

Chapter 20. Easky Village Plan

Easky is a coastal settlement located approximately 40 km to the west of Sligo Town. The Settlement Strategy for County Sligo designates Easky as a **settlement with special coastal tourism functions**. It has adequate infrastructural capacity for small-scale development and is seen as a viable alternative to rural one-off housing.

20.1 Village profile

Easky’s tourism function is due to its international fame amongst surfers. The village has its own tourist office and hosts the headquarters of the Irish Surfers Association.

The Main Street presents a 19th Century streetscape with many vernacular dwellings which retain their original character. Three buildings on this street have been identified as Buildings of Note and two are protected structures. There is potential to restore the original 19th Century character of the entire streetscape. Residential development is concentrated to the east of the village, in the Sligo/Dromore West direction, along the regional road R-297.

Although Census figures appear to indicate a 1.67% decrease in the village population between 2016 and 2022, it must be noted that the BUA (“Built-Up-Area”) of Easky (new boundary established by the CSO in 2022) excludes a number of dwellings that had been counted previously within the 2016 Census boundary.

Easky village assets			
Population	2022 Census	235	–1.67% decrease 2016-2022
	2016 Census	239	–2.5% decrease 2011-2016
	2002-2022	+ 24 residents (211 in 2002)	+11.37% increase since 2002
Housing stock	2022 Census	169 dwellings, of which 37 holiday homes and 12 vacant	
	2016 Census	181 dwellings, of which 24 holiday homes and 41 vacant	
Service infrastructure	Water supply	Sourced from Lough Easky Regional Supply Scheme	
	Wastewater treatment	500 PE with spare capacity of approx. 120 PE	
	Road network	Served by the R-297 (Dromore West to Enniscrone)	
Social infrastructure	Schools	One secondary school	
	Churches	Two churches	
	Sports facilities	GAA pitch located 1km to the west of the village	
	Other assets	Community centre with caravan park, post office, Roslea Castle, Easky pier, health centre, cemetery	

Easky village assets		
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann route 458 and the Local Link
	Active travel	No scheme in place (2023)
Architectural heritage	Protected Structures	16, including Easky Bridge
	Buildings of Note	3 Buildings of Note
Natural heritage and environment	Natura 2000 sites nearby	Easky River pNHA
	Natural amenities	Easky River
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

20.2 Population and housing allocations

The potential yield of lands zoned for housing in Easky amounts to **circa 104 units** for the Plan period. The delivery of these dwellings would facilitate an increase of Easky’s population by at **least 260 residents**. **The actual housing allocation is 25 units**, reflecting the aggregate figure for Villages with Special Coastal Tourism Functions as indicated in the Core Strategy Table (refer to Chapter 3 in Vol. 1).

Section 20.2.1 below lists the sites which have been designated to contribute to the compact growth of Easky, together with their potential housing and population yields.

Section 20.2.2 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 20.2.3 includes a table showing the total amount of land with residential potential zoned in Easky for the period of this CDP (2024-2030).

20.2.1 Compact growth designations

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

One **Regeneration Site** has also been designated in accordance with Section 10(2)(h) of the Planning Act.

Regeneration site

The REG-1 site at the western end of the village consists of a number of vacant properties along the Main Street. Among these is a former shop with a dwelling at the first-floor level (County RPS No. 182). The designation seeks to promote sensitive restoration of the buildings for new uses, preferably mixed uses, which might include a tourist/heritage facility. The restored former shop building should act as a focus for the regeneration of the overall site. Because there is no certainty regarding the potential housing yield of any redevelopment on the site, it has not been included in the Core Strategy housing allocation.

Table 20.1 Regeneration site

REG – Regeneration sites			
Site code	Location	Zoning (2024)	Site area (ha)
REG-1	Site with frontage onto Main Street (and associated backlands) which includes a former store building (County RPS No. 182)	MIX	0.43

Settlement Consolidation Sites (SCS)

Lands designated as SCS 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 20 units per hectare, which is higher, but not excessive when compared to the density of existing housing estates in Easky;
- b. the Council-owned site (SCS-1) included in the Housing Delivery Action Plan 2022-2026 has a predetermined allocation of 10 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%;
- e. the average household size of future occupants of new housing is set at 2.5 persons.

