

## Chapter 14. Tobercurry Town Plan

Tobercurry is the second largest urban centre in the County. It is located approximately 35 km south of Sligo Town, in the south-west of the County, along the national primary road N-17 (Sligo to Galway). The economic and social role of Tobercurry is acknowledged in the CDP through its designation as a **Support Town**, which delivers services to its residents and to many rural communities in its hinterland.

### 14.1 Town profile

Tobercurry town assets			
Population	2022 Census	2,307	+16.16% increase 2016-2022
	2016 Census	1,986	+13.68% increase 2011-2016
	2002-2022	+ 1,136 residents	+97% increase since 2002
Housing stock	2022 Census	1,117 dwellings, of which 35 holiday homes and 158 considered vacant	
	2016 Census	1,116 dwellings, of which 291 considered vacant	
Service infrastructure	Water supply	Sourced from Lough Talt through the Lough Talt Water Treatment Plant	
	Wastewater treatment	3,500 PE with spare capacity of approx. 1,020 PE	
	Road network	Served by the national primary road N-17 (Sligo to Galway) and regional road R-294 (linking to Ballymote and to Ballina)	
Social infrastructure	Schools	Two primary schools, a secondary school and a college of adult and further education	
	Churches	Two churches	
	Sports facilities	GAA pitch, Soccer pitch, South Sligo Athletic Club	
	Other assets	Teach Laighne “One-Stop-Shop” with Library and Council offices, St. Brigid’s Community Hall, burial ground, health centre, nursing home, Family Resource Centre, supermarkets, crèches, playground and post office	
Sustainable transport	Train	Not available at present. Disused railway station and abandoned railway in situ, part of the Western Rail Corridor.	
	Bus	Served by Bus Eireann and the Local Link	
	Active travel	No scheme at present (2024)	

Tobercurry town assets		
Architectural heritage	Protected Structures	11 structures
	Buildings of Note	29 Buildings of Note
Natural heritage and environment	Natura 2000 sites nearby	Turloughmore SAC, Moylough Turlough pNHA
	Natural amenities	Tobercurry forest walks
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

### 14.1.1 Housing

Much of Tobercurry’s housing stock is older than 20 years and only a small number of dwellings were built after 2010. Although the 2022 census recorded 158 vacant dwellings, anecdotal evidence reveals that, for many years, available rental accommodation has been insufficient compared to demand.

### 14.1.2 Community facilities

The Teach Laighne “One-Stop-Shop” is a substantial, modern building (opened in 2003) located on Humbert Street, which accommodates a library, local authority offices, community space/meeting rooms etc. It is used regularly by local groups and associations. A tourist office operates at the front of the building.

St. Brigid’s Hall is the other important community facility, which hosts a wide range of events, including the annual Western Drama Festival. This building needs modernization and upgrading. At time of writing (2023), funding had been provisionally allocated under the Rural Regeneration Development Fund (RRDF) for a major refurbishment project in Tobercurry, of which the redevelopment of St. Brigid’s Hall is one aspect.

The residents of Tobercurry have demonstrated a strong involvement in the development of the town to date. Sligo County Council will continue to maintain and enhance existing community facilities in the town and support local community groups.

### 14.1.3 Sports, recreation and open space

Tobercurry lacks publicly accessible, landscaped open spaces and recreational areas in the town centre. The undeveloped sports field on the Mountain Road is the only dedicated open space area in the town. The sports field is currently managed by the South Sligo Community Park association, which seeks to develop improved facilities, a new football pitch, running track and dressing rooms.

Outside the built-up area of Tobercurry there are a few walking routes in the immediate surroundings of the town. This network of walks has the potential to be expanded and enhanced.

## 14.1.4 Transport and mobility

Tobercurry is approximately 34 km from Sligo Town and 20 km from Knock International Airport, which is considered an important “selling point”. The town is also connected to Ballymote and Ballina (Co. Mayo) by the regional road R-294.

### National road N-17 (Sligo to Galway)

As part of a comprehensive realignment of the N-17, an emerging Preferred Transport Corridor was identified in February 2023. This corridor bypasses Tobercurry on its western side and no longer dissects the built-up area. [PA-51]

At time of finalising this Plan (2024), the national road N-17 was still passing through Tobercurry, where it was known as the Circular Road (current “bypass”). The road is substandard in alignment and capacity, with too many junctions causing issues in terms of traffic safety.

The construction of the N-17 Tobercurry Bypass will have a major positive impact on the nature and volume of traffic in the town. Through-traffic will be reduced significantly, creating a safer environment for pedestrians and cyclists.

### Disused railway

The disused railway line from Collooney to Bellaghy/Charlestown via Tobercurry forms the northern section of the Western Rail Corridor (WRC), potentially linking Sligo to Galway and Limerick. The RSES acknowledges the strategic importance of this corridor, describing it as ‘*key enabling and sustainable transport infrastructure for the region that presents an opportunity to effect ‘transformational change’ in the realisation of the Atlantic Economic Corridor*’.

The feasibility of reopening the Western Rail Corridor has been considered in the **All-Island Strategic Rail Review** (July 2023), but an option to reopen it was not included in the final recommendations.

### Cycling

There are very few cycling facilities in Tobercurry. An off-road cycle lane exists along the R-294 as far as St. Attracta’s Secondary School and cycle parking facilities are available at the school.

