

Enniscrone Local Area Plan 2014–2020



Sligo County Council
October 2014

ENNISCRONE Local Area Plan 2014–2020

The elected members of Sligo County Council who are also members of the Ballymote-Tobercurry Municipal District adopted the Enniscrone Local Area Plan 2014-2020 (LAP) on 15 September 2014. This LAP was prepared under Section 19 of the Planning and Development Act 2000 (as amended) and became operational four weeks after its adoption, i.e. on 13 October 2014.

Environmental assessment and Appropriate Assessment

Following screening and consultation with prescribed environmental authorities, the Planning Authority has determined that the implementation of Enniscrone Local Area Plan is not likely to have significant effects on the environment. Therefore, a Strategic Environmental Assessment (SEA) is not required.

An Appropriate Assessment (AA) Screening Report has also been prepared in accordance with the requirements of the Habitats Directive.

Availability

The LAP, the SEA Screening Report, the SEA decision and the AA Screening Report can be viewed and downloaded from the Council's website at www.sligococo.ie/enniscrone.

Hard copies can be obtained by contacting the Planning Office of Sligo County Council.

For additional information, please e-mail the Development Planning Unit at dpu@sligococo.ie

No figures or maps
pertaining to this publication
may be copied, reproduced or transmitted
in any form or by any means
without the prior permission
of the copyright owners.
© Ordnance Survey Ireland
Licence number
2010/20 CCMA/Sligo County Council

Prepared by
Sligo County Council
Development
Planning Unit

13 October 2014

Cover photo: Aerial view of Enniscrone, courtesy of Steve Rogers (www.steverogersphoto.com)

Contributors

Planning: Leonora McConville, *Executive Planner*
Lorraine McMorrow, *Graduate Architect*
Amy Donohoe, *Property Studies Graduate*
Mihaela Davidescu, *Acting Senior Executive Planner*

Roads: John O Flaherty, *Senior Executive Engineer*
Joe Devaney, *Executive Engineer*

Heritage: Siobhan Ryan, *Heritage Officer*

Environment: Rosie Morrissey, *Executive Scientist*

Mapping: Noel Ballantyne, *GIS Technician*

Administration: Terri Dunleavy, *Clerical Officer*

Co-ordinator: Mihaela Davidescu, *Acting Senior Executive Planner*

Head of Planning: Frank Moylan, *Acting Senior Planner*

Contents

1. Plan context	1	8. Transport and circulation	71
1.1 Legal basis for Enniscrone LAP	1	8.1 Main CDP provisions	71
1.2 Location and background	2	8.2 Road network	73
1.3 Demographic information	5	8.3 Traffic management	74
1.4 Planning issues	9	8.4 Pedestrian and cycling facilities	77
1.5 Public consultation	10	8.5 Public transport	78
1.6 Vision and strategic aims for Enniscrone	11	9. Infrastructure	81
2. Strategic Environmental Assessment (SEA)	12	9.1 Strategic CDP provisions	81
2.1 Legal requirements	12	9.2 Water supply	82
2.2 Screening Enniscrone LAP	12	9.3 Wastewater treatment	83
2.3 Initial consultation with environmental authorities	13	9.4 Waste management	84
2.4 Amendments of the Draft LAP	14	9.5 Energy and telecommunications	86
2.5 Conclusions	14	9.6 Infrastructural provision	86
3. Core Strategy	15	10. Environmental quality	87
3.1 Core Strategy basics	15	10.1 Water quality	88
3.2 Enniscrone's population and housing land allocations	17	10.2 Coastal zone management	90
3.3 Land use zoning	21	10.3 Air quality	92
4. Economic development	25	10.4 Noise control	92
4.1 Main CDP provisions	26	10.5 Flood risk assessment	93
4.2 Retail development	28	11. Urban design	95
4.3 Enterprise and industry	30	11.1 Urban context	95
4.4 Tourism	32	11.2 Urban design strategy	97
5. Housing	37	11.3 Design guidance for specific sites	100
5.1 Main CDP provisions	37	11.4 Public realm improvements	101
5.2 Context	38	11.5 National design guidance document	102
5.3 Housing provision 2014-2020	39	12. Maps	105
5.4 Housing in the buffer zone	42	Map 1. Existing land use (2013)	106
6. Community facilities	44	Map 2. Zoning	107
6.1 Main CDP provisions	44	Zoning Matrix	108
6.2 Education	45	Map 3. Zoning detail	110
6.3 Family support	47	Map 4. Sites previously zoned residential	111
6.4 Health and older persons care	48	Map 5. Strategic Land Reserve	112
6.5 Culture and sports	49	Map 6. Urban design, tourism, open space	113
6.6 Recreation and open space	49	Map 7. Archaeological sites and monuments	114
6.7 Other facilities	51	Map 8. Record of Protected Structures	115
7. Heritage	53	Map 9. Buildings of note	116
7.1 Natural heritage	53	Map 10. Transport and circulation objectives	117
7.2 Archaeological heritage	63	Map 11. Water supply and sewerage networks	118
7.3 Architectural heritage	66	Appendix I. Strategic Flood Risk Assessment	119
7.4 Landscape character	70	Appendix II. Protected Structures in Enniscrone	133
		Appendix III. Buildings of note in Enniscrone	141
		Appendix IV. Extract from Urban Design Manual	153

1. Plan context



1.1 Legal basis for Enniscrone LAP

The Planning and Development Act 2000 (as amended) specifies that a local authority must make a local area plan (LAP) for all towns under its jurisdiction where the population, as counted by the most recent Census, exceeds 5,000 persons. A LAP must also be made for towns with a minimum of 1,500 persons, in cases where the County Development Plan does not already include objectives for these places.

The Planning and Development Act 2000 indicates that local authorities may prepare a LAP for any area considered suitable, especially those likely to be subject to large-scale development or those which require economic, physical and social renewal during the lifetime of such a plan.

1.1.1 Local Area Plan 2004-2013

Census 2002 counted only 668 persons in Enniscrone. However, the County Council considered it necessary to prepare a LAP for the town, which was designated as a Key Support Town in the County Development Plan 2005-2011, having already experienced substantial development pressure in the early 2000s.

The Enniscrone LAP 2004-2010, prepared by planning consultants from the National Building Agency (NBA), was adopted on 1 March 2004.

In 2010, the life of the LAP was extended by three years, to 2013, given that the majority of its objectives had not yet been achieved. According to Census 2011 demographic data, the town of Enniscrone had grown to a population of 1,223, nearly double that counted in 2002.

1.1.2 Local Area Plan 2014-2020

In 2011, Sligo County Council adopted the County Development Plan 2011-2017, which – for the first time – was based on a Core Strategy, in accordance with amended planning legislation. The Core Strategy confirmed the settlement hierarchy in the County and Enniscrone's designation as a Key Support Town for the rural areas in West Sligo.

Therefore, the County Council has decided to review the Enniscrone Local Area Plan 2004 and bring the new LAP in line with the specific provisions of the Core Strategy, of which the most important is the allocation of land for residential development.

The LAP is prepared in accordance with Sections 18, 19 and 20 of the Planning and Development Act 2000 (as amended).

The Plan will remain operational for six years following its adoption, but the Council may decide to amend or revoke the LAP at any time.

1.1.3 Purpose of the LAP

The purpose of this Local Area Plan is to provide a comprehensive level of detail as to the desired manner and pattern of growth for the town of Enniscrone. The LAP will guide and regulate development through land use zoning, planning policies and development objectives.

Enniscrone LAP 2014-2020 is consistent with the objectives of the Sligo County Development Plan 2011–2017 (CDP). All policies and objectives contained in the CDP apply to Enniscrone. In particular, the LAP must be consistent with the Core Strategy contained in the County Development Plan 2011-2017 (refer to Chapter 3).

It is important to note that the CDP supersedes the LAP should any conflicting provisions be included in the Local Area Plan.

1.2 Location and background

1.2.1 Geography

Enniscrone is a coastal town located 55 km (35 miles) to the west of Sligo City, close to the western county border, and only 15 km (9 miles) from Ballina, Co. Mayo. Most of the town's built-up area lies at a height of 10–20 m above sea level. The east of the town and its environs rise slightly above 30 m. Scenic views of the Ox Mountains to the south-east and the Atlantic Ocean to the west can be observed, lending to the visual appeal of the town.



1.2 Location and background

The provisions of the Local Area Plan apply to an extensive area comprising two distinctive zones:

- the **development zone**, consisting of the existing built-up area plus lands zoned for future development;
- the **buffer zone**, consisting of a relatively large rural area surrounding the development zone.

The development zone is concentrated within the development limit, while the entire plan area is contained within the Plan limit.

The development zone extends into the townlands of *Bartragh, Carrowhubbuck North, Carrowhubbuck South, Frankford, Muckduff* and *Trotts*.

The wider Plan area incorporates the following additional townlands:

Attichree, Ballinteane, Ballymoghany, Ballymoneen, Bunnanilra, Carraun (partial), Carrowacardin, Carrowcoller (partial), Carrowgarry, Carrowgun, Carrowneden, Carrownurlar (partial), Cloonaderavally, Corbally (partial), Cottlestown, Dooneen, Drinaghan Beg (partial), Fiddaun (partial), Kilglass, Killanly, Kinard, Knockagower, Lackan, Lackanatlieve, Lackancahill, Lecarrownaveagh, Magherabrack, Newtown, Parke, Rathglass (partial), Rathmurphy, Rinroe, Scurmomore, Tullylin or Ballfeenaun (partial).

Fig 1.A The extent of the Plan area (inside the blue line) and the development zone (inside the red line)



1.2.2 Historical background

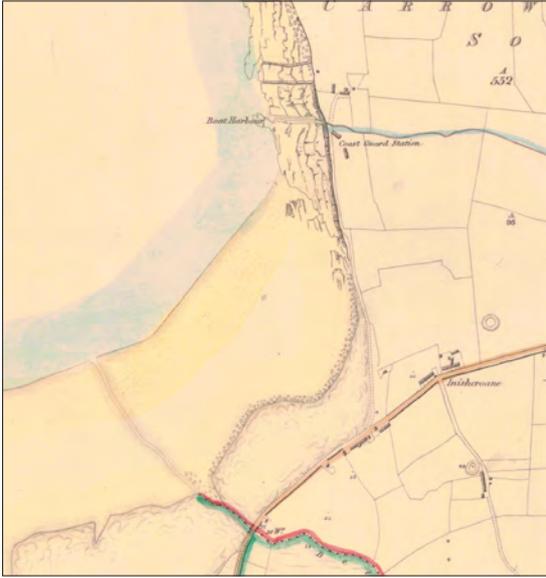


Fig. 1.B Enniscrone in 1847

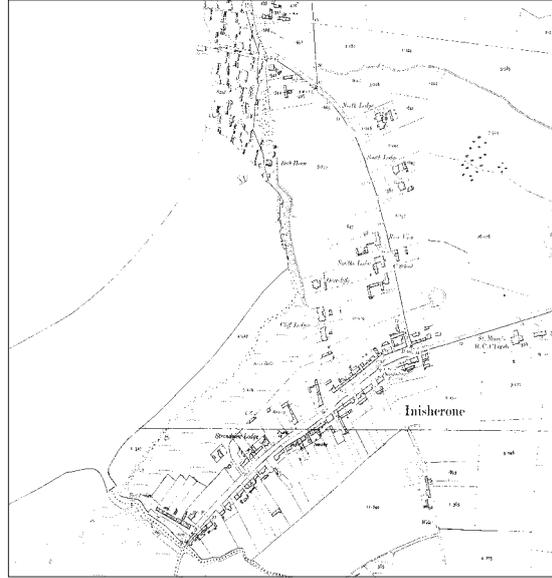


Fig. 1.C Enniscrone in 1942



The first recorded reference to Enniscrone dates back to the 11th Century. The parish, known as Kilglass, extended far beyond the boundary of Enniscrone town itself, encompassing much of the surrounding hinterland. This region around Enniscrone was the centre of power of the principal clan from this part of Ireland – the O'Dowds. They were a maritime power of considerable ability in the 12th and 13th centuries.

There are many derivations of the name 'Enniscrone' such as Inishcrone, Inniscrone and the Irish equivalent Inis Crabhann. An early written reference to Enniscrone is from a poem dated 1417, where the name is spelt "Enniscrone".

