 units) in 2009, to a more acceptable level of 10% (12 units). It is considered that the need for additional residential development will be limited within the Plan period.

Community facilities

There is a range of community facilities in Ballintogher: a primary school, GAA ground, a church and community hall. A new sports ground was completed in recent years to the east of the existing GAA facilities.

It is anticipated that a growing population will generate demands for additional facilities. Therefore, a flexible approach will be taken towards proposals for community developments not just on lands specifically zoned for such purpose, but also on other suitable sites.

Commercial and enterprise development

The lack of diversity in commercial and retail functions in Ballintogher limit its role as a service centre for the surrounding rural area. Efforts to address this issue should therefore be supported.

Enterprise activity and employment in the village have increased in the early 2000s, following the construction of a number of enterprise units. The use and growth of the existing enterprise centre should continue to be promoted.

Infrastructure

Drinking water is provided through the Ballintogher Group Water Scheme (supplied from Cairns Hill). The wastewater treatment plant has a design capacity of 200 PE (population equivalent) and is currently experiencing capacity issues. Irish Water may advance plans to provide a new wastewater treatment with an increased capacity.

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:

6.1 Natural heritage and open space

- A.** Retain the existing public open space as shown on the objectives map (site OS-1) and support its enhancement.
- B.** Reserve land for the provision of a new public open space (site OS-2).
- C.** Require the preservation and protection of the existing green area to the north of Kingsfort House, including the mature trees and stone walls.

6.2 Built heritage

- A.** Seek the protection and conservation of the following protected structures:

RPS-253 Tiragherill Church (former CoI) – Tiragherill, Ballintogher

RPS-254 Kingsfort House – Kingsfort, Ballintogher

RPS-255 Saint Therese’s Church – Kingsfort, Ballintogher

- 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.

6.3 Circulation and parking

- A.** Retain the existing public car park and reserve land for its expansion onto the adjacent site to the west (CP-1).
- B.** Support the provision of a pedestrian link between the GAA pitch and the new sports ground to the east.
- C.** Design and implement a traffic calming scheme along the Main Street in accordance with the provisions of the *Design Manual for Urban Roads and Streets* (DMURS – 2013), as resources permit.

6.4 Village-centre mixed-use zone

- A.** Promote the consolidation and improvement of the streetscape and support the retention and redevelopment of vacant structures, particularly along the northern side of the Main Street.
- B.** Any development proposal on site VC-1 should:
 - create a streetscape along the adjoining public road;
 - be limited to a building height of two storeys and respect the scale and character of adjoining development.

6.5 Community facilities

- A.** Facilitate the further development of the primary school;
- B.** Promote the enhancement of the existing sports grounds;
- C.** Support proposals to enhance the existing playground (CF-1).

6.6 Business and enterprise

- A.** Support the further development of the existing enterprise centre.
- B.** Facilitate tourism-related activities (such as fishing holidays, walking etc.) and associated development within the village.

6.7 Water supply, wastewater treatment

- A.** Facilitate the provision of a new wastewater treatment plant with an increased capacity.
- B.** Retain and enhance existing landscaping at the site of the wastewater treatment works.
- 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.

6.8 Flood risk management

- A.** OPW flood risk mapping indicates a potential risk of pluvial (rainfall) flooding on two sites in Ballintogher (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 – Three-bay, two-storey building



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- original timber sash windows; quoins; fanlight above door.

This building occupies an important position in the streetscape of Ballintogher and retains many traditional architectural features.

Recommendation: The architecturally valuable features of these houses should be retained and restored. The restoration of this buildings and the painting of the façade would greatly enhance its character.

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



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- original timber sash windows.

This building occupies an important position in the streetscape of Ballintogher and retains many traditional architectural features.

Recommendation: The architecturally valuable features of these houses should be retained and restored. The restoration of this buildings and the painting of the façade would greatly enhance its character.