The development of the Sligo Greenway (a 35-km long off-road public walking/cycling trail linking Sligo to Bellaghy/Charlestown), along or beside the disused railway line passing through Tobercurry, holds significant potential for attracting tourists to the wider area.

Feasible route corridors have been identified for the Greenway, one of which follows the disused railway line. At time of adopting this Plan (September 2024), routes were being assessed to determine the Emerging Preferred Corridor, to advance to design and planning stage subject to TII approvals and funding.

### Public transport

Bus services are the main form of public transport in Tobercurry and surrounding areas, The town is served by Bus Eireann and a Local Link daily service.

## 14.1.5 Business, industry, enterprise

The town’s economy is relatively strong compared to other small towns in the region. Significantly, Tobercurry is the only town in the County outside Sligo Town to have a Chamber of Commerce. The local employment offer consists mainly of light engineering and manufacturing, with a number of small to medium-sized companies. There are two industrial estates in Tobercurry, both located off the R-294 (Ballina Road) on opposite sides.

The IDA estates occupy 4.2 ha on the southern side of the road hosting five businesses while the larger area on the northern side accommodates two firms plus An Chroí – the South Sligo Enterprise Centre.

While many people commute to work in Sligo Town or outside the County, the South Sligo Enterprise Centre (An Chroí)/Digital Hub supports new businesses and provides remote working facilities for the local community. Enhancement and expansion of this and similar facilities is important for the continued viability of Tobercurry.

### 14.1.6 Retail

Tobercurry functions as a retail and service centre for the surrounding rural communities of South Sligo. The primary retail zone comprises Wolfe Tone Square, Teeling Street, Humbert Street and Emmet Street. The town has a reasonable range of convenience shops along the Main Street, in the town centre.

Weekly shopping can be done at the medium-sized supermarket on Teeling Street and the weekly market stalls in Wolfe Tone Square. The most recent Retail Strategy for County Sligo indicated that there was scope to provide an additional supermarket in Tobercurry.

**At the time of drafting this Plan (2024), planning permission had been granted for two additional supermarkets, one of which is a larger replacement of an existing outlet.**

### 14.1.7 Tourism

The tourism sector in Tobercurry has growth potential, given its proximity to the Ox Mountains and Lough Talt, and the many festivals and events taking place annually. A community tourist office, operated in conjunction with Failte Ireland, is located at Humbert Street. It is staffed all year round and gives visitors information on attractions, activities and events. Ideally this office should be relocated to a more conspicuous and central place in town, such as the 'Mary Jacks' building at the corner of Swift Lane.

### 14.1.8 Natural heritage

Turloughmore, a turlough situated to the north-east of the town, is the only designated Natura 2000 site in the Plan area. The site is a designated Special Area of Conservation (site code 000637). The River Moy SAC (site code 002298) is located about 3.5 km to the west of the town, outside the Plan limit. This is the main receiving water body for surface water run-off from the Plan area.

There are two proposed NHAs: Turloughmore (Site Code 000637), which represents half of the designated SAC at Turloughmore, and Moy- lough Turlough (Site Code 001677), whose north-western tip is located within the Plan limit.

A number of stream channels, drainage ditches and wetland areas exist within the surroundings of Tobercurry. The County Sligo Wetlands Survey 2008-2011 identified and mapped potential wetland sites within County Sligo, some of which occur within the Tobercurry Plan area, outside the development limit.

## 14.1.9 Built heritage

The current RPS for County Sligo lists **eleven protected structures** within the town centre of Tobercurry.

<b>RPS No. 377</b> St George’s Church (COI)	<b>RPS No. 381</b> House	<b>RPS No. 385</b> Leonard’s
<b>RPS No. 378</b> Marist Convent	<b>RPS No. 382</b> Allied Irish Bank	<b>RPS No. 386</b> Water Tower
<b>RPS No. 379</b> St John the Evangelist Church (RC)	<b>RPS No. 383</b> House	<b>RPS No. 387</b> The Mount
<b>RPS No. 380</b> Parochial House	<b>RPS No. 384</b> Bank of Ireland	

### Buildings of Note

There are many other buildings in Tobercurry, which – while not protected structures – are considered significant in terms of their contribution to the character of the town. These **Buildings of Note** (identified in **Appendix B** of this Plan) have been selected by reason of their vernacular character and positive contribution to the streetscape. Some of these buildings have been altered in the past with the removal of original features.

However, they still retain the essence of their traditional character and merit retention. It is considered essential to preserve elements of the historical character of the town in order to define and strengthen the identity of the town.

<b>BoN No. 1</b> - house	<b>BoN No. 12</b> - house	<b>BoN No. 22</b> - house with shop
<b>BoN No. 2</b> - former school building	<b>BoN No. 13</b> - hotel	<b>BoN No. 23</b> – house with shop
<b>BoN No. 3</b> - former funeral home	<b>BoN No. 14</b> - shop	<b>BoN No. 24</b> –house/cafe
<b>BoN No. 4</b> - former house/shop	<b>BoN No. 15</b> – public house/shop	<b>BoN No. 25</b> – house
<b>BoN No. 5, 6 and 7</b> – Teach Laighne and adjacent buildings	<b>BoN No. 16</b> – house/shop	<b>BoN No. 26</b> – house with shop
<b>BoN No. 8</b> - Former shop/house	<b>BoN No. 17</b> - house	<b>BoN No. 27</b> - terrace of houses
<b>BoN No. 9</b> - shop/house	<b>BoN No. 18 &amp; 19</b> – Pair of houses	<b>BoN No. 28</b> - Springmount house
<b>BoN No. 10</b> - house	<b>BoN No. 20</b> - house/shop	<b>BoN No. 29</b> - house
<b>BoN No. 11</b> - house	<b>BoN No. 21</b> - house with shop	

## **Shopfronts**

Tobercurry has many historic shopfronts which add character and colour to the streets, in particular Teeling Street. The town's shopfronts are distinctive in that the fascia, pilaster, architrave and cornice were often made in plaster. Many shopfronts do not have pilasters; they have just a fascia, architrave and a decorated cornice extending for the entire width of the building. As 19th-century shopfronts are becoming increasingly rare in Ireland, it should be a priority to protect what remains of this valuable heritage.