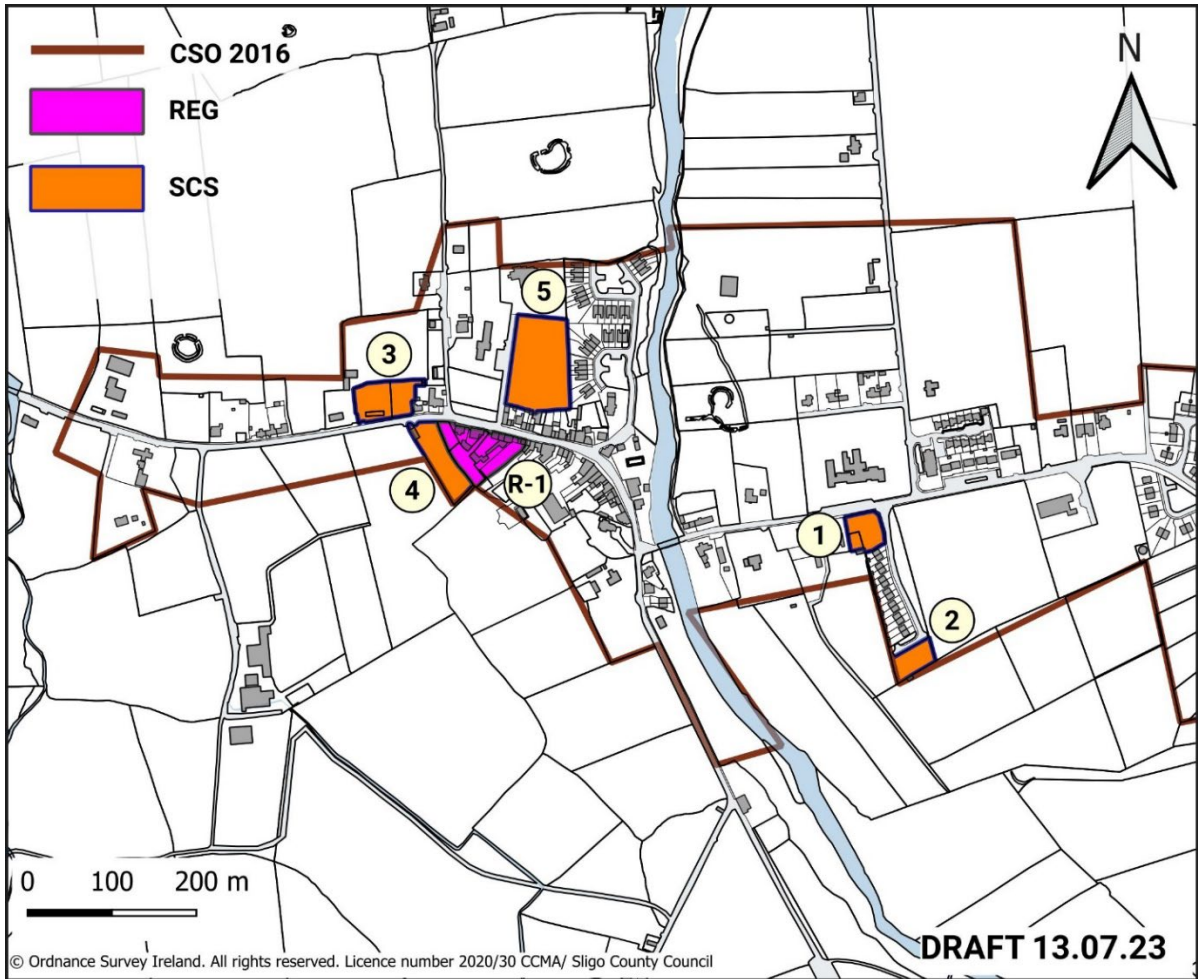
All SCS sites are located within the 2016 Census boundary for Easky, with only a small portion of SCS-4 located outside the boundary. It is estimated that circa **24 houses, i.e. 92% of the Core Strategy allocation** can be delivered within the settlement’s built-up footprint, far in excess of the 30% requirement of RPO 3.2(c).

Note: The zoning of SCS-3 (0.31 ha land with residential potential) was changed from nRES to Green Belt by the Elected Members upon adoption of this Plan.