BoN No. 3 – Three-bay by three-bay, two storey house with shop



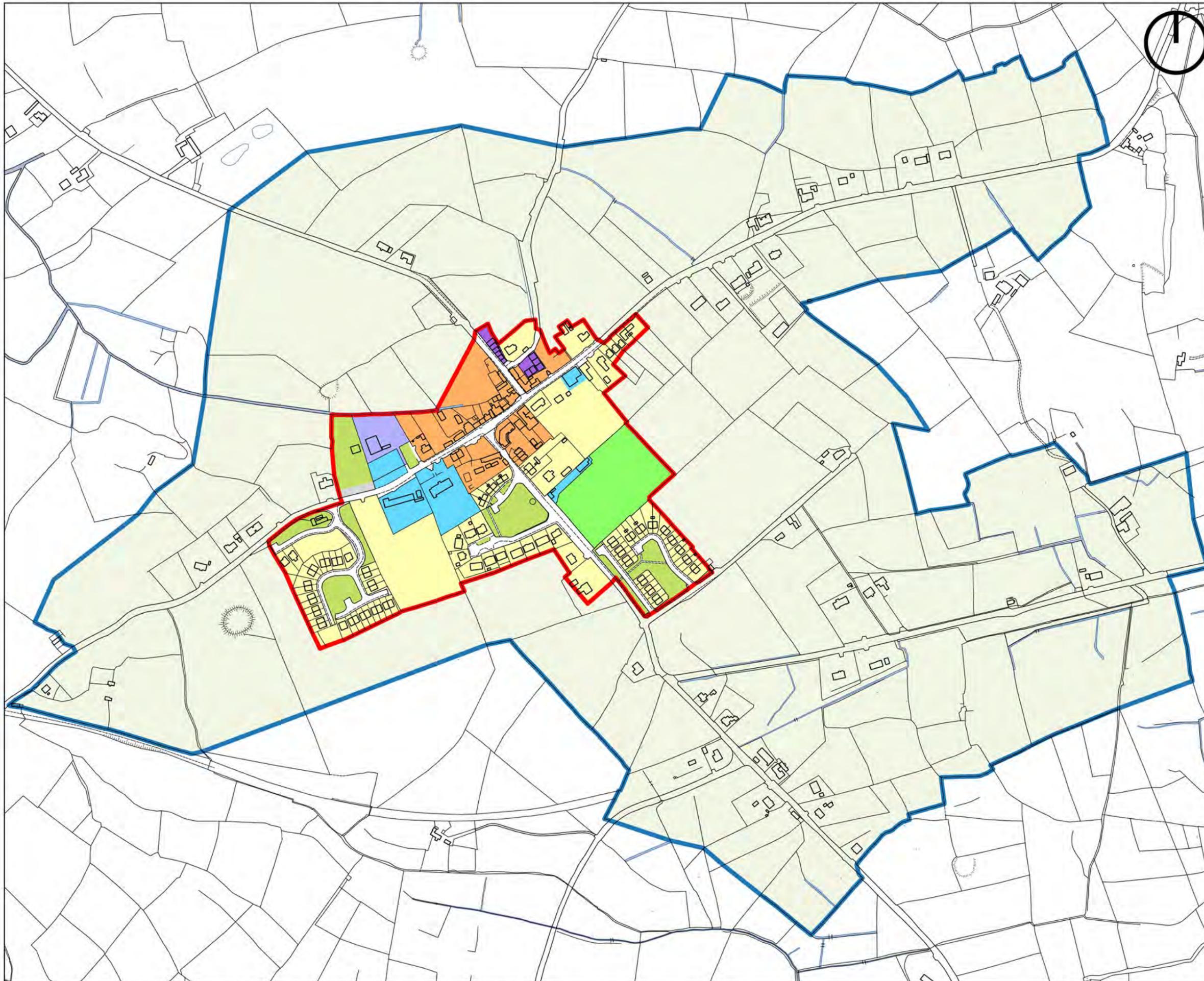
Architecturally valuable features

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

This corner building occupies an important position in the streetscape of Ballintogher and retains many traditional architectural features.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sash windows, and by replacing the white PVC doors with traditional timber doors. Any expansion or re-use of this building must be treated sensitively in terms of the elements mentioned above. Any interventions should respect and enhance the character of the building.