Double doors are a feature of late 19th Century/early 20th Century shopfronts which are becoming increasingly rare. However, in Tobercurry, a significant number of buildings and shopfronts retain the original double door. In the interest of retaining the richness of the traditional streetscape, these doors should be retained.

## 14.2 Population and housing allocations

The potential yield of lands zoned for housing in Tobercurry amounts to circa **178 units** for the Plan period. The delivery of these dwellings would facilitate an increase of Tobercurry’s population by at least **442 residents**. **The actual housing allocation is 130 units as per Section 3.3 Core Strategy Table.**

**Section 14.2.1** below lists the sites which have been designated to contribute to the compact growth of Tobercurry, together with their potential housing and population yields.

**Section 14.2.2 Supplementary zoning** lists the sites which have been zoned as a result of amendments agreed by the Elected Members upon adoption of the Development Plan.

**Section 14.2.3** includes a table showing the total amount of land with residential potential zoned in Tobercurry for the period of this CDP (2024-2030).

### 14.2.1 Compact growth designations

A number of sites have been designated in Tobercurry as **Settlement Consolidation Sites (SCS)** and **Additional Provision sites (AP)**, as recommended in the *Development Plan Guidelines (2022)*, in order to give effect to the NPF requirements for compact growth.

Several **Regeneration Sites** have also been designated in accordance with Section 10(2)(h) of the Planning Act.

#### Regeneration sites

There are six sites designated for regeneration in Tobercurry, of which three are located in the town core (refer also to **Section 14.3.3** in this chapter). Because there is no certainty regarding the potential housing yield of any redevelopment on these sites, they have not been included in the Core Strategy housing allocation.

**Table 14.1 Regeneration sites**

REG – Regeneration sites			
Site code	Location	Zoning	Site area (ha)
REG-1	Backlands to the east of Teeling Street and west of Mountain Road	MIX	1.18
REG-2	Lands with frontage along Teeling Street and extending to the southeast	MIX	1.22
REG-3	Lands defined by Circular Road (N-17), Teeling St. and the Ballina Rd (N-17)	MIX	1.27
REG-4	Maiden Crescent, Maiden Road	RES	0.18
REG-5	Lands to the north of the Fairways Estate	RES	1.55
REG-6	Lands to the south of Ox Crescent	RES	1.09
<b>Total</b>			<b>6.56</b>

## Settlement Consolidation Sites (SCS) and Additional Provision Sites (AP)

Lands designated as SCS and AP are zoned for residential (RES) or a mix of uses including residential (MIX). The potential housing yield of these lands has been calculated based on the following:

- a. the average residential density is 25 units per hectare, which is higher, but not excessive when compared to the density of existing housing estates in Tobercurry;
- b. the Council-owned site (SCS 1) included in the Housing Delivery Action Plan 2022-2026 site has a predetermined allocation of 6 houses for the period of the plan.
- c. sites zoned RES are presumed to be developed exclusively for housing;
- d. the residential component of sites zoned MIX is approximated to 50% other than where permission already exists for development;
- e. the average household size of future occupants of new housing is set at 2.5 persons.

All SCS and AP sites are located within the 2016 Census settlement boundary for Tobercurry. It is estimated that 100% of the Core Strategy allocation can be delivered within the settlement’s built-up footprint (2016 Census boundary), far in excess of the 30% requirement of RPO 3.2(c).

**Table 14.2 – Settlement Consolidation Sites**

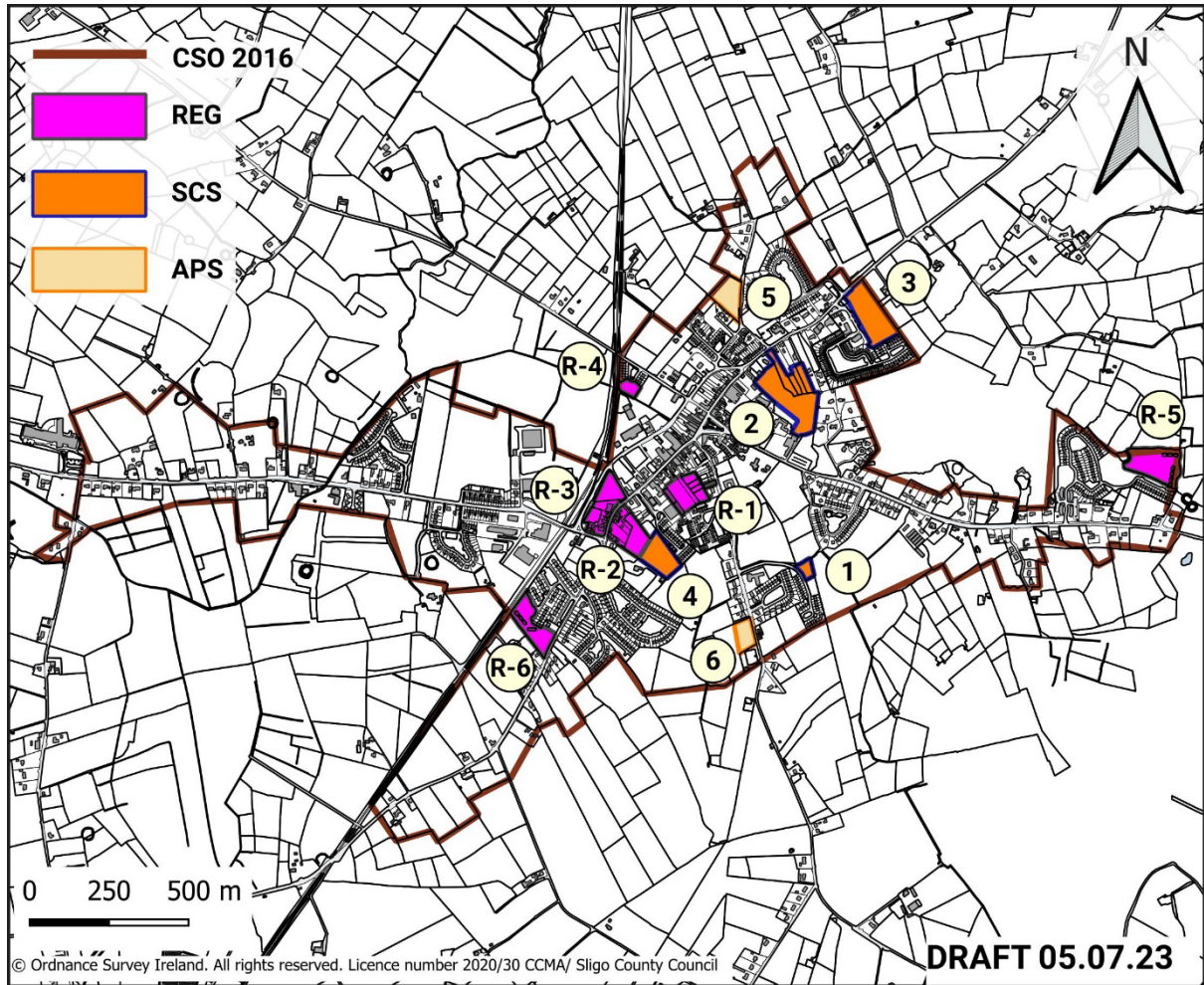
SCS – Settlement Consolidation Sites						
Site no.	Location	Zoning	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
1	Site at edge of Meadow Brook housing estate, accessed off Mountain Road	RES	0.22	0.22	6	14
2	Backlands behind St. George’s Church and the former Marist Sisters Convent building	RES	2.60	2.60	65	163
3	Lands at Sligo Road (N-17), at eastern town entrance	MIX	1.67	0.84	21	52
4	Lands west of Teeling Grove housing estate	RES	1.02	1.02	26	64
<b>Total</b>			<b>5.51</b>	<b>4.68</b>	<b>118</b>	<b>292</b>

**Table 14.3 – Additional Provision Sites**

AP – Additional Provision site						
Site no.	Location	Zoning	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
5	Parkland Crescent	RES	0.86	0.86	22	54
6	Mountain Road	RES	0.51	0.51	13	32
<b>Total</b>			<b>1.37</b>	<b>1.37</b>	<b>35</b>	<b>86</b>



**Fig. 14.A Compact growth designations in Tobercurry: Regeneration sites (REG), Settlement Consolidation Sites (SCS) and Additional Provision Sites (AP) in the context of the 2016 Census settlement boundary (CSO) [this map will be updated in the final version of the Plan]**



## 14.2.2 Supplementary Sites with housing potential

The **Development Plan Guidelines (2022), Section 4.4.3 Ensuring sufficient provision of housing lands/sites**, specify that in certain instances, a planning authority may “provide zoned residential sites in addition to those required to meet the settlement housing supply target”. The purpose of zoning additional lands is “to ensure sufficient choice for development potential”.

### Excess zoned land (2024)

In accordance with the Guidelines, the Planning Authority may determine “the precise extent to which zoned lands and sites in excess of that required to match the agreed housing supply target are provided”.

Upon adopting the present CDP, the Elected Members have determined that **0.97 ha** of zoned housing land should be provided in addition to the **6.05 ha** with residential potential needed to deliver the housing supply target for Tobercurry

The **Supplementary Sites** are listed in **Table 12.4** below, which also indicates the zoning objective, area and potential housing yield of each site.

**Table 14.4 Supplementary Sites with housing potential**

Supplementary Sites						
Site no.	Location	Zoning	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
PAZ-38	Lands located off the N-17 adjacent to Wellrock Interiors	nRES	0.14	0.14	4	10
PAZ-39	Lands located between the N17 and southern corner of Highfield housing estate	nRES	0.83	0.83	21	53
<b>Total</b>			<b>0.97</b>	<b>0.97</b>	<b>25</b>	<b>63</b>

### 14.2.3 Summary of population, housing and residential zoning

The table below provides settlement-level information that has been aggregated in the main Core Strategy Table included in **Chapter 3 (Vol. 1)**.

The area in column 5 corresponds to the zoning in the CDP 2024-2030. It is the sum of the sites zoned RES and the residential portions of sites zoned MIX.

**Table 14.5 Population, housing land and housing allocation for Tobercurry**

1	2	3	4	5	6	7
Population 2022 and percentage of County population*	Population target 2030 and percentage of County population projection**	Housing allocation 2030 and percentage of County housing demand***	Minimum area required to deliver the housing allocation	Areas zoned for RES and MIX zoning (2024) (only lands with housing potential)	Potential housing yield of RES and MIX zoned lands (2024)	Excess zoned land (2024)
2,307 (3.28%)	2,450 (3.20%)	130 (3.22%)	5.2 ha	7.02 ha	178	1.82 ha

\* County population 2022 = 70,198; \*\* County population projection = 76,560 (estimated from the NPF Implementation Roadmap plus additional Sligo Town population derived from RSES) \*\*\* Total adjusted housing demand = 4,029 units (calculated as per HSTM)

**Notes on Table 14.5**

- **Column 4** – the minimum area required to deliver the Core Strategy housing allocation at an average density of 25 units/ha.
- **Column 5** – the undeveloped lands taken into consideration are 100% of site areas in the case of RES (residential) zoning and 50% of site areas in the case of MIX zoning (a mix of uses including residential uses); lands zoned for residential or mixed-uses, which are designated as Regeneration Sites, are not included in these figures.
- **Column 6** – the sum of housing yield from the lands from the lands designated as Settlement Consolidation Sites, Additional Provision and Supplementary Sites (refer to Tables 14.2, 14.3 and 14.4).
- **Column 7** – the difference between the total amount of zoned land with housing potential (Column 5) and the minimum amount of land required to deliver the housing allocation (Column 4).

### Strategic Land Reserve

Within the 2016 Census boundary of Tobercurry, there are four other sites of long-term interest, of which two (one at Mountain Road and the other to the south of Ballymote Road) have been previously proposed to be zoned for residential development under the Draft Tobercurry LAP 2015 (not adopted by the Council). The third site, adjoining Ballina Road, had been “sterilised” by the former N-17 realignment corridor (road reservation). The revised N-17 corridor has now moved further west, outside the town boundaries. The fourth site, located off the N-17, was zoned nRES and placed in the SLR by the Elected Members upon adoption of the Plan.

The four sites have potential for significant residential development to be delivered over a timescale greater than the six-year development plan period. These lands, amounting to 11.47 ha in total, represent the Strategic Land Reserve (SLR) of Tobercurry Town.

## 14.3 Promoting compact growth

Residential/mixed-use zoning and designating specific sites are essential tools for guiding the compact, sequential growth of the town from the centre outwards.

In addition to the above, compact growth will also be supported through a range of measures, and specific objectives under the following headings:

- Town Centre First
- Town centre refurbishment
- Addressing dereliction
- New residential areas
- New recreational areas
- Traffic and circulation

### 14.3.1 Town Centre First (TCF)

Tobercurry was selected by the National TCF Office as the first town in County Sligo to have a **Town Centre First Plan** prepared. In 2023, Sligo County Council appointed a Town Regeneration Officer to oversee the implementation of TF policy.

A TCF Plan for Tobercurry was published later in 2023 following the establishment of a Town Team and the undertaking of a Town Centre Health Check, which included a business survey, a residents' survey and stakeholder engagement.

The TCF plan identifies nine 'opportunities' for Tobercurry, with associated proposals for specific projects

TCF Plan Opportunity	Description	Relevant provisions in this chapter
<b>Opportunity 1</b> <b>Strategy development</b>	Public Realm Strategy Green Space strategy and toolkit Shop frontage strategy and toolkit	Section 14.3.2 Section 14.3.4
<b>Opportunity 2</b> <b>Placemaking projects</b>	Wolfe Tone Square enhancement; St Brigids Hall refurbishment; Town branding project;	Section 14.3.2
<b>Opportunity 3</b> <b>Addressing derelict land and property</b>	The Teeling Street Project Redevelopment of Mary Brennan's Promoting mixed-use development	Section 14.3.3
<b>Opportunity 4</b> <b>Supporting job creation and community prosperity</b>	Digital improvements to town centre Community Food Hub Community Energy Plan	

TCF Plan Opportunity	Description	Relevant provisions in this chapter
<b>Opportunity 5</b> <b>Development of sports and recreation</b>	New community park space Mapped network of recreation facilities New spaces for teenagers/young people	
<b>Opportunity 6</b> <b>Active travel improvements</b>	Planning for a walking, wheeling and cycling network Tobercurry Greenway	
<b>Opportunity 7</b> <b>Creating safe inclusive spaces</b>	Designing active spaces CCTV	
<b>Opportunity 8</b> <b>Diversifying the accommodation offer</b>	Campsite/RV parking site	
<b>Opportunity 9</b> <b>Mobility Strategy</b>	Mountain Road Junction Improvements One Way System	

### 14.3.2 Town centre refurbishment

The town centre of Tobercurry should be refurbished based on a **Public Realm Plan/Strategy**, as stated in the TCF Plan, to be prepared in consultation with the local community, the TCF Town Team and the Roads and Planning Sections of Sligo County Council (refer to objective **TY-UDO-1**). The **Public Realm Plan/Strategy** should be based on a detailed survey of the built environment, should identify the essential works and should provide guidance for the following:

- undergrounding of overhead wires, the removal of wooden poles and installation of high-quality lamp standards;
- improvements to building facades and shop fronts;
- rationalisation of road and advertising signage;
- placing public art and coordinating street furniture;
- improvements to pedestrian permeability around the town;
- preparation of a wayfinding and signage scheme.

#### Urban design interventions

Tobercurry is essentially a market town with a traditional streetscape comprising three main streets meeting in the centre, where a large triangular space functions (poorly) as a town square, at a level far below its potential. Many old buildings have been insensitively altered over the years, but despite this, the town does retain distinct features.

A well-kept town, with a distinctive character, will make the town more attractive for residents and visitors. A high-quality public realm, in conjunction with the development of the Sligo Greenway, could also transform Tobercurry into a tourist destination. The main urban design issues identified in Tobercurry are outlined below:

- the dominance of vehicular traffic in the town centre.
- an underutilised central public space – Wolfe Tone Square.
- extensive dereliction and vacancy (both land and buildings).
- poorly defined urban environment along Circular Road.
- a low-quality public realm and the erosion of the traditional street character.

The **Public Realm Plan/Strategy** for Tobercurry should address the above issues and propose specific projects with high-quality urban design elements.

### Two-phase refurbishment of Wolfe Tone Square and converging streets

**Phase 1** should incorporate Wolfe Tone Square and the immediately adjoining areas to all sides of the square. The Square could be made more inviting for pedestrians through the use of a shared surface or widened footpaths. Such an approach would reduce traffic speed.

To ensure that the redevelopment of Wolfe Tone Square is a success, it is important to provide safe and pleasant walking links to adequate car parking spaces, such as the link between Wolfe Tone Square and the car park at Teach Laighne.

**Phase 2** would include Teeling Street, Humbert Street, portions of Emmet Street (as far as the Holy Family National School) and Mountain Road (as far as the playground). This phase should also involve the provision of additional pedestrian links between Teeling Street and Circular Road. Such links would be traversing and therefore refurbishing derelict areas.

**A traffic management plan** for a wider area should focus on reducing vehicular speed through the centre and retrofitting the main streets in accordance with the recommendations of the *Design Manual for Urban Roads and Streets* (DMURS – DTTS, DECLG, 2013) (See also **Section 14.3.5**).

### 14.3.3 Addressing vacancy and dereliction through regeneration

In addition to the refurbishment proposals set out in the previous section and complementing the actions expected to be included in the future TCF Plan for Tobercurry, the Planning Authority has an obligation, under the Planning Act, to include objectives for the development of areas in need of regeneration. The purpose is to prevent or remove any adverse effects on local amenities resulting from the neglected condition of land or structures.

There are six sites designated for urban regeneration in Tobercurry (refer to **Section 14.2.1**). The majority of vacant or derelict buildings and sites are found in the town core, along Humbert Street and Circular Road.

More efforts are needed from both the private sector and public agencies to reduce and eventually eliminate dereliction in Tobercurry. Potential projects to address dereliction include:

- the creation of a proper urban streetscape along Circular Road – this may require the assembling of derelict backlands between Teeling Street/Humbert Street and Circular Road (refer to objective **TY-UDO-4**).
- refurbishment of opportunity sites such as the ‘Mary Jacks’ building on the corner of Swift Lane.

**Circular Road** presents significant opportunities for redevelopment once the national road traffic is removed from Tobercurry. In order to ensure that any redevelopment in this area results in a successful expansion and consolidation of the town centre, a master planning approach to development will be required. Piecemeal development of sites will be discouraged. Connectivity between Circular Road and the town centre will be strongly promoted.

## Regeneration sites

Six regeneration sites have been designated for regeneration in the town (refer to **Table 14.1** and **Figure 14.A**) including two unfinished housing estates at the edge of the built-up area.

Each of these sites should be developed as a single project, possibly phased, where appropriate. Piecemeal developments on these sites will not be permitted (refer to objective **TY-UDO-6**).

### 14.3.4 Built heritage – shopfronts

As 19th-century shopfronts are becoming increasingly rare in Ireland, it should be a priority to protect what remains of this valuable heritage. It is a policy of this Plan to protect historic shopfronts – refer to **P-HS-8** in **Chapter 10 Urban Development Principles**. Any new shopfronts in Tobercurry should respect the historic character of existing shopfronts prevalent in the town.

The shopfronts considered worthy of protection are listed below:

- Shopfront at corner of Humbert Street and Wolfe Tone Square
- Murphy & Sons Auctioneers – Wolfe Tone Square
- O'Connor's – Wolfe Tone Square
- Foleys Bar and Lounge – Wolfe Tone Square
- Shopfront (no name) – Wolfe Tone Square
- Ozanam Shop – Teeling Street
- T. Brennan's Bar and Lounge – Teeling Street
- Vodafone – Teeling Street
- Barry's Pharmacy – Teeling Street
- McCarrick & Sons – Teeling Street
- Jewel in the Crown – Teeling Street

The Shopfront Strategy proposed in the TCF Plan should include the above shopfronts.

### 14.3.5 New residential areas

There are circa 6 hectares of land designated for residential expansion in the short term, over the Development Plan period. Three sites located within 400 m of the town centre can accommodate over 280 residents in circa 113 new dwellings. All six sites are within 600 m of town centre.

Each of the sites should be developed as a single project, possibly phased, where appropriate. Piecemeal developments on these sites will not be permitted.

### 14.3.6 New recreational areas

#### Sports field at Mountain Road

Tobercurry needs modern, fit-for-purpose sports and recreation facilities for all ages and abilities. The existing playing fields located off Mountain Road are substandard. It is an objective of this Plan to develop these lands as a public park incorporating a range of appropriate uses (refer to objective **TY-OS0-1**).

Any upgrading of this space should encompass the following:

- a new football pitch, running track and dressing rooms.

- provision of a sensory garden with food growing and play areas.
- pedestrian and cycle access points into the park from surrounding residential areas and town centre, with fully illuminated routes.
- adequate parking and drop off points.

### **Walking routes**

The network of walks around Tobercurry should be enhanced and expanded, incorporating, where possible, key landscape features such as views of the Ox Mountains, stream corridors and wetlands, significant hedgerows and mature trees, and possibly even the disused railway line. It is an objective of this Plan to maintain, expand and enhance the network of walks around Tobercurry (refer to objective **TY-OSO-3**).

The creation of a linear park along the Maiden River with walking and cycling routes, and potentially linking into the future Sligo Greenway (Collooney to Charlestown), would be a significant addition to the recreational area on offer to residents of Tobercurry (refer to objective **TY-OSO-2**).

A potential new walkway has been identified from the N-17 (Charlestown Road) to Mountain Road and the R-294 (Ballymote Road) alongside planned roads (Roads Objective **TY-TCO-1**), through the proposed town park and areas zoned for residential use (refer to objective **TY-OSO-4**).

## 14.3.7 Traffic and circulation

### **Traffic management**

The central built-up area of Tobercurry should be subject to a traffic management plan, including the following elements:

- establishment of a town centre zone and transition zones along the approach roads, involving various degrees of traffic calming.
- provision of off-street car parks to remove on street car parking and thereby facilitate street enhancement schemes.
- the introduction of a one-way system along Teeling Street and around Wolf Tone Square.
- the facilitation of walking and cycling by building/upgrading of footpaths, pedestrian crossings and cycle lanes.

As an alternative to on-street car parking, it is proposed to reserve a centrally-located backland site with good vehicular and pedestrian linkages to the town's main shopping areas. This car park would be conditional on the development of a mixed-use area to the south-east of Teeling Street (refer to objective **TY-TCO-6**).

### **One-way systems**

In accordance with the DMURS recommendations relevant to the town centre, it is proposed to introduce a one-way system along Teeling Street, Murphy's Lane, Wolfe Tone Square and the link road by Leonard's Court. This will facilitate the creation of a **town centre zone** and the introduction of shared surfaces or wider footpaths, along with other measures to enhance the ambiance for the pedestrians and to slow down vehicles (refer to objective **TY-TCO-5**).

### **New streets**

In order for the town to develop in a consolidated manner, a network of auxiliary streets/roads is required to open up the backlands for development. Such roads will also assist in alleviating traffic congestion in the centre and will make Tobercurry more permeable and accessible.



Corridors will be reserved for the following roads (refer to objective **TY-TCO-1** and the **Zoning Map**):

- a link road from the junction of the Charlestown Road (current N-17) with the Ballina Road (R-294) eastwards to Mountain Road (L-4502-0) and onwards to the Ballymote Road (R-294);
- a link street between the above new road and Mountain Road serving the backlands zoned for mixed uses on the south-eastern side of Teeling Street.
- in the long term, a link road between the Charlestown Road (current N-17) and Mountain Road (L-4502-0), which will be able to facilitate any future expansion of Tobercurry to the south.

The above links should be designed with particular attention to the needs of pedestrians and cyclists.

It is important that vacant lands and backlands remain accessible and free from development for this purpose (refer to objective **TY-TCO-2**).

The alignment of the new roads and the location of junctions, as shown on the **Zoning Map**, are indicative. The exact details will be established at design stage.

## 14.4 Specific development objectives

In addition to the policies contained in **Chapter 10 Urban Development Principles** of this Volume (Vol. 2) and the general development policies and objectives set out in Volume 3 of this Plan, this section sets out specific objectives for Tobercurry relating to urban design, transport and circulation, natural and built heritage and tourism.

### Urban design objectives

It is an objective of Sligo County Council to:

#### Town centre

**TY-UDO-1** Prepare a **Public Realm Plan** for the **town centre zone** of Tobercurry. The town centre shall be refurbished in two phases:

- **Phase 1** will incorporate the reconfiguration of Wolfe Tone Square and immediately adjoining areas to create a large, pedestrian-friendly space with widened footpaths and shared surfaces, capable of hosting fairs, festivals, outdoor concerts, markets and other similar events.
- **Phase 2** will include Teeling Street, Humbert Street, Murphy's Lane, portions of Emmet Street (as far as the Holy Family National School) and Mountain Road (as far as the playground) and the provision of additional pedestrian links between Teeling Street and Circular Road.

**TY-UDO-2** Facilitate the relocation of the petrol station/garage on Wolfe Tone Square to a suitable alternative site outside the town centre.

#### Circular Road

**TY-UDO-3** Support the landscaping of the north-western backlands of Humbert Street according to an approved scheme.

## Urban design objectives

- TY-UDO-4** Promote the creation of a new streetscape along Circular Road through the (re)development of adjoining vacant lands and greenfied sites. Any such development will be required to provide active, mixed-use frontage onto this road.
- TY-UDO-5** Encourage any redevelopment of the site currently occupied by warehouses on the north-western side of Circular Road to include mixed uses and provide an active frontage onto Circular Road.

### Larger opportunity sites

- TY-UDO-6** Promote the redevelopment of the following sites (refer to **Tables 14.1** and **14.2**), considering the guidance provided in **Section 14.3.3**:
- **SCS-2** – backlands behind St George’s Church and the former Marist Sisters Convent building
  - **REG-1** – Backlands to the east of Teeling Street and west of Mountain Road
  - **REG-2** – Lands with frontage along Teeling Street extending to the southeast
  - **REG-3** – Lands defined by Circular Road (N17), Teeling Street and the Ballina Road

## Transport and circulation objectives

It is an objective of Sligo County Council to:

### New roads and access points

- TY-TCO-1** Reserve the following corridors to allow development of vehicular, pedestrian and cycle routes, thereby facilitating the development of backland areas and the future expansion of the town:
- A. a link road from the junction of the Charlestown Road (N-17) with the Ballina Road (R-294) eastwards to Mountain Road (L-4502-0) and onwards to the Ballymote Road (R-294).
  - B. a link street between the above new road and Mountain Road serving the backlands zoned for mixed uses on the south-eastern side of Teeling Street.
  - C. in the long term, a link road between the Charlestown Road (N-17) and Mountain Road (L-4502-0), which should facilitate any future expansion of Tobercurry to the south.

## Transport and circulation objectives

**TY-TCO-2** Reserve land throughout Tobercurry to allow access to backlands (refer to objective **TY-TCO-1** above). Access points should be wide enough to accommodate corner buildings where feasible, and should be overlooked and appropriately landscaped.

### Traffic Management Plan – town centre zone

**TY-TCO-3** Designate a **town centre zone** and upgrade this area by introducing a shared surface or reducing carriageway width and widening footpaths, as appropriate. This area shall be redesigned in accordance with the recommendations of the Design Manual for Urban Roads and Streets (DMURS - DTTS, DECLG, 2022).

**TY-TCO-4** Designate **transition zones** outside the **town centre zone** in order to reduce the speed of traffic. These areas shall be redesigned in accordance with the recommendations of the DMURS.

### Traffic Management Plan – one-way systems

**TY-TCO-5** Seek the development of a one-way system on the following streets:

- A. Teeling Street
- B. Murphy's Lane
- C. Wolfe Tone Square
- D. the link road beside Leonard's Court.

### Traffic Management Plan – parking

**TY-TCO-6** Require the provision of a car park of minimum 60 spaces in conjunction with the development of lands zoned for mixed uses to the south-east of Teeling Street.

### Walking and cycling

**TY-TCO-7** Enhance the existing pedestrian link between the car park at Teach Laighne and Wolfe Tone Square.

**TY-TCO-8** Improve footpaths throughout the town and provide cycle lanes where feasible.

### Public transport

**TY-TCO-9** Reserve an area for a transport and parking node on lands adjoining the disused railway on its western side, with access from the Ballina Road.

**TY-TCO-10** Include a public transport and mobility hub comprising a designated bus stop and associated shelters as part of the reconfiguration of Wolfe Tone Square.

### Sligo Greenway

**TY-TCO-11** Ensure that development does not interfere with any route corridor option / preferred route corridor for the Sligo Greenway (Collooney to Bellaghy), when selected. **[PA-52]**

## Built heritage objective

It is an objective of Sligo County Council to:

**TY-BHO-1** Require the preservation and enhancement of the following shopfronts in Tobercurry:

- Shopfront at corner of Humbert Street and Wolfe Tone Square
- Murphy & Sons Auctioneers – Wolfe Tone Square
- O'Connor's – Wolfe Tone Square
- Foleys Bar and Lounge – Wolfe Tone Square
- Shopfront (no name) – Wolfe Tone Square
- Ozanam Shop – Teeling Street
- T. Brennan's Bar and Lounge – Teeling Street
- Vodafone – Teeling Street
- Barry's Pharmacy – Teeling Street
- McCarrick & Sons – Teeling Street
- Jewel in the Crown – Teeling Street

## Natural heritage objectives

It is an objective of Sligo County Council to:

**TY-NHO-1** Prepare a biodiversity action plan for Tobercurry to include a survey of invasive species along with habitat mapping for the town.

**TY-NHO-2** Protect the established swift colony on the building on the corner site of Circular Road and the L-8705-29.

## Tourism objective

It is an objective of Sligo County Council to:

- TY-TOU-1** Support the relocation of the tourist office to a more conspicuous and central location in the town, such as the 'Mary Jacks' building at the corner of Swift Lane.

## Open space objectives

It is an objective of Sligo County Council to:

### Public parks

- TY-OSO-1** Develop land between Mountain Road and Emmet Street as a public park incorporating sports and recreation facilities for a wide range of users.
- TY-OSO-2** Reserve land along the Maiden River for the creation of a linear park, walking and cycling route with links to the future greenway (Sligo Greenway/Collooney to Charlestown) subject to Appropriate Assessment in accordance with Article 6 of the EU Habitats Directive.

### Walkways

- TY-OSO-3** Maintain, expand and enhance, subject to resources, the network of walks around Tobercurry.
- TY-OSO-4** Create a new walkway from the N-17 (Charlestown Road) to Mountain Road and the R-294 (Ballymote Road) alongside planned roads (Roads Objective TCO-1), through the proposed town park and areas zoned for residential use.