The name recorded locally for the little stream in the Castle Field park is the "Inis"; it is possible that the derivation of the name came from this stream.

The modern development of Enniscrone appears to date from the 1840s. The pier was built between 1884 and 1887 and a coastguard station was also erected at this time.

The small seaside settlement grew in a linear manner along the Main Street, Cliff Road and Pier Road. The Main Street features a mix of residential and commercial properties with varied rooflines, similar to many other west-of-Ireland towns.

Urban growth in the second half of the 20th century took the form of residential developments stretching along approach roads with some clustering of housing estates outside the town core to the east.

Around the turn of the century, a variety of holiday home developments or "villages" were built in a largely random manner in Enniscrone – one scheme at the eastern end of the town and several others to the north of the Main Street. The latter have led to some consolidation of the backlands of what otherwise would have been a linear development extending as far as the Promontory Fort at Carrowhubbuck North.

1.3 Demographic information

Enniscrone extends into two Electoral Divisions (ED) – Kilglass and Castleconor West. While the area designated for development is limited to the town and its fringes (see the red boundary in the illustration below), the Plan area (contained within the blue line) extends substantially into the electoral divisions of Kilglass and Castleconor West (purple boundaries). Therefore, the combined area of these two EDs is considered a reasonable approximator for the Plan area in terms of demographic characteristics such as age, employment, education etc.

The demographic information in the following subsections relates to the combined population of the EDs.

Fig 1.D The extent of the Plan area (inside the blue line) and the development zone (inside the red line) in the context of the two Electoral Divisions of Kilglass and Castleconor West (purple boundaries)



Table 1.E Demographic change in Enniscrone, Kilglass ED and Castleconor West ED, 2002 to 2011

Area	Population 2002	Population 2006	% change 2002-2006	Population 2011	% change 2006-2011	% change 2002-2011
County Sligo	58,200	60,894	+4.6	65,270	+7.2	+12.14%
Kilglass ED	1,245	1,347	+8.2	1,639	+21.7	+31.6 %
Castleconor West ED	825	891	+8.0	1,002	+12.5	+21.4 %
Combined EDs	2,070	2,238	+8.1	2,641	+18	+27.5 %
Enniscrone Town	668	829	+24.1	1,223	+47.5	+83 %
of which						
Kilglass portion	627	789	+25.8	1,101	+39.5	+ 75.6 %
Castleconor West portion	41	40	-2.4	122	+205.0	+197.5 %

Source: cso.ie

1.3.1 Age profile

The combined Kilglass and Castleconor West ED's population aged under 20 accounted for 18.81% of the total population, a significantly lower proportion than in 2002, when it represented 28.6% of the total.

At the same time, the proportion of persons aged 65 and over has increased only slightly, from 16.5% in 2002 to 17% in 2011. The most significant growth has occurred in the 20 to 64 age group, i.e. the working age population, which in 2011 represented 64% of the total, as compared to only 54.8% in 2002.

The number of children under 5 – for which the availability of childcare services would be important - has fallen from 143 in 2002 to 120 in 2011.

The largest increase in any age group was recorded in the 60 to 64 category, where numbers grew from 93 in 2002 to 170 in 2011. The number of people aged 85 and over has also increased from 55 in 2002 to 76 in 2011.

Table 1.F Population classified by broad age group in the combined area of Kilglass and Castleconor West EDs: Census 2002, 2006 and 2011

Age group	2002		2006		2011	
	persons	percentage of total	persons	percentage of total	persons	percentage of total
0 - 19 y	592	28.6 %	584	26 %	460	19 %
20 - 64 y	1136	54.9 %	1282	57.2 %	1569	64 %
65 and over	342	16.5 %	372	16.6 %	417	17 %
total	2070	100 %	2238	100 %	2446	100 %

1.3.2 Employment profile

In 2011, there were 1,060 persons employed in the combined EDs of Kilglass and Castleconor West (50.3% of the population), compared to 796 in 2002 (48.1%).

The number of persons who had lost their jobs in the year before the Census fell from 76 (in 2002) to 59 (in 2006), only to increase dramatically to 252 by 2011, clearly correlated with the economic crisis.

While the proportion of retired people stayed about the same (14.9% in 2002 and 14.8% in 2011), the proportion of students fell visibly from 12.2% (2002) to 8% (2011), reflecting the trend of decreasing numbers of young people in the area.

1.3.3 Occupational profile

Despite the fact that the area covered by the combined EDs of Kilglass and Castleconor West is predominantly rural, the number and proportion of farmers fell between 2002 and 2006 from 115 (13.2% of the working population) to 102 (9.9% of the working population).

The 2011 Census does not include a separate category for farmers, but counts persons with “elementary occupations” at 135, or 10.3% of the working population.

A constant growth is noticeable in the number of professional workers: from 138 in 2002 to 186 in 2011.

The housing boom led to more than doubling of the number of persons employed in the construction industry between 2002 and 2006, from 89 to 188. The collapse of the construction industry was reflected in the Census 2011 figures, with only 80 people still employed in the industry.

As Enniscrone is essentially a tourist town, the proportion of people working in sales and services has been quite substantial and relatively constant between 2002 and 2006 – circa 23% of the working population (194 persons in 2002 and 239 persons in 2006). However, the economic decline appears to have affected the tourism sector, as the number of workers counted under sales and services in Census 2011 had fallen to 189, or circa 14% of the total working population).

1.3.4 Educational profile

In terms of education, the trend from 2002 to 2011 indicates a reduction in the number of people with primary only or no formal education, combined with a near-doubling of the number of degree-holders (both primary and postgraduate). Over 58% of the population of the combined EDs of Kilglass and Castleconor West has completed secondary or similar education, while circa 20% holds a degree, with four persons having completed a doctorate (PhD).

1.3.5 Household profile

Between 2002 and 2011, the most noticeable phenomenon in terms of household composition has been the strong growth in one- and two-person households in parallel with a fall in the number of households with three or more members. In 2011, one- and two-person households represented no less than 60.8% of the total number of households in the combined areas of Kilglass and Castleconor West EDs. This would suggest a predominance of young persons/couples who are not yet parents and older persons or couples whose children no longer live in the same household.

The trend in average household size should guide potential developers, as it could be seen as an indicator of future demand in terms of housing types and size.

Table 1.G Household size in the combined EDs of Kilglass and Castleconor West: Census 2002, 2006 and 2011

Household size	2002		2006		2011	
	no. of households	% of total	no. of households	% of total	no. of households	% of total
1 person	155	22.6	190	24.6	271	28.0
2 persons	189	27.5	232	30.1	317	32.8
3 persons	124	18.0	132	17.1	136	14.1
4 persons	90	13.1	100	13.0	121	12.5
5 persons	83	12.1	80	10.4	77	8.0
6 persons	33	4.8	29	3.8	36	3.7
7 persons	13	1.9	8	1.0	7	0.7
8+ persons	0	0.0	1	0.1	2	0.2
Total	687	100.0	772	100.0	967	100.0

The average number of persons per household has decreased constantly, from 3.01 in 2002 to 2.73 in 2011, as shown in Table 1.H below. The average household size in Enniscrone has consistently remained above the county average, for which the corresponding figures were 2.96 persons per household in 2002, 2.83 in 2006 and 2.67 in 2011.

Table 1.H. Average household size in the combined EDs of Kilglass and Castleconor West: Census 2002, 2006 and 2011

Year	Population of Kilglass and Castleconor West EDs	Number of households	Average number of persons per household
2002	2,070	687	3.01
2006	2,238	772	2.89
2011	2,641	967	2.73

1.3.6 Key demographic issues

The most significant issues that emerge from a review of the demographic trends appear to be the following:

- The population in the Plan area has increased substantially in the period 2002 to 2011, by 27%, with the population of Enniscrone Town growing by a staggering 83%. This could be an effect of the availability of a significant housing stock built during the boom years as holiday homes, but eventually becoming occupied on a permanent basis.
- While the proportion of young persons has decreased between 2002 and 2011, there has been a strong growth in the population of working age. The proportion of retired persons has remained relatively stable, but their number is constantly growing.
- There has been a significant growth in the number and proportion of one- and two-persons households. This could be interpreted as an increase in the number of young and old households (single people or couples without children), while the number of families with one, two or three children has remained largely stable. This phenomenon could indicate a future increase in demand for childcare and youth-related facilities, as well as a potential demand for special-needs accommodation and even nursing home places for the aging generations.
- The growth of a professional, degree-educated workforce living within the areas of Kilglass and Castleconor West EDs, combined with the lower-than-national-average unemployment rates in each of the Census years, seems to indicate that a large number of workers are commuting to urban centres other than Enniscrone. The travel-to-work statistics included in **Chapter 8 Transport** appear to confirm this hypothesis.

1.4 Planning issues

Since the adoption of the first Enniscrone LAP in 2004, significant changes have taken place, both locally and nationally, in terms of economic performance, legislation and planning policy. Since 2008, the national economy has been in decline due to the global financial crisis and the collapse of the property market.

Although Enniscrone has not been dramatically affected by the downturn in the economy, like other towns in Ireland, there are many challenges and corresponding planning issues that have been identified as relevant for the Enniscrone LAP. These issues are outlined in the following subsections.

1.4.1 Planning legislation

The Planning and Development Act 2010 introduced, inter alia, the requirement to base development plans on a Core Strategy (see below and Chapter 3 of this Plan).

The Regional Planning Guidelines 2010 defined, for the first time, population targets and upper limits for the zoning of land for residential uses in the constituent counties of the Border Region and in the NSS Gateways and Hubs of the region.

Sligo County Development Plan 2011-2017 contains a Core Strategy which is consistent with the National Spatial Strategy and the Border Regional Planning Guidelines 2010. The Core Strategy recommends population levels and allocates housing land to the County's villages and towns, including Enniscrone. Thus, the provisions of the Core Strategy require changes in residential and mixed-use zoning.

1.4.2 Natura 2000 sites and Appropriate Assessment

Enniscrone, a coastal town, has an exceptional natural setting. The Killala Bay/Moy Estuary, the beach at Carrowhubbuck South and the extensive beach and dune system (almost 3 km) at Bartragh are the dominant landscape features. These outstanding areas also represent a wealth of natural heritage, which is protected under the Birds and/or the Habitats Directive and also under national legislation.

Killala Bay/Moy Estuary is a designated Special Area of Conservation (SAC – site code 000458) and Special Protection Area (SPA – site code 004036) and therefore forms part of the Natura 2000 network.

In order to ensure that development does not impact on the conservation objectives of the SAC and SPA, the development limit was set back as far as possible inland, away from the boundaries of the Natura 2000 areas.

The LAP has been subject to Appropriate Assessment as required by national and EU legislation (which had not been implemented in Ireland at the time of preparing the 2004 local area plan).

The Appropriate Assessment Screening Report relating to the Enniscrone LAP 2014-2020 is available as a separate document.

1.4.3 Land use zoning

Enniscrone LAP 2004–2013 zoned 78 hectares of greenfield land for residential purposes, which included mixed infill development. While the objective of increasing the supply of land for both permanent and holiday residential uses has been achieved, the extent of lands zoned for housing proved to be significantly in excess of the actual demand.

The area of land zoned for residential uses has been reduced in the current LAP in accordance with the allocation contained within the Core Strategy of the CDP 2011-2017. An area of 14.78 hectares of greenfield land is zoned for multi-unit residential development during the lifetime of this LAP, in accordance with the Core Strategy (this also includes 40% of 1.9 hectares zoned for mixed uses). Refer to Chapter 3 **Core Strategy**, Chapter 5 **Housing** and to the **Zoning Map** (Maps 2/3 in this Plan).

1.4.4 Town centre

The core of Enniscrone can be loosely defined as an area surrounding the Main Street (R-297) between its junctions with Cliff Road and Pier Road. However, there is no clear town centre, because no space along the Main Street is designed in a manner that would allow proper social interaction. The town needs an appropriately-designed central zone that can focus social and commercial activities.

The Main Street is a regional road, subject to a significant amount of through-traffic and hence vehicle speed is an issue. Measures are required to slow down traffic passing through the centre and therefore improve the amenity of the town centre.