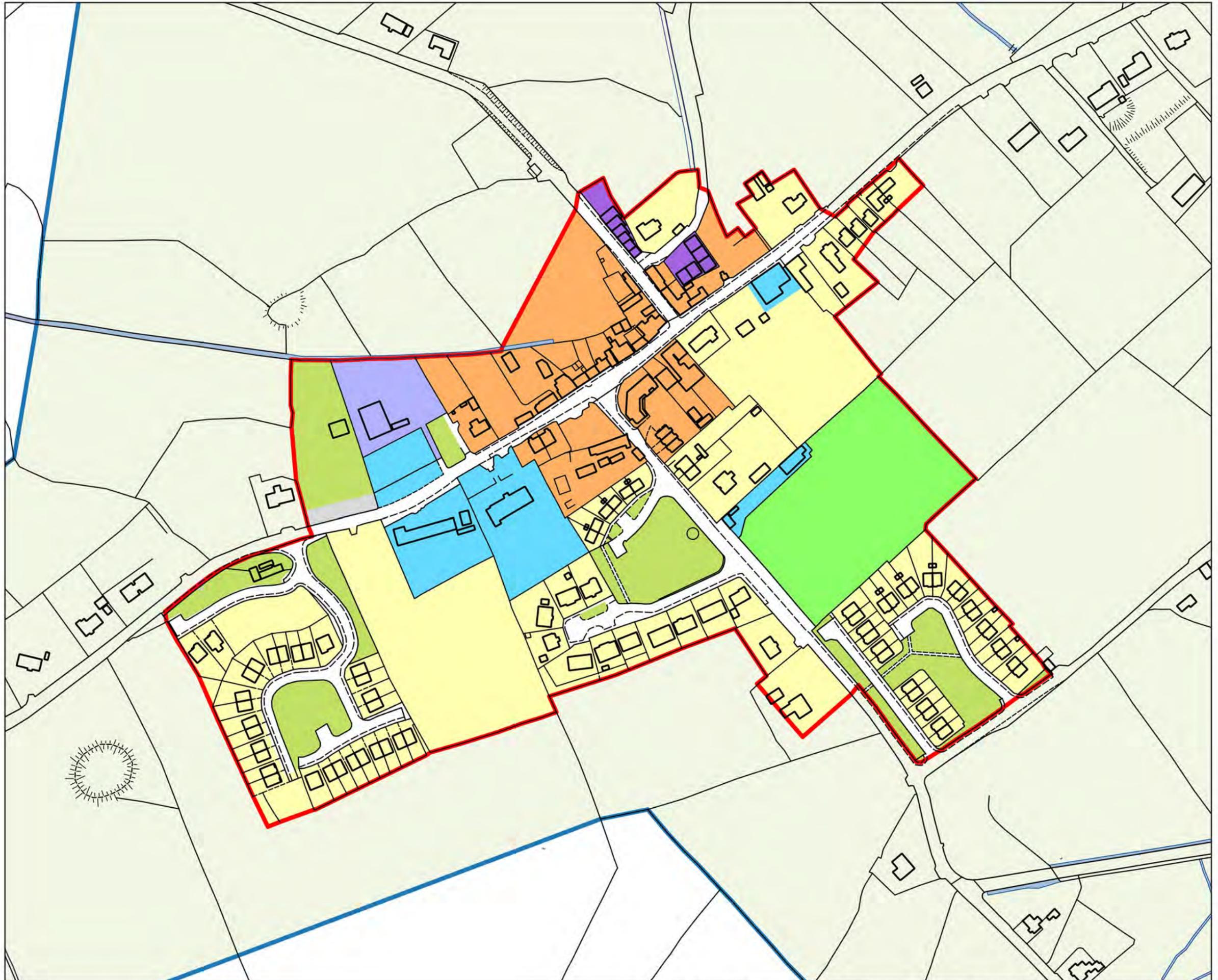
Ballintogher Zoning Map



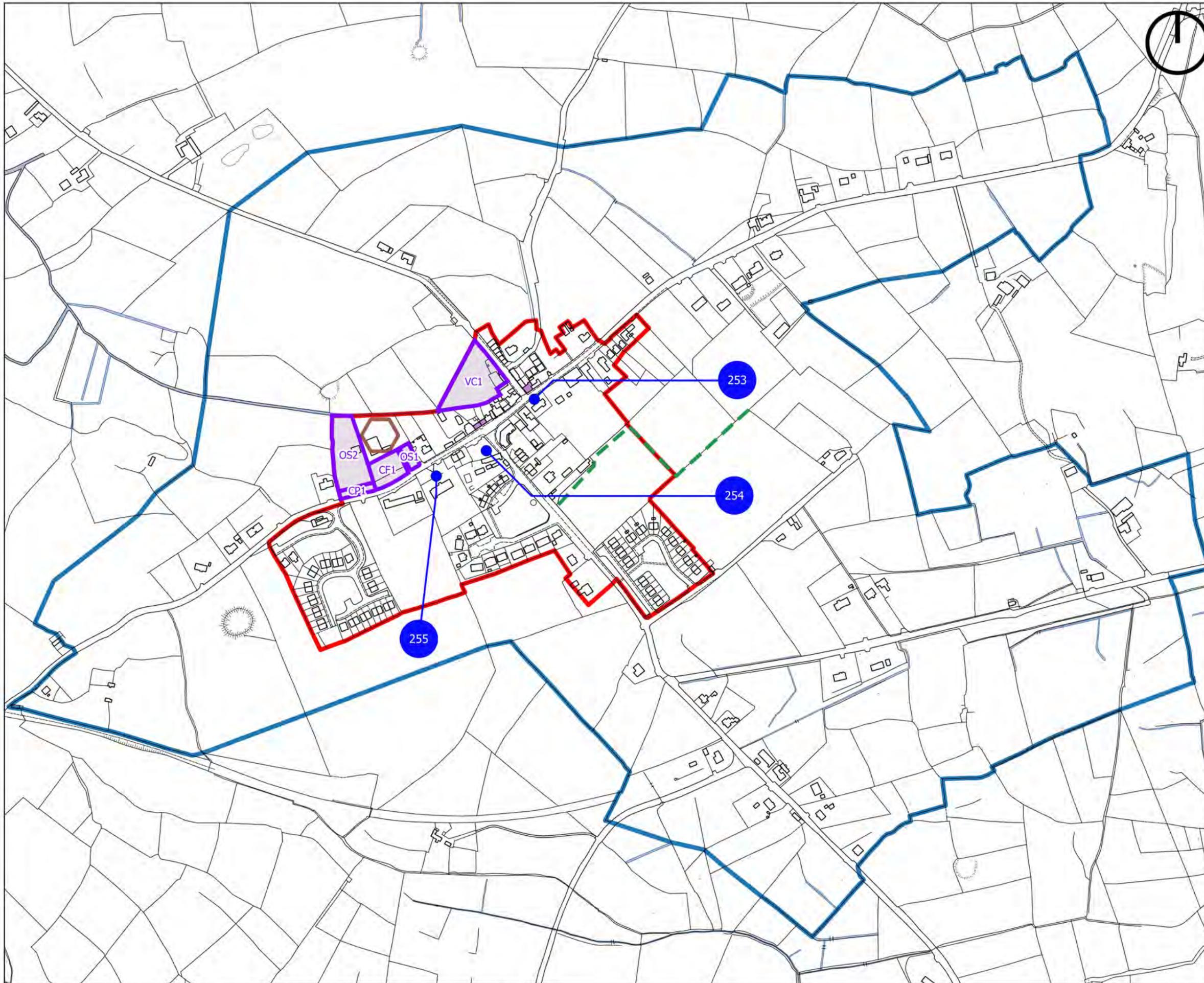
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- sports and playing fields
- public utility
- transport and parking node
- green belt

Ballintogher Zoning detail

- plan limit
- development limit
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Ballintogher Objectives Map