Table 20.2 Settlement Consolidation Sites

SCS – Settlement Consolidation Sites						
Site no.	Location	Zoning (2024)	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
1	Site at the junction of the R-297 and Woodland Crescent	RES	0.18	0.18	10	25
2	Site immediately to the south of Woodlawn Crescent	RES	0.15	0.15	3	8
3	Site at Castletown, north of the R-297 (redesignated as Green Belt)	RES	0.31	0.31	6	15
4	Site at Curraghmagap to the south of the R-297	MIX	0.31	0.16	3	7
5	Site between Main Street and St. Joseph’s Church	MIX	0.75	0.38	8	20
Total			1.39	0.87	24	60

Fig. 20.A Compact growth designations in Easky: Regeneration sites (REG) and Settlement Consolidation Sites (SCS) in the context of the 2016 Census settlement boundary (CSO)
[this map will be updated in the final version of the Plan]



15.2.2 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 **3.98 ha** of zoned housing land should be provided in addition to the **0.87 ha** with residential potential needed to deliver the housing supply target for Easky.

The **Supplementary Sites** are listed in **Table 20.3** below, which also indicates the zoning objective, area and potential housing yield of each site.

Table 20.3 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-60	Land to the south of the Development Limit	nRES	3.98	3.98	80	200
Total			3.98	3.98	80	200

20.2.2 Summary of population, housing and land zoning requirements

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 20.4 Population, housing land and housing allocation for Easky

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 RES and MIX (2024) Only lands with housing potential)	Potential housing yield of RES and MIX zoned lands (2024)	Excess zoned land (2024)
235 (0.33%)	270 (0.35%)	25 (0.62%)	1.25 ha	4.85 ha	104	3.6 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 20.4

- **Column 4** – the minimum area required to deliver the Core Strategy housing allocation at an average density of 20 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 and Supplementary Sites (refer to Tables 20.2 and 20.3).
- **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).

20.3 Village-specific objectives

Note: These objectives must be considered in conjunction with the urban development policies for towns and villages 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.

20.3.1 Natural heritage and open space

- A. Preserve the woodland, trees and vegetation along the banks of the Easky River and promote the development of a semi-natural open space around the ancient monuments on the eastern bank of the river.
- B. Support the improvement of access to the river by providing/extending/upgrading riverside walkways and by requiring the provision of such walkways in conjunction with the development of any adjoining lands.

20.3.2 Built heritage and streetscape

- A. The former store building to the rear of the Main Street (Protected Structure No. 182) should be sensitively restored for new use, preferably mixed uses which might include a tourist/heritage facility. The restored building should act as a focal point for the overall development of the surrounding village centre backlands at this location.
- B. Protect the stone walls along the R-297 on both approaches to the village
- C. Promote and encourage the sensitive restoration of historic or vernacular buildings in Easky, in order to preserve and enhance the 19th Century character of the Main Street.

20.3.3 Circulation and parking

- A. Preserve and enhance the existing car-parking area within the village.
- B. Support the development of a circular pedestrian and cycle route through the village, along the local road L-2401-0 to the Roslea Castle and back along the Easky River.

20.3.4 Village centre mixed-use zone

- A. Enhance existing civic spaces and, where feasible, provide additional small squares or pocket parks with appropriate furniture, planting, landscaping and public lighting.
- B. Any development proposal on lands between Main Street and St. Joseph's Church should be based on an overall design proposal or masterplan for the entire site. Furthermore, any such proposal should:
 - create an appropriate streetscape along the adjoining public road to the west;
 - be limited to two storeys in height and reflect the scale and character of existing development within the village;
 - incorporate pedestrian links to the Main Street, subject to appropriate design and necessary consents;
 - provide on-site car parking.

20.3.5 Community facilities

- A. Support initiatives to develop the former primary school building and associated grounds for community uses.
- B. Facilitate any possible further expansion of the secondary school by reserving lands to the west of the school for community uses.

20.3.6 Tourism development

- A. Support the development of a small-scale tourist facility on lands in the vicinity of Roslea Castle, including the enhancement of the existing car parking area subject to the preparation of a Conservation Management Plan for Roslea Castle and surrounding area, as resources permit. The Conservation Management Plan should include guidance to inform the implementation of this objective. **[PA-67]**

20.3.7 Business and enterprise

- A. Require any new development on the lands zoned for tourism at the eastern end of the village to use the existing entrance and access road.