There is a shortage of adequate off-street car parking. Sections of Main Street, as well as Pier Road and Cliff Road can become very congested at times due to the narrowness of the road at certain points and the haphazard parking of cars.

In order to have a functional town centre, these problems need to be addressed. Refer to Chapter 8 Transport and to Chapter 11 Urban Design for relevant policies and objectives.

1.4.5 Tourism-related facilities

Economic development in Enniscrone is driven by its tourism industry. Therefore, a focus of this LAP is to strengthen and improve the tourism product. Improvements to the tourism appeal of Enniscrone would involve, inter alia, the enhancement of the Pier area and the services it offers, the reservation of land for a new camping and caravan park at Muckduff, the development of a facility to support the various water-related activities based on or near the beach, as well as extending and enhancing the various walks around the town and environs. Refer to **Chapter 4 Economic Development** for relevant policies and objectives.

1.5 Public consultation

As required by the Planning and Development Act 2000 (as amended), Sligo County Council undertook consultation with the public and prescribed authorities before preparing a draft LAP for Enniscrone for the period 2014-2020. The first stage of consultation took place in August and September 2012, based on a Pre-Draft Consultation Paper. In 2014, the Planning Section resumed pre-draft consultation by organising a public meeting in Enniscrone, which was well attended. Suggestions made at the meeting and later in pre-draft submissions related to parking, traffic safety, new vehicular and pedestrian links/walkways, dereliction, architectural and archaeological heritage, tourism infrastructure, key sites such as the Hollows and the Pier etc. There were proposals for a community centre, a heritage centre and the development of a camping and caravan park.

Following this, a Draft LAP was prepared and placed on public display from 24 April to 6 June 2014. On 10 July 2014, the elected members of Sligo County Council who are also members of the Tobercurry-Ballymote Municipal District considered the Draft LAP and the First Chief Executive's Report and resolved to propose an amendment with implications on zoning and transport objectives. The proposed amendment was separated into six individual amendments: an amendment to the Zoning Map, an amendment to the Transport Objectives Map and corresponding amendments to the text (narrative and objectives) of the Draft LAP. The amendments, although material, remained within the scope of the Draft LAP.

Public consultation on the proposed amendments took place between 16 July and 13 August 2014, when further submissions were invited from the public and prescribed bodies.

On 15 September 2014, having considered the Draft Enniscrone LAP 2014-2020, the associated SEA and AA Reports, the proposed amendments together with the Second Chief Executive's Report, the members of the Ballymote-Tobercurry Municipal District resolved to make the local area plan in accordance with the Chief Executive's overall recommendation.

The Enniscrone Local Area Plan 2014-2020 was adopted with the material changes proposed under amendments A-1, A-4 and A-6, but without the changes proposed under amendments A-2, A-3 and A-5.

1.6 Vision and strategic aims for Enniscrone

The development of Enniscrone is guided by the following vision:

To create a sustainable, economically and socially successful town, in an exceptional physical setting, where natural and built heritage are preserved and enhanced, and where new development will be of a high design standard.

To achieve the vision, the following strategic aims will be pursued:

Enniscrone - strategic aims

- SA-1** Promote the sustainable and consolidated development of Enniscrone as a Key Support Town with a special tourism function.
- SA-2** Facilitate economic activity, in particular tourism-related activities, by ensuring that sufficient land is zoned and adequate infrastructure is available to allow for the expansion of existing businesses and the setting up of new ones.
- SA-3** Ensure that the people of Enniscrone have access to affordable housing, education, community and recreational facilities.
- SA-4** Recognise the importance of natural, archaeological and architectural heritage in the LAP area as factors which contribute to Enniscrone's attractiveness.
- SA-5** Seek the development of a more efficient and integrated circulation system, including walking and cycling links.
- SA-6** Ensure that the current and future population and businesses of Enniscrone are served by adequate environmental, energy and telecommunications infrastructure.

Chapter 2 of this Plan outlines the legal requirements for Strategic Environmental Assessment, and the Planning Authority's determination in this regard.

Chapter 3 indicates how the provisions of the County Core Strategy are transposed into the Enniscrone LAP.

Chapters 4 to 10 of the Plan contain relevant sectoral information together with detailed policies and objectives designed to implement the strategic aims outlined above.

In order to promote desirable development patterns in the town, an urban design strategy is detailed in **Chapter 11**. This includes specific guidelines for key sites within the town.

Chapter 12 includes the Zoning Map, Zoning Matrix, zoning objectives and all the other relevant maps pertaining to the LAP.

2. Strategic Environmental Assessment (SEA)

2.1 Legal requirements

Strategic Environmental Assessment (SEA) is a systematic process of evaluating, at the earliest stage of decision-making, the environmental quality and potential consequences of alternative visions incorporated in plans and programmes.

The steps involved in SEA are:

- screening (determining whether or not SEA is required);
- scoping (determining the range of environmental issues to be covered by the SEA);
- preparation of an Environmental Report;
- carrying out of consultations;
- integration of environmental considerations into the plan or programme;
- publication of information on the decision (SEA statement).

However, the process can stop after the first step if after screening it is determined that the implementation of the plan or programme will not have significant effects on the environment.

The European Environmental Assessment Directive 2001/42/EC was transposed into Irish legislation in the form of Statutory Instruments no. 435 and 436 of 2004 (SEA Regulations).

S.I. No. 436/2004 is the regulatory instrument applicable to land-use plans, including Enniscrone LAP. The SEA Regulations were amended by S.I. No. 200 and 201 in 2011, to ensure consistency with the Planning and Development Act, which was amended in 2010.

In accordance with Article 14A of the SEA Regulations, a planning authority intending to prepare a local area plan for a settlement with a population of up to 5,000 persons must determine whether the LAP would have significant effects on the environment.

2.2 Screening Enniscrone LAP

For Enniscrone, this determination has been done through a screening exercise undertaken in accordance with the guidelines published by the Environmental Protection Agency (EPA) - *Synthesis Report On Developing a Strategic Environmental Assessment (SEA) Methodologies For Plans And Programmes In Ireland*.

A Screening Report was prepared by the Development Planning Unit of Sligo County Council in December 2013. The Report was organised under the following headings:

- A. Brief outline of the proposed local area plan**
- B. Background information on Enniscrone**
- C. Characteristics of the proposed local area plan**
- D. Characteristics of the effects and of the area likely to be affected**
- E. Conclusion**

The conclusion of the Screening Report is reproduced on the opposite page.

Conclusion

The Draft Enniscrone LAP 2014-2020 will be prepared in the context of the existing CDP 2011-2017, which sets out a strategy for the proper planning and sustainable development of the County and has already been assessed under the SEA completed as part of the CDP process.

The LAP will be consistent with the CDP. The CDP provisions (including the SEA mitigation measures) will apply to the LAP area.

The LAP will be focused on the consolidation of the town and the protection of Natura 2000 sites and other designated areas within the Plan area.

When compared to the existing Enniscrone LAP 2004-2013, the proposed LAP will involve a significant reduction in the extent of overall area of greenfield land available for development during the plan period, particularly in relation to residential development. It will also establish a Buffer Zone in order to facilitate the above-mentioned urban consolidation and to offer additional protection to designated natural heritage areas.

Having described the characteristics and assessed the expected effects of implementing the Local Area Plan for Enniscrone, and having regard to the characteristics of the area likely to be affected, it appears that the proposed LAP, if implemented, would have negligible effects on the environment.

On the basis of the above assessment carried out in accordance with the criteria set out in Schedule 2A of the SEA Regulations, it is the opinion of the Planning Authority, at this stage of the process, that the proposed Enniscrone LAP is not likely to have significant effects on the environment.

Accordingly, a full Strategic Environmental Assessment is not required.

2.3 Initial consultation with environmental authorities

As prescribed by the SEA Regulations, the relevant environmental authorities were notified and the Screening Report was sent in December 2013 to the Department for Environment, Communities and Local Government (DECLG), the Department for Communications, Energy and Natural Resources (DCENR), the Department of Agriculture, Fisheries and Food (DAFF), the Environmental Protection Agency (EPA), the Planning Authorities of counties Mayo, Leitrim and Roscommon and to Ballina Town Council, for comments.

The EPA noted the Planning Authority's conclusion that a full SEA is not required. The agency made several recommendations and suggestions, which have been incorporated into the LAP.

The DCENR, through Inland Fisheries Ireland (IFI), responded with several comments relating to wastewater treatment, buffer zones, drainage and the control of invasive species.

The DAFF requested that the LAP not compromise the foreshore or affect the Department's ability to grant new aquaculture licenses in the area.

Leitrim County Council indicated the need for Habitats Directive Assessment of the LAP, while Roscommon County Council had no comment to make in respect of the SEA Screening of the Draft Enniscrone LAP.

As no other comments were received from environmental authorities, the Planning Authority – having incorporated the above recommendations into the Draft Plan – decided not to undertake a full SEA. The decision was published alongside the Draft Plan.

The SEA Screening Report relating to the Draft Enniscrone LAP was made available for public consultation alongside the Draft Plan from 24 April to 6 June 2014.

2.4 Amendments of the Draft LAP

On 10 July 2014, the members of the Tobercurry-Ballymote Municipal District considered the Draft LAP and the First Chief Executive's Report and resolved to propose an amendment, which was separated into several individual amendments, as outlined in Section 1.5 Public Consultation (p. 10 of this Plan).

The potential for significant effects of the proposed amendments was assessed and described in an Addendum to the initial SEA Screening Report associated with the Draft LAP. It was determined that none of the proposed amendments would have changed the conclusion of the initial SEA Screening Report.

On 28 July 2014, the Addendum was referred to the prescribed environmental authorities, of which only the Environmental Protection Agency (EPA) responded. Noting the Planning Authority's position regarding the absence of potential significant effects of the proposed amendments, the EPA recommended that water quality in the Plan area be protected in the event of implementing the proposed amendments.

Following public consultation on the proposed amendments and the preparation of the Second Chief Executive's Report, the Enniscrone LAP was adopted on 15 September 2014 with three of the six proposed amendments. The findings of the initial SEA Screening Report were not affected.

2.5 Conclusion

The initial SEA Screening Report indicated that the implementation of the Draft Enniscrone LAP would not have significant environmental effects. The Addendum to the SEA Screening Report found that none of the proposed amendments had potential for significant environmental effects.

It is considered that the implementation of the Enniscrone Local Area Plan 2014-2020, as adopted (i.e. with amendments), is not likely to have significant effects on the environment.

3. Core Strategy



3.1 Core Strategy basics

3.1.1 Regulatory context

The Planning and Development Act 2011 amended Section 10 of the Principal Act by introducing the requirement of a “core strategy that shall show that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and regional planning guidelines”.

The Core Strategy for County Sligo was adopted as part of the CDP 2011-2017. The Strategy provides relevant information to demonstrate consistency with the National Spatial Strategy (NSS) and the Border Regional Planning Guidelines (RPGs). It also sets out core aims and strategic goals which, in turn, define and shape growth locations, population distribution and land use zoning.

3.1.2 Sligo’s spatial development framework

The 2010 Border RPGs chose a balanced approach to regional development – a polycentric settlement model, supported by a strong road network – recommending the prioritisation of key urban settlements in terms of population and investment growth, while at the same time sustaining and revitalising rural areas.

In accordance with the above concepts, the Core Strategy Map for County Sligo illustrates a spatial development framework which prioritises Gateway growth and Key Support Towns consolidation, while seeking to support rural areas mainly by strengthening a range of small villages throughout the County. Enniscrone is one of the three Key Support Towns designated in County Sligo’s spatial development framework.

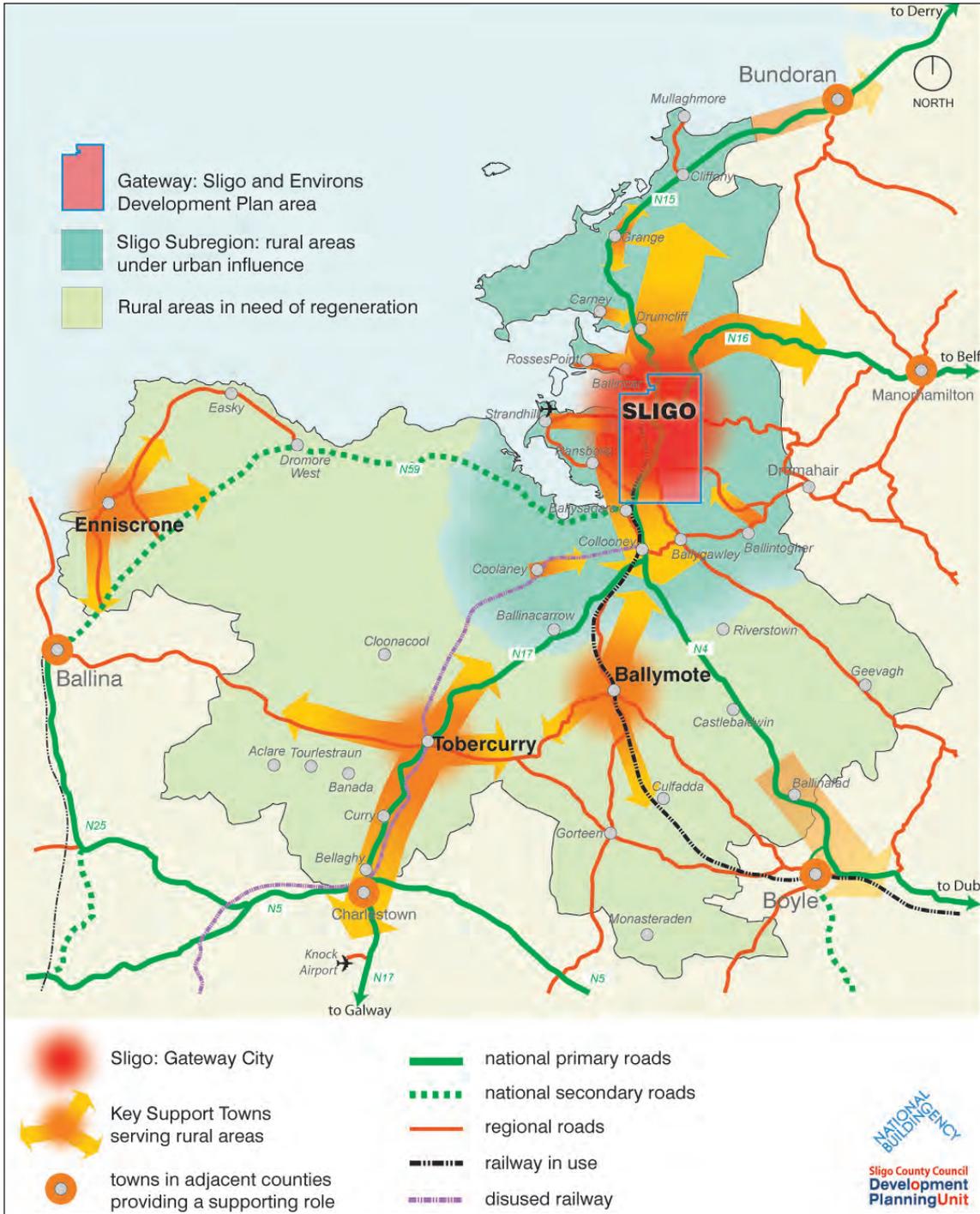


Fig. 3.A Extract from CDP 2011–2017: The Core Strategy map as a spatial development framework (corresponding to Fig. 3.B in the CDP)

3.1.3 Compliance with RPG population targets and housing land requirements

The RPGs set out population targets for 2016 and 2020 for both County Sligo and the Sligo and Environs area.

Having estimated a population of 66,430 in 2010, the RPGs indicate that the targets for County Sligo are 71,851 persons in 2016 and 77,350 persons in 2022.

Starting from the RPG recommendations and population targets, the Core Strategy included in Sligo’s County Development Plan further allocates shares of future population growth to the County’s towns and villages, in proportion to their role and position in the settlement hierarchy.

The housing land requirement, as defined by the RPGs, is 195 hectares for the county, excluding the Sligo and Environs area. A breakdown of this area by settlement is provided in Section 3.5 Housing Land Provision in the County (Volume 1) and in Appendix I of Volume 2 (Mini-Plans) of the County Development Plan.

The CDP, in subsection **3.5.1 Distributing the RPG housing land requirement** (p. 34 of the CDP), indicates that Enniscrone’s allocation is a maximum of 14.8 hectares of greenfield land for residential uses.

3.2 Enniscrone’s population and housing land allocations

3.2.1 Population target

In an attempt to manage the growth of settlements and to direct future housing in accordance with the County Core Strategy as outlined in the CDP 2011-2017, population targets have been established for the settlements in each tier of the hierarchy along with supporting policies to inform development management.

Consistent with this strategy, the population level that the CDP recommends for Enniscrone is 1,200 persons by 2017.

Table 3.B Key Support Towns’ recommended population levels for 2017 (CDP 2011-2017)

Key Support Town	Population 2002 (Census)	Population 2006 (Census)	Recommended population level 2017
Ballymote	981	1,229	1,700
Enniscrone	668	829	1,200
Tobercurry	1,171	1,421	1,800

It is important to remember that at the time of drawing up the Core Strategy and allocating future population levels to the County’s settlements, demographic information from the 2011 Census of population had not been issued.

The now-published census data indicates that the population of Enniscrone was 1,223 in 2011, slightly above the target set in the CDP for 2017.

This is considered a positive development and an indicator of Enniscrone’s capacity to attract and retain permanent residents, despite the fact that it is generally functioning as a holiday town.

3.2.2 Housing land requirements

In recognition of Enniscrone's Key Support Town status, the CDP allocates a maximum of 14.8 hectares to be zoned for future housing development.

The 2004 LAP zoned 78 hectares of greenfield land for housing. Of those lands, 19 hectares have been developed. The amount of remaining greenfield land is 59 hectares.

Resulting from the CDP allocation of housing land for Enniscrone, there is a requirement to reduce the amount of undeveloped land zoned residential from 59 hectares to no more than 14.8 hectares.



Fig. 3.C Sites previously zoned for housing, where zoning is proposed to change in the Enniscrone LAP 2014-2020

Fig. 3.C above shows the sites that were zoned residential in the previous LAP but are no longer zoned for such uses. Map 4 in Chapter 12 is a larger version of this illustration.

This Plan zones 14.78 hectares of greenfield land for residential uses. This figure comprises 14.02 ha of lands zoned mainly residential and a 40% residential element of 1.91 ha of lands zoned for mixed uses. If developed at an average gross density of 18 units per hectare, these lands could add another 266 housing units to the existing 1,066 units recorded by the 2011 Census.

Greenfield lands zoned for residential uses are distributed in a balanced manner around the town, taking into account the principle of sequential development, which gives priority to lands situated closer to the town centre. Good access, proximity to community and recreational facilities and suitable topography were also taken into account when deciding to retain the zoning of these lands for the lifetime of the Plan.

Residential zoning has been removed from several edge-of-town sites, which are now included in the buffer zone.

3.2.3 Strategic land reserve (SLR)

A total of 26.6 hectares of lands zoned for residential uses in the 2004-2013 LAP have now been included in a Strategic Land Reserve (SLR) - see Fig. 3D below.

This designation recognises the development potential of these lands, confirmed by the fact that they have been zoned residential in the 2004 LAP.

The SLR designation seeks to prevent the utilisation of the subject lands for other, possibly inappropriate, activities, by safeguarding them for future housing development.

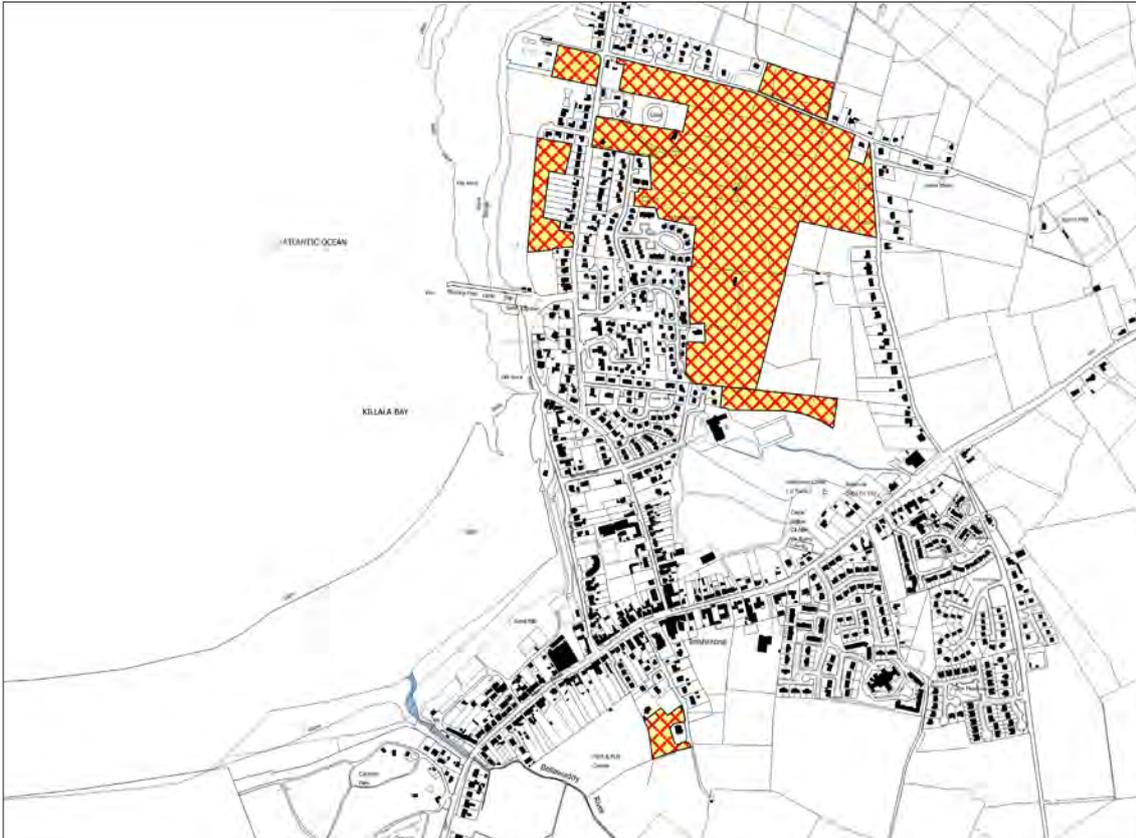


Fig. 3.D Extent of the Strategic Land Reserve (SLR)

The basis for the SLR designation is the strategic zoning policy SP-Z-3 (Section 3.4 Development land requirements) of the CDP.

SP-Z-3 *Ensure that the amount of land zoned for residential uses is consistent with the requirements of the Core Strategy and the recommendations of the Border Regional Planning Guidelines. Land proposed for zoning in excess of requirements, if any, shall be included in a strategic reserve for potential development after the lifetime of this Plan, in accordance with the Settlement Structure and Housing Strategy in operation at that stage.*

Any further lands that might be proposed to be zoned for residential uses in excess of the area corresponding to the requirements outlined in the Core Strategy shall be included in the Strategic Land Reserve and shall only be developed when future Housing Strategies will call for additional zoned land.

In exceptional circumstances, should the supply of residential land prove insufficient in Enniscrone during the lifetime of the CDP, it may be possible to release land from the Strategic Land Reserve and zone it for residential uses by amending the local area plan.

The need for any such land release shall be supported by factual evidence, corroborated by the results of the annual housing vacancy monitoring process.

Strategic Land Reserve policies

It is a policy of Sligo County Council to:

- SLRP-1** Restrict residential development on lands included in the SLR during the lifetime of the LAP 2014-2020, except for one-off rural housing in cases of genuine rural-generated housing need which comply with policy HP-6 of this LAP.
- SLRP-2** On lands included in the SLR, permit the development of community facilities and other non-residential developments compatible with residential uses insofar as they do not adversely impact on the potential for comprehensive and co-ordinated development of surrounding lands.
- SLRP-3** Release lands from the Strategic Land Reserve only in exceptional circumstances, i.e. if the supply of residential land proves insufficient during the lifetime of the CDP and the LAP. Any land release shall be supported by factual evidence and shall conform to the strategic zoning policies outlined in the CDP. The land release shall be by amendment of the Enniscrone LAP.

3.2.4 Moratorium on multi-unit housing development

Estimates of vacant house numbers produced by County Council planners during the preparation of the CDP and subsequent surveys confirmed the fact that high rates of vacancy continue to exist in many settlements throughout the county. In these settlements, permitted residential development was not matched by actual population growth. The levels of vacancy in these settlements would be further exacerbated if all the units permitted were constructed.

In an economic climate which has encouraged migration out of the County, it is improbable that substantial population growth will occur in the short term and lead to a reduction in the number of vacant houses. It is likely that the high rates of vacancy will persist for a longer period, beyond the lifetime of this Plan.

In order to curtail the increase in residential vacancy in the County, the CDP Core Strategy imposes a moratorium on new residential development in those settlements where the existing housing capacity plus the potential capacity of permitted (and not yet built) housing development can accommodate a population which is equal to or higher than the recommended population levels (See Chapter 3 of the CDP).

Enniscrone is among the settlements subject to the moratorium on multi-unit housing development. The moratorium is applicable exclusively to multiple-unit housing schemes and does not affect infill development, renovations, replacements and subdivisions of existing units.

This means that applications for multiple-unit residential development will not normally be permitted, except where they modify previously permitted development (live permissions only) by reducing the number of units or changing the type of dwelling from what was originally permitted. Applications for social and special-needs housing are excluded from the moratorium. (Refer also to Chapter 5 Housing of this LAP).

The moratorium was revisited in 2013, after the publication of the full Census 2011 reports. In the intervening period, the vacancy situation has been monitored by the County Council's area planners. In light of the continuing high rates of vacancy, the moratorium was extended to 2017.

3.3 Land use zoning

As in most urban areas, it is possible in Enniscrone to distinguish clusters of similar activities located in particular parts of the town, while other types of uses are scattered throughout the built-up area. In most cases, the zoning of land for specific use categories takes account of the existing activities on the ground. However, in certain instances, the zoning does not reflect the existing use, but indicates the desired future use for a particular site or area, in accordance with the needs of the community as a whole.

3.3.1 Types of activity in Enniscrone

Mixed-use central zone

Commercial activity is spread throughout the town of Enniscrone, but retail activity is concentrated on Main Street and the southern end of Pier Road. The amount of land zoned for mixed uses and still undeveloped is 1.9 hectares.

Residential areas

The form of Enniscrone is defined by extensive ribbon development stretching alongside the approach roads. Some consolidation has taken place, with housing estates to the east of the centre and holiday home “villages” to the north. The greenfield lands zoned for residential development, 14.05 hectares in total, essentially consist of sites with live (or recently expired) planning permission and infill sites located close to the centre and community facilities.

Community facilities

The community facilities in Enniscrone, such as the schools, health centres etc., are located in the central-eastern part of the town, north and south of Main Street. Almost 5.61 hectares of land are zoned for the provision of community facilities. Most of this is already developed. Additional land amounting to 0.25 ha has been zoned to the west of the secondary school in anticipation of any future needs.

Open space, sports and recreational facilities

There are just over 21 hectares of public open space within Enniscrone, including Castle Field park, the Hollows (an amenity area located south of the beach) and various incidental green spaces located in housing estates and holiday home “villages”. Publicly-accessible private open space within Enniscrone consists of a golf course (111.65 ha) and pitch-and-putt grounds (3.23 ha), both of which are well maintained and open throughout the year.

Commercial uses

Two sites are zoned for commercial uses in Enniscrone: one is the 4-star, 98-room hotel on the south western outskirts of the village (the Diamond Coast) and the other one is a brownfield site adjoining the Main Street/R-297 towards the western town entrance. It is envisaged that this 0.48-ha site could provide a viable alternative for the relocation of the petrol station out of the town centre.

Tourism-related uses

Tourism-related zoning covers the existing caravan and camping park (13.84 ha) and a 4.1-ha site zoned for the same type of facilities at Muckduff TD, close to the western town entrance.

Transport node and car parking

Sites reserved for car parking in the town are all included under the term “transport node and car parking”. In addition to existing and proposed parking areas, a minimum of 100 car parking spaces are required to be provided at Muckduff as part of any tourism-related development. This soft-landscaped (grassed) parking area would serve mainly as an overflow car park for beach visitors, thus making it possible to prohibit parking on the strand and in the Hollows, and avoid further damage to the sensitive coastal area.

The full definition of each zoning objective and the Zoning Matrix (which indicates what uses would be permitted in each zoning category) can be found in the Maps Section of this LAP, together with the Zoning Map.

3.3.2 Zoning Map

The Zoning Map (Maps 2/3 in this Plan), which indicates largely what type of activities should take place in various areas of Enniscrone, should be read in conjunction with the chapters of the LAP corresponding to each activity group.

The Zoning Matrix (as included in the CDP) outlining the permissible uses in each zoning category, accompanies the Zoning Map. The Zoning objectives for each zoning category are also appended to the Zoning Map and Zoning Matrix (refer to Chapter 12 at the end of this document).

The development limit encloses an area of approximately 180 hectares. Much of this area is occupied by roads. The table below shows the amount of land zoned for various categories of uses in the LAP 2014-2020.

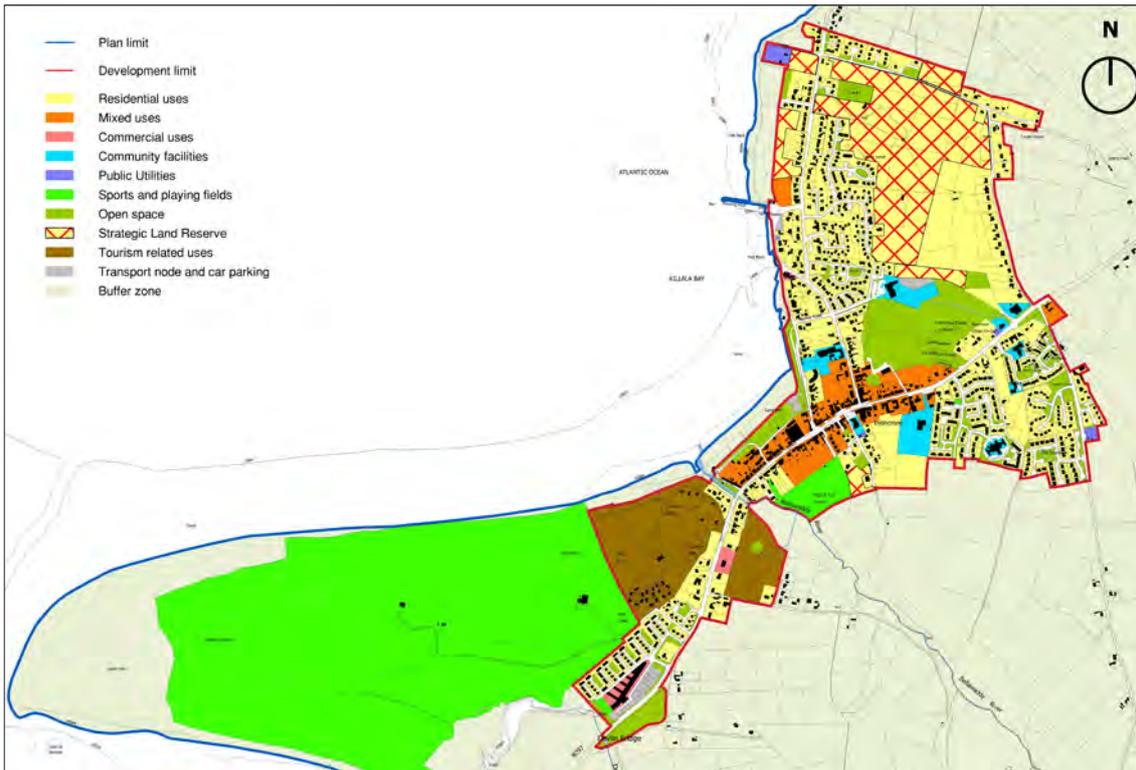


Fig. 3.E Land use zoning in Enniscrone LAP 2014-2020
(please refer to Chapter 12 for a larger version of the Zoning Map)

Table 3.F Areas of land zoned for various uses in Enniscrone LAP 2014-2020

Zoning category	Area zoned (hectares)	Area already developed (hectares)	Undeveloped area (hectares)
MIX – Mixed uses	12.9	11	11.9
RES – Residential uses	68.54	54.49	14.05
CF – Community facilities	5.6	5.6	—
TOU – Tourism-related uses	17.95	13.85	4.10
OS – Open space	21	—	—
SPF – Sports and playing fields			
- golf course (outside the development limit)	111.66	—	—
- pitch and putt	3.23		
PU – public utilities	0.96	0.96	—
TPN – Transport and parking nodes	1.42	1.09	0.33
SLR - Strategic Land Reserve	26.6	—	26.6

3.3.3 Development limit and buffer zone

The CDP, in Sections **3.2 Spatial development framework** and **3.4 Development land requirements**, makes provision for the establishment of buffer zones and plan limits, as outlined in the policies below:

SP-SD-6 *Establish a system of buffer zones around settlements so as to restrict sprawl and the possible merging of distinct settlement areas. These buffer zones will be determined by setting “Plan limits” as part of the preparation of local area plans and mini-plans.*

SP-Z-8 *Provide a clear demarcation between settlement built-up areas and the surrounding countryside through appropriate zoning objectives, development limits and plan limits.*

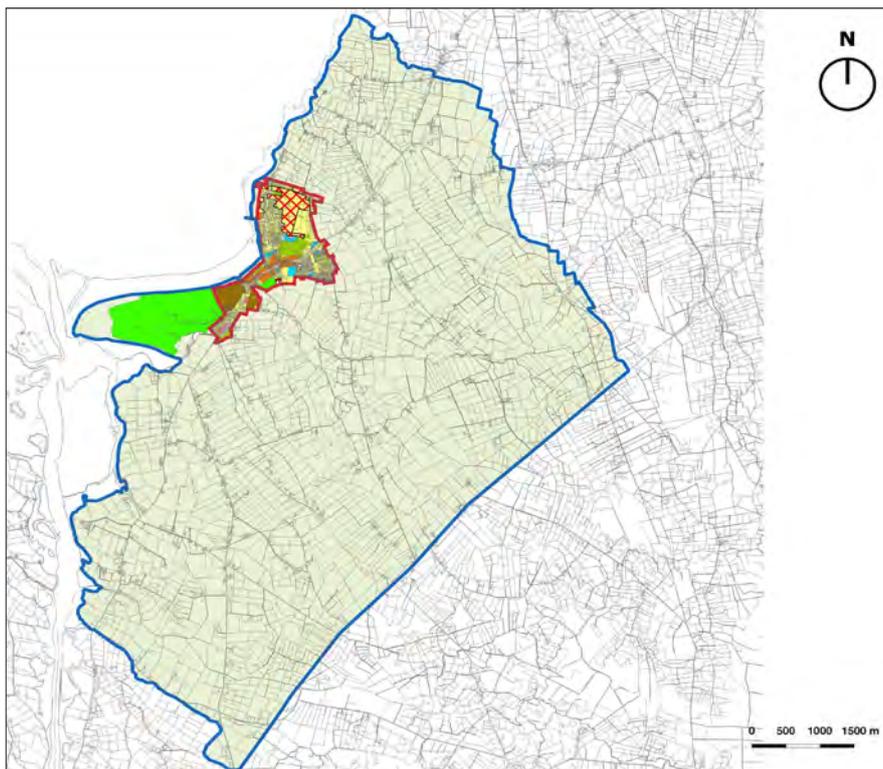


Fig. 3.G Buffer zone outside the development limit of Enniscrone

A development limit (shown in red on the Zoning Map) has been defined in order to mark the desired boundaries of the contiguous built-up area of Enniscrone for the lifetime of the LAP.

Outside the development limit, a buffer zone has been established around the town. It is shown as the light green area between the Plan limit (blue line) and the development limit (red line) in Fig. 3.G above.

Buffer zones have multiple purposes, such as:

- consolidating and containing settlements within a single development limit;
- safeguarding land for the future expansion of settlements and for the provision of infrastructure;
- preserving views;
- protecting the integrity of archaeological sites and monuments in the area surrounding settlements.

The buffer zone established around Enniscrone has the additional purpose of preventing the proliferation of one-off houses built by people other than locals in a rural area that is, in fact, under the influence of Ballina, Co. Mayo, which is a designated Hub (linked with Castlebar) under the National Spatial Strategy (NSS).

The buffer zone stretches between 2.5 km and 6.7 km outside the contiguous built-up area (to the Mayo county boundary in the south-west and to Kilglass in the north-east, with the N59 as the south-eastern boundary).

The extent of the buffer zone surrounding Enniscrone largely coincides with the north-eastern portion of the *Area under the Strong Urban Influence* of Ballina, as shown on Fig. 3.H below.

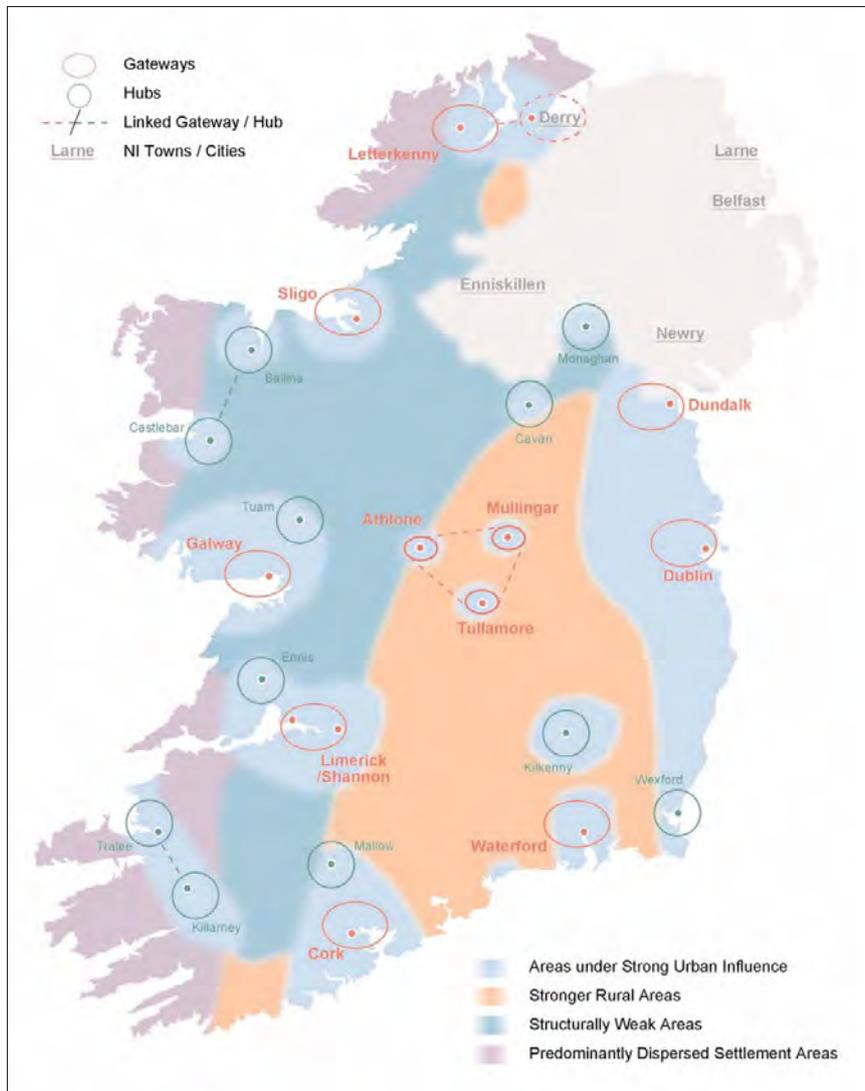


Fig. 3.H Indicative outline of rural area types as defined by the National Spatial Strategy (extract from the *Rural Housing Guidelines for Planning Authorities*, DoECLG, 2005)

Buffer zone policies

It is a policy of Sligo County Council to:

- BZP-1** Reserve the buffer zone principally for agricultural use.
- BZP-2** Ensure that the siting and construction of new roads and buildings in the buffer zone minimises their visual and environmental impact.

4. Economic development



The economic role of Enniscrone is acknowledged in the CDP through its designation as a Key Support Town. The principal role of a Key Support Town is to deliver services not only to its population, but also to an extensive rural area surrounding it.

Enniscrone is also one of Sligo's designated settlements with special functions, i.e. tourism. Economic development in Enniscrone is driven by its tourism industry.

Therefore, this chapter is focused on strengthening and improving the tourism product through a variety of proposals, which include the development of new tourism-related facilities.

Notwithstanding the dominant function of the town, it is important to give appropriate consideration to the delivery of local services and potential employment generation outside of tourism, if Enniscrone is to develop sustainably in the future.

Table 4.A below clearly shows the need to address the unemployment problem in the Plan area, where in 2011 over 12% of the people over 15 years of age were unemployed.

Table 4.A Principal economic status of persons aged 15+ and resident in the combined area of Kilglass and Castleconor West EDs – 2002 to 2011

Principal economic status	2002		2006		2011	
	persons	% of total	persons	% of total	persons	% of total
At work	796	48.1	969	53.1	1060	50.3
Looking for first regular job	11	0.7	8	0.4	5	0.2
Unemployed having lost or given up previous job	76	4.6	59	3.2	252	11.9
Student	201	12.1	192	10.5	169	8.0
Looking after home or family	246	14.9	233	12.8	215	10.2
Retired	246	14.9	268	14.7	312	14.8
Unable to work due to permanent sickness or disability	64	3.9	90	4.9	88	4.2
Other	14	0.8	7	0.4	8	0.4
Total	1654	100.0	1826	100.0	2109	100.0

4.1 Main CDP provisions

Among the strategic goals of the County Development Plan are the following:

Supporting balanced economic development

- SG-1(c)** *Promote economic development and the provision of industry/enterprise in the Key Support Towns of Tobercurry, Ballymote and Enniscrone.*
- SG-1(k)** *Work with Failte Ireland, Sligo Marketing Forum and the County Development Board on the development of niche cultural tourism initiatives as an economic growth driver for the region.*

Carefully managing development patterns

- SG-2(d)** *Encourage the location of new strategic economic developments in and around key urban centers in order to strengthen the Gateway City and Key Support Towns.*

Driving urban renewal

- SG-4(c)** *Promote Sligo City as the main retail and service centre, with support from Tobercurry, Ballymote, Enniscrone, and promote Collooney and Grange as lower-tier retail/service centers.*

A relevant strategic spatial development policy is SP-SD-8:

- SP-SD-8** *Consolidate the three Key Support Towns of Ballymote (serving south Sligo), Enniscrone (serving West Sligo) and Tobercurry (serving South-West Sligo) by providing them with an appropriate range of services including social infrastructure, retail, office, commercial and enterprise facilities to enable them to serve their respective rural catchments in an optimal manner.*

The strategic economic development policies included in Section 4.1 of the CDP (p. 43) outline the general approach of the planning authority towards supporting the growth of business and enterprise throughout the County. For Enniscrone, some of the most relevant policies are:

- SP-ED-1** *Ensure that sufficient and suitable land is reserved for new enterprise development at key locations throughout the County, particularly in the Key Support Towns of Tobercurry, Ballymote and Enniscrone, and promote these towns as secondary employment centers, after Sligo City.*
- SP-ED-4** *Adopt a flexible approach to start-up businesses and resource-based, small-scale industrial/enterprise activities. Where a proposed development needs to be located near an existing natural resource, it will be necessary to demonstrate that it can be accommodated without damage to the environment, natural or built heritage, visual amenity, and that it will not have a negative impact on the character of the area.*

The CDP seeks to ensure that the Key Support Towns will continue to serve their respective communities in an optimal manner. The most relevant CDP provisions in this regard are:

Retail planning policies

- P-RP-4** *Encourage uses that support local retail and service outlets, such as tourism-related ventures, hotels, craft shops and shops specialising in outdoor pursuits and water sports.*
- P-RP-9** *Facilitate the reuse of existing vacant retail outlets in towns and villages.*
- P-RP-10** *Promote initiatives or programmes to enhance the character and urban design quality of Tobercurry, Ballymote, Enniscrone, Collooney and Grange, to ensure that they remain attractive for investment in commerce and retailing.*
- P-RP-12** *Encourage the retention of traditional shop fronts and pub fronts of character and good design quality.*

Tourism development policies

- P-TOU-1** *Promote the development of tourism in a sustainable manner and encourage the provision of a comprehensive range of tourism facilities, subject to location, siting and design criteria, the protection of the environmentally sensitive areas and other planning considerations.*



P-TOU-2 *Protect and conserve those natural, built and cultural heritage features that form the basis of the county's tourism industry, including areas of important landscape, coastal scenery, areas of important wildlife interest, historic buildings and structures and the traditional form and general appearances of towns and villages.*

P-TOU-4 *Strictly control development that might be detrimental to scenic and heritage assets, in SACs, SPAs, proposed NHAs, designated Sensitive Rural Landscapes and Visually Vulnerable Areas, and along designated Scenic Routes. The Council will use its other statutory procedures, particularly in relation to waste management, water and air pollution, to ensure that these natural amenities remain unpolluted and visually unspoilt.*

P-TOU-5 *Provide signposting and improve roads, existing amenity and viewing areas, and provide for car parking, public facilities and access in scenic areas, subject to compliance with the requirements of the Habitats Directive.*

P-TOU-8 *Explore the provision of sustainable medium- and long-distance walking routes, in co-operation with adjoining local authorities.*

Coastal zone tourism policies

P-CZT-1 *Ensure that future caravan, camping and parking facilities in coastal areas will not be visually intrusive or impact on sensitive coastal environments (e.g. sand dune systems), by requiring inter alia, appropriate siting, layout, design and natural screening, and compliance with the requirements of the Habitats Directive.*

P-CZT-3 *Promote awareness of the sensitivity of the coastal environment, amongst visitors and residents alike, through the provision of educational/heritage appreciation programmes, public information boards and other appropriate means.*

Coastal zone tourism objectives

O-CZT-4 *Provide a number of designated facilities and access points for controlled water sports activities, in a manner that avoids conflict with nature conservation and activities such as swimming, sailing, fishing and mariculture.*

Please note that the policies and objectives outlined in **Chapter 4 Economic Development** of the CDP apply to all future economic, retail and tourism development proposed in Enniscrone.

The following sections do not substitute, but complement the provisions of the CDP. It is recommended to consult Chapter 4 of this LAP in association with Chapter 4 of the CDP.

All proposals for retail, commercial and industrial developments will have to comply with the provisions of **Chapter 12 Development Management Standards** of the CDP.

4.2 Retail development

Enniscrone acts as a service centre for the surrounding rural community of west Sligo. Commercial development within the town includes four convenience stores, two cafes, three public houses, one hardware store, one pharmacy, one beauty parlour and four restaurants. To provide for a growing population base, the town may need to increase its commercial and retail offer in the future.

Enniscrone's primary retail zone is concentrated between Main Street's junctions with Cliff Road and Pier Road. Another retail zone is located further east along Main Street, with Centra, Queenan's grocery store, a post office and another shop.

To help consolidate the retail core, any further retail development should be directed into the area adjoining Main Street and extending into Cliff Road and Pier Road in the vicinity of these streets' junctions with Main Street. This would facilitate multi-purpose trips, reduce the number of car movements and increase the vitality and viability of the area.



Comparison goods shopping facilities in Enniscrone are limited, as are banking facilities. Although Centra is host to an ATM, residents of Enniscrone have to travel to Ballina, or other towns, in order to carry out any banking transactions.

Enniscrone clearly suffers from the service/retail impact of Ballina and lacks the critical mass to sustain a diverse range of retail, commercial and service functions. However, it is located at a sufficient distance from the Co. Mayo town to ensure a local demand for the existing services.

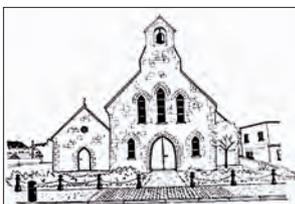
4.2.1 Vacant retail units

Based on information obtained from local auctioneers, the commercial property market within the town was slow at the time of writing (early 2014), as there were significant delays in the sale of available properties. Vacant properties which were for sale remained on the market for a considerable length of time resulting in "dead frontages". In January 2014, there were eleven (24%) vacant commercial properties in Enniscrone, primarily located on the Main Street.

The presence of vacant units projects an unfavourable image for the town in terms of its economic vitality and prosperity. It is important to encourage and support the re-use of such properties.

4.2.2 Flagship retail project

It is considered that Enniscrone could benefit from a flagship tourism/ retail product such as a luxury retail outlet with associated restaurant/café. Such a product would add to the retail offer and might help to extend the tourist season. Three sites have been identified as being suitable for such a use:



1. A complex of buildings (RPS No. 391) and the adjoining site at the eastern entrance to the town (coming from the Easky direction), retaining the original buildings, stone walls and trees.
2. The Pavilion building at the Hollows.
3. St Mary's Church.

Retail development policies

It is a policy of Sligo County Council to:

- RDP-1** Strengthen the retail/commercial, residential and recreational functions of the town centre, by ensuring that retail uses are retained at the ground floor level.
- RDP-2** Promote the re-use of existing vacant retail premises within Enniscrone, particularly on Main Street.
- RDP-3** Direct new commercial/retail development into the retail core of the town, i.e. the area consisting of Main Street and extending into Cliff Road and Pier Road in the vicinity of these streets' junctions with Main Street
- RDP-4** Require the retention of traditional shop fronts that enhance the character of the town's streetscape.
- RDP-5** Support, where appropriate, the development of brownfield sites within the town core with a diverse range of commercial and retail uses.

Retail development objectives

It is an objective of Sligo County Council to:

- RDO-1** Assess all retail proposals against the criteria and recommendations set down in the Retail Planning Guidelines 2011 and the Retail Strategy for County Sligo
- RDO-2** Facilitate the creation of a casual trading area/street market on a suitable site adjoining Main Street.

Flagship retail project

- RDO-3** Promote the development of a tourism/retail flagship project incorporating uses such as a cafe/restaurant, luxury home wares and craft shop, artists' studios/workshops at one of the following locations:
 - A.** Site zoned for mixed-uses at Trotts Td, adjoining the R-297 at the eastern town entrance. As much as possible of the existing stone walls, trees and hedgerows on site shall be preserved.
 - B.** The Pavilion building at the Hollows.
 - C.** St Mary's Church.Any redevelopment of sites A and C shall provide on-site car parking.

4.3 Enterprise and industry

Enterprise opportunities in Enniscrone are limited, hence the need for many residents to commute elsewhere for employment. The residents of the Plan area appear to work predominantly in the fields of professional services and commerce, which do not have a strong presence in the town of Enniscrone. There are also many people occupied in agriculture and manufacturing, while a substantial number of persons are engaged in other lucrative activities that do not come within standard Census categories (see Table 4.B below).

Table 4.B Industries – number of persons employed and resident in the combined area of Kilglass and Castleconor West EDs – 2002 to 2011

Principal economic status	2002		2006		2011	
	persons	% of total	persons	% of total	persons	% of total
Agriculture, forestry and fishing	125	15.70	111	11.46	112	10.57
Building and construction	89	11.18	188	19.40	80	7.55
Manufacturing industries	97	12.19	104	10.73	120	11.32
Commerce and trade	149	18.72	179	18.47	205	19.34
Transport and communications	28	3.52	38	3.92	47	4.43
Public administration	37	4.65	52	5.37	64	6.04
Professional services	115	14.45	170	17.54	240	22.64
Other	156	19.60	127	13.11	192	18.11
Total	796	100.00	969	100.00	1060	100.00

4.3.1 Local enterprise development

The Enniscrone and District Community Development Ltd. was formed in 1985 with the objective of improving the economic and social development of the village, in co-operation with social partners and the public sector. A development of six enterprise units was constructed by this company with the aim of stimulating the economy in Enniscrone and to provide a reasonably-priced enterprise space for local businesses.

At the time of writing, three of these six units were vacant. The remaining three units were occupied by the Enniscrone Tourist Information Office, The Family Resource Centre and a Men's Shed.

Conference facilities in the town are available in the Diamond Coast Hotel.



4.3.2 Industrial activity



An advanced factory unit was developed by the Enniscrone and District Community Development Ltd. The structure, located in the vicinity of the community enterprise buildings and comprising 465 sq.m, is currently divided into three units. Two of these are occupied by a car valet service and by Fás, while the other is currently vacant.

Industry and enterprise policies

It is a policy of Sligo County Council to:

- IEP -1** Adopt a flexible and supportive approach towards proposals for alternative uses for existing vacant units within the enterprise units/advanced factory unit. In addition to details set out in the zoning matrix, the planning authority will consider a range of suitable uses for these properties, including activities relating to the creative industries, recreational and cultural uses, exhibitions etc.
- IEP-2** Facilitate the location of new enterprise/business units within areas zoned for mixed uses, subject to compatibility between existing and proposed activities.

Industry and enterprise objectives

It is an objective of Sligo County Council to:

- IEO -1** Require appropriate landscaping at all enterprise and industrial developments, so that they integrate sensitively with the natural environment of Enniscrone.
- IEO-2** Require new businesses, enterprises or industrial units to share access with existing similar developments, where possible.

4.4 Tourism



Enniscrone's main employment generator is its tourism industry. Tourism in Enniscrone is largely based on its coastal location and the long stretch (5 km) of sandy coastline, which has been awarded blue flag status for the three years preceding 2014.

Other major tourist attractors are the golf course, the seaweed baths and the surfing.

Enniscrone is part of the Wild Atlantic Way, which is a 2,750-km driving route along the west coast of Ireland, currently being marketed by An Bord Fáilte. The Pier has been identified as a Discovery Point along the route.

Tourism accommodation in the village includes a recently constructed 4-star, 98-room hotel on the south-western outskirts of the village (the Diamond Coast) and a new 4-star, 50-room hotel (the Ocean Sands) on the Main Street.

Enniscrone also offers a caravan and camping park close to the sea front, as well as numerous guest lodges, B&Bs, individual holiday homes for rent and five holiday house/apartment complexes.

The development of the two hotels in the town has been beneficial for the local economy. In 2013, both hotels collectively hosted 120 weddings. During the peak season, both hotels recorded 90-100% occupancy, while in winter months the trade remained substantial at weekends.

Box 4.C Enniscrone's main tourist attractions

- ▶ 5 km of *blue-flag* beach
- ▶ 27-hole championship links golf course
- ▶ Waterpoint aquapark
- ▶ Kilcullen's Seaweed Baths
- ▶ Two surf schools
- ▶ Cliff Walk, coastal path
- ▶ Horse-riding stables located circa 3 km from the town
- ▶ Pitch-and-putt grounds located off the Main Street
- ▶ Fishing boats can be chartered from the pier in the summer months
- ▶ Bicycle hire
- ▶ Two 4-star hotels specialising in weddings

4.4.1 The Pier

The Pier is currently an underutilised resource in terms of its tourism capabilities. Current harbour facilities are inadequate to support local fishermen, due to a lack of shelter and the fact that it is not an all-tide harbour.

Potential for diversification from fishing to other tourism orientated leisure activities, such as dinghy sailing, RIB (rigid inflatable boats) exploration, and small boat sea angling, is also limited due to the lack of facilities and current harbour restrictions.

In order to address this situation, a number of measures could be taken to improve the quality of the harbour and increase marine leisure potential (refer to Map 6 in Chapter 12):

- the provision of greater shelter at the harbour (refer to TOO-3);
- the construction of a marina (refer to TOO-2);
- improvement of the slipway and berthing facilities (refer to TOO-3);
- provision of boat parking for residents and visitors (refer to TOO-3);
- facilities for those participating in water sports (refer to TOO-3).

Future development on the lands zoned for mixed-use adjoining the Pier area should include commercial/tourism-related facilities, to support the regeneration of this part of the town.

The interlinking of the Pier with surrounding scenic areas, such as the continuation of the cliff walk to the Promontory Fort and beyond, and the strengthening of the connection between the Pier and the beach (by the provision of footpaths as appropriate) will be encouraged to promote the redevelopment of this area (see Section 8.4.1).

As part of the Pier redevelopment, changes will be made to the triangular junction, in order to facilitate a new public square, information and viewing point and a parking area on the site (see section 11.2.5).



4.4.2 New caravan park

At pre-draft consultation stage, a proposal for a new caravan and camping park was received from members of the local community. The suggested site is an area at Muckduff Td, to the south-east of the R-297, along local road L-26027-0. This land has been zoned for tourism-related purposes to facilitate such a use.

It is suggested that a creative use of this site has the potential to expand the tourist base by offering alternative accommodation options, other than the standard camping/caravan/mobile home facility, e.g. glamping. Glamping or boutique camping involves the provision of luxury tents/yurts on site with all home comforts.

4.4.3 Tourist office and craft shop

A tourist office is located off the Pier Road. It is staffed all year round and gives information to tourists and locals about the local attractions. It is also a craft shop where locals have an opportunity to display and sell their handicrafts.

However, a more prominent and accessible location for a tourist office should be found. The redevelopment of St Mary's Church would be ideal for such a use. Other possible locations for a tourist office include the future mixed-use development at the Pier or the mixed-use site at the Trotts Td (eastern town entrance).



4.4.4 Water sports

The beach in Enniscrone is well-known as a surfing destination and there are at least two surf schools operating in the area in the summer. Dedicated facilities for such activities are, however, not available.

A site opposite the lifeguard station in the Hollows has been identified as being a suitable location for a water sports facility which could accommodate showers, changing rooms and lockers (refer to the Tourism objectives and to Map 6 in Chapter 12).

4.4.5 Cultural tourism

The hosting of festivals serves to expand the tourist season, adding depth to the visitor experience, whilst enriching the community spirit in the area.

Enniscrone hosts a number of festivals in the summer and autumn months, which add to the tourism product:

- Golf Open (June);
- Enniscrone Black Pig Festival (August);
- Enniscrone Agricultural Show (August);
- Enniscrone Walking Festival (September);
- Enniscrone Seaweed Festival (October);
- Shore Writers Festival (November);
- Surf/Yoga Weekends (throughout the year).

Such activities should be supported and further events/festivals should be developed.

It is envisaged that initiatives such as creating an urban square and traffic-calming Main Street will add to the appeal of those festivals that use the town centre for some or all of their activities.



Tourism policies

It is a policy of Sligo County Council to:

- TOP -1** Improve the visitor experience to the town, and to co-operate with all stakeholders and appropriate agencies in promoting tourism and securing the development of tourism-related enterprises and tourist facilities in the Enniscrone area.
- TOP-2** Promote the development of tourism related-infrastructure and facilities within the town in order to increase visitor numbers and to create more local employment, subject to Appropriate Assessment under the Habitats Directive.
- TOP-3** Ensure that the facilitation of tourism and related development does not impact negatively on the quality of the receiving environment or result in the deterioration of the quality of the tourism product.
- TOP-4** Support the redevelopment of the Pier as part of the strategy to develop marine tourism, including the promotion of commercial development associated with the Pier, and the provision of stronger linkages between the Pier and surrounding scenic landscape, whilst ensuring the protection of designated sites through screening for Appropriate Assessment at project level.
- TOP-5** Support the relocation of the tourist office to a more suitable location in the town centre.
- TOP-6** Promote water-based activities, such as sea angling and sailing from the Pier, whilst ensuring the protection of designated sites through screening for Appropriate Assessment at project level.
- TOP-7** Support the development of niche tourism activities in Enniscrone, such as back-to-nature holidays, health farms, eco-tourism, boutique camping, cultural tourism, etc.
- TOP-8** Promote sites of archaeological interest within Enniscrone as attractions for tourism.

Tourism objectives

It is an objective of Sligo County Council to:

- TOO-1** Ensure that the redevelopment of the site zoned for mixed uses at the Pier presents an attractive frontage to the square and provides appropriate facilities for walkers and other visitors of the Pier, possibly including a cafe/restaurant.
- TOO-2** Carry out a feasibility study into the construction of a marina at the Pier.
- TOO-3** Provide improved shelter, launching and berthing facilities at the Pier including facilities for those participating in water sports and provision of boat parking for residents and visitors, subject to Appropriate Assessment under the Habitats Directive.

Caravan Park

- TOO-4** Reserve land for a caravan/camping park at Muckduff, subject to compliance with the requirements of the Habitats Directive.

The Hollows

- TOO-5** Support the redevelopment/replacement of the Pavilion building in the Hollows.
- TOO-6** Facilitate the provision of a water sports facility in the Hollows opposite the lifeguard station, for use by the various water-based activity clubs. Such a facility should provide showers, changing rooms and locker facilities.
- TOO-7** Provide tourist information boards at strategic locations around the town and environs, highlighting points of interest and things to do in Enniscrone.

For the location of Tourism objectives, refer to **Map 6** in Chapter 12.

5. Housing



Enniscrone is an important economic, social and cultural centre for the people of West Sligo. It is not just a focal point for tourism, but also the home of many people who commute to Sligo and Ballina for work. One of the aims of this LAP is to provide the framework in which timely development can sustain and enhance the viability and diversity of Enniscrone. One of the ways in which this can be achieved is through appropriate management of the housing capacity of the town.

5.1 Main CDP provisions

The CDP promotes sustainable residential development, which makes efficient use of land and energy and minimises the need for using private cars for daily activities. Sustainable housing also involves integration of diverse household types and age groups.

The most relevant strategic goal of the County Development Plan is SG-2(e):

Carefully managing development patterns

SG-2 (e) *Counteract tendencies towards extensive ribbon development and urban sprawl, particularly on the immediate environs of Sligo City and Key Support Towns.*

Among the other relevant provisions of the CDP are the following:

Strategic settlement policies

SP-S-2 *Encourage growth in the Gateway and Key Support Towns by applying a moratorium on multiple housing developments in the settlements listed in Schedule 3 U of the CDP, until the year 2013, when a review should be undertaken based on new Census figures.*

The moratorium shall apply exclusively to multiple housing schemes and should not affect infill development, renovations, replacements and subdivisions of existing units.

Applications for multiple residential development will not normally be permitted, except where they replace previously permitted development (live permissions only) consisting of the same or a higher number of units.

The moratorium shall exclude applications for social and special-needs housing.

[Note: the review carried out in 2013 resulted in the continuation of the moratorium for the remainder of the CDP lifetime]

Strategic housing policies

SP-HOU-1 *Encourage a balanced supply of private housing in the county, in a manner that is consistent with the Core Strategy and the Settlement Structure, and which will support the creation of sustainable communities through the provision of an appropriate range of housing types and high-quality residential environments.*

SP-HOU-2 *Reserve 20% of eligible sites which are subject to new residential development (or a mix of uses including residential) for the development of social and affordable units, in accordance with the Housing Strategy and the requirements of Part V of the Planning and Development Act 2000.*

General housing policies

GP-HOU-1 *Have regard to the principle of sequential development in assessing all new residential development proposals, whereby areas closer to settlement centres will be prioritised for development in advance of lands further from settlement centres. Notwithstanding this principle, each proposal will be considered on its merits and having regard to the proper planning and sustainable development of the area.*

General housing objectives

GO-HOU-1 *Monitor and manage the extent of existing and permitted residential development to ensure that it is consistent with the Settlement Structure and the infrastructural capacity of each settlement.*

Holiday/second home policies

P-HHOU-1 *Direct proposals for holiday homes and second homes into existing serviced settlements, particularly into Easky, Mullaghmore, Rosses Point, Strandhill and Enniscrone.*

Please note that the general housing policies and objectives outlined in **Chapter 5 Housing** of the CDP apply to all future residential development proposed in Enniscrone.

The following sections do not substitute, but complement the provisions of the CDP. It is recommended to consult Chapter 5 of this LAP in association with Chapter 5 of the CDP.

5.2 Context

Housing in Enniscrone comprises a broad mix of low- to medium-density residential development, much of which consists of holiday homes. There are numerous single dwellings and, to a lesser extent (predominantly on Main Street and Cliff Road), apartments and terraced town houses. The distinction between the town and the surrounding rural area has become blurred over the years due to extensive ribbon development along the local roads leading out of the town.

Enniscrone is a tourist town and as a result, much of its housing stock is vacant during the winter months. The 2011 census recorded a total of 1,066 houses within the census boundary of Enniscrone town, with 594 being unoccupied on the night of the census. The 2013 survey undertaken by the Planning Section of Sligo County Council estimated a residential vacancy rate of 43% (440 units).

Since 2004, eleven multi-unit residential developments have been permitted in Enniscrone, with the potential to add a further 290 units to the existing housing stock. If a significant number of the 290 units were to be completed and placed on the market, the current over-supply of housing (if holiday homes are considered) could be further exacerbated in the future.

The housing market in Enniscrone has been shaped by the tourism function of the town and by a history of tax incentives. The incentives resulted in the extensive development of holiday homes. Due to the shortage of family accommodation in Enniscrone and due to the attractive location of many of these holiday homes, such homes have been bought by retirees or younger families for full-time residential living. This has caused some problems for the occupiers, as the holiday homes were not designed for permanent living and are lacking in private open space, storage space and have inappropriate heating systems.

The Planning Authority will ensure that all future housing schemes are designed to standards suitable for permanent occupancy.

5.3 Housing provision 2014-2020



5.3.1 Moratorium on multi-unit housing development

Enniscrone is one of the settlements subject to a moratorium on multi-unit housing developments, due to its high vacancy rate and the amount of development already permitted but not completed.

As detailed in the CDP, the moratorium is to be applied in those settlements where the available housing capacity plus the potential capacity of permitted (and not yet built) housing development can accommodate a population that is equal to or higher than the CDP-recommended population for that settlement.

Given the large number of housing units permitted and not yet built (see Section 5.2), it might seem unnecessary to make provision for additional residential development in Enniscrone for the lifetime of this LAP.

However, some developments might not be constructed, because the size or type of permitted units is no longer in demand – this seems to be the case for apartments. In order to satisfy the demand for particular house types, applications may be submitted (on lands with live planning permission only) to reduce the number and/or change the type of houses from what was originally permitted.

The 2013 Progress Report on the implementation of CDP objectives determined that, given the continuing high vacancy levels in urban areas throughout the county, the moratorium on multiple-unit residential development should continue to apply in the settlements identified in Schedule 3.L, subsection 3.5.3 of the County Development Plan, of which Enniscrone is one.

The moratorium applies exclusively to multi-unit housing schemes and does not affect infill development, renovations, replacements and subdivisions of existing units. Applications for social and special-needs housing are also excluded from the moratorium.

5.3.2 Quantum of new residential development

A total of 14.78 hectares of land is zoned for residential development in this LAP. This is in accordance with the Core Strategy for County Sligo, which allocates a maximum of 14.8 hectares to housing development in Enniscrone.

The 14.78 hectares do not include small infill and backland sites zoned for residential use, but do include a 40% residential element in all undeveloped mixed-use zones. Considering an average gross density of 18 units/hectare, the land zoned residential has the potential to add 266 dwellings to the existing 1,023.

However, residential development will only be permitted in a manner consistent with the Core Strategy (refer to Chapter 3 of the CDP and Chapter 3 of this Plan) and the capacity of infrastructure in the town.

5.3.3 Prioritising housing development

The Council acknowledges that priority needs to be given to the completion of unfinished housing estates. Where necessary, planning permissions will be extended in accordance with the provisions of the Planning and Development Act 2000 (as amended) to facilitate the completion of these estates.

Multi-unit residential development proposals will be considered only on lands with live planning permission and only if the proposed number of houses is equal to or lower than that originally permitted.

Where permissions expire and no development has commenced, new applications will be considered only under the following circumstances:

- a. the moratorium on multi-unit housing developments has ceased to have effect in Enniscrone (by variation of the County Development Plan or after its next review)

AND

- b. the lands are zoned for residential uses (i.e. not included in the Strategic Land Reserve)

AND

- c. there is sufficient capacity in the existing infrastructure to serve the proposed development.

Monitoring of house completion and building is essential during the lifetime of this LAP, in order to manage the delivery of appropriate residential development in Enniscrone.

5.3.4 Preferred location of new housing

Future housing areas must be located having regard to the principle of sequential development, whereby areas closer to the town centre will be prioritised for development in advance of lands further from the town centre.

It should be noted that the moratorium does not apply to infill developments, renovations and replacements, for which there are many opportunities in Enniscrone. The town has many sites suitable for infill development, ranging from existing derelict sites with street frontage to under-used backland areas and brownfield sites.

In the short term, residential development should be focused on such backland and infill sites, allowing for permeability and interconnection, and taking into account environmentally sensitive areas. The sensitive redevelopment of these sites will play a significant role in the consolidation and sustainable development of the town. Residential uses are an important element in the vitality of the town centre as a mixed use zone.

Infill sites also allow for the provision of a diversity of residential types in terms of design, size and affordability. The principal consideration in assessing residential proposals, or mixed use proposals with a residential element on suitable infill sites, will be the overall design quality of the scheme, the provision of quality residential amenity and the protection of the amenity of existing surrounding users.



5.3.5 Design of residential development

All proposals for residential development must comply with the provisions of **Chapter 12 Development Management Standards** of the CDP.

The emphasis should be on quality urban design and the following design principles should be applied to all proposed multi-unit residential schemes:

- **Connectivity and permeability** – Convenient access should be provided between and within residential development, and also to community and commercial facilities and places of work.
- **Sustainability** – Priority should be given to walking, cycling and public transport. The layout of new residential developments should seek to minimise car-borne trips.
- **Safety** – Streets, footpaths and cycle routes should ensure safe access for users of all ages and degrees of mobility.
- **Legibility** – It should be easy for both residents and visitors to find their way around residential areas.

Designers of residential developments should have regard to the DoECLG's 2009 publication *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)*.

For additional guidance and best-practice examples, developers and designers of housing schemes are also advised to consult the DoECLG's *Urban Design Manual – a companion to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (May 2009).

5.3.6 Residential densities

The scale and density of existing development will be taken into consideration when assessing planning applications for housing or a mix of housing and other uses.

Higher densities will be encouraged in areas adjoining the town centre and on lands zoned for mixed uses, in the range of 20 to 30 units per hectare (8-12 units per acre), depending on the site context and suitability.

Densities above this level will also be considered in the town centre, as part of infill/brownfield site development or redevelopment of existing built-up central sites.

It is considered acceptable for developments located further from the town core to have lower densities, i.e. under 20 units per hectare (8 units per acre and lower).

5.3.7 Social and affordable housing

The provisions of Part V of the Planning and Development Act 2000 (as amended) apply to lands zoned residential and to all residential elements of mixed use developments on lands where residential uses are acceptable in principle or open for consideration.

The County Council's Housing Strategy requires developers to reach an agreement with the Council and reserve land or sites or housing units, equivalent to 20% of the permitted development, for the provision of social and affordable housing.

The Council will engage with developers prior to the submission of a planning application to negotiate the detailed operation and implementation of the requirements of Part V of the 2000 Act (as amended).

5.4 Housing in the buffer zone

There is evidence of ongoing pressure for one-off housing in an extended rural area around Enniscrone. At present, applications for housing in the West Sligo area are determined in accordance with the rural housing policy outlined in the CDP 2011-2017. The area surrounding Enniscrone is designated as “in need of regeneration” and one-off housing is generally facilitated.

However, it has become apparent that the area is in fact under the influence of Ballina, a strong urban centre in County Mayo, and much of the rural housing permitted in recent years is subsequently occupied by people who commute to Ballina for work. This phenomenon undermines Sligo County Council’s strategic spatial development and settlement policies, which require that population growth be supported and directed into settlements, especially into Key Support Towns such as Enniscrone.

The 2004 Enniscrone LAP did not make provision for a buffer zone, but all the other plans (local area plans and mini-plans) adopted or reviewed in recent years in County Sligo include this provision.

The purpose of a buffer zone is to help consolidate a settlement by preventing sprawl within the surrounding rural area and uncontrolled development along the approach roads. In the case of Enniscrone, the proposed buffer zone extends between 2.5 km and 6.7 km outside the contiguous built-up area (e.g. to the Mayo county boundary in the south-west and to Kilglass in the north-east, with the N59 as the south-eastern boundary).

While development will be generally discouraged within the buffer zone, proposals for single houses will continue to be accommodated subject to policies HP-6 and HP-7 (see Housing policies).

Fig 5.A The extent of the Plan area (inside the blue line) and the development zone (inside the red line)



Housing policies

It is a policy of Sligo County Council to:