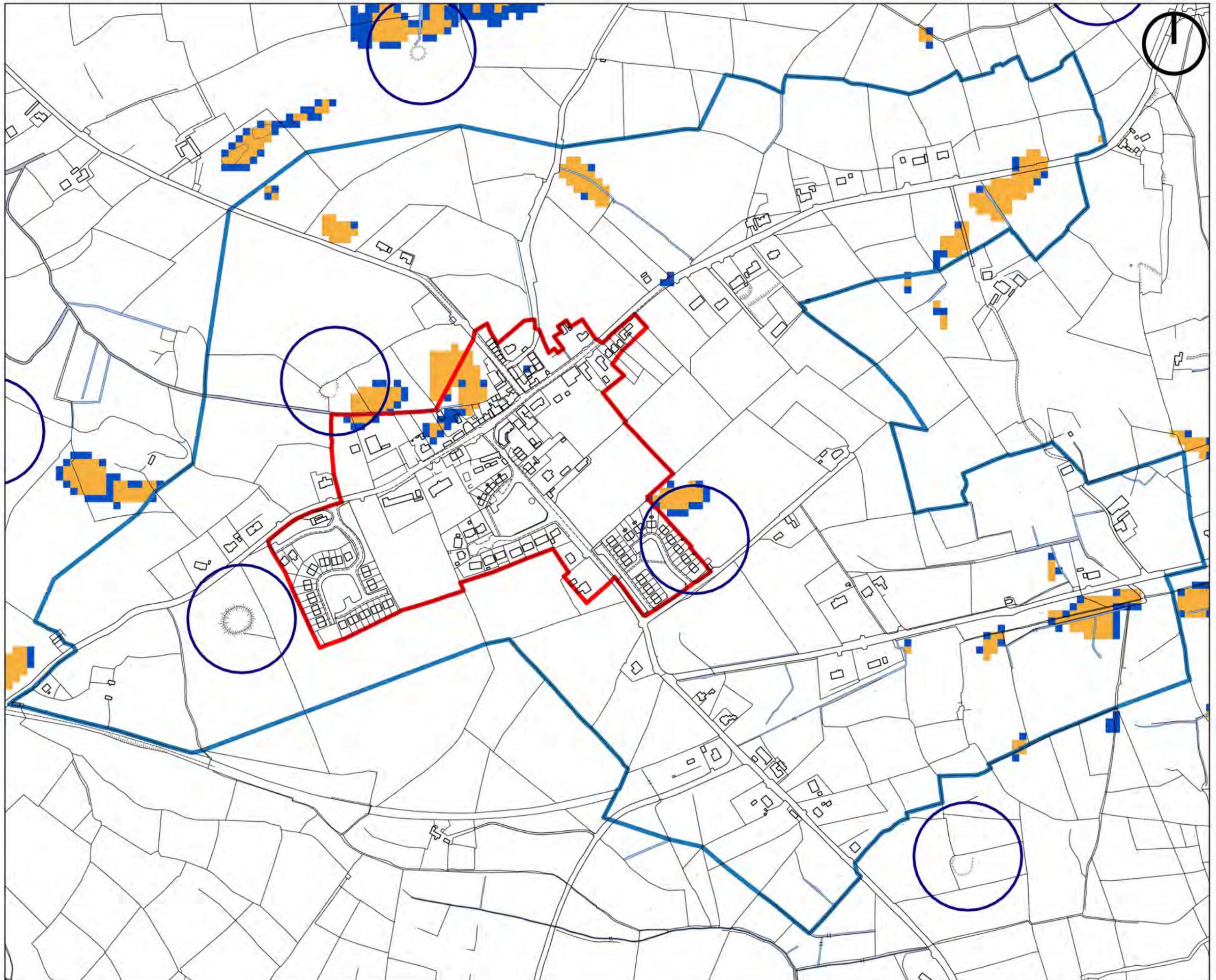


- plan limit
- development limit
- protected structure
- buildings of note
- river walks, pedestrian and cycle links
- for objectives relating to individual sites refer to written text
- WWTP buffer zone (indicative)

RPS no	Name
253	Tiraghmill Church (CoI)
254	Kingsfort House
255	St Therese's Church

Ballintogher designations

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



sources

PFRA indicative extents and outcomes map (OPW, 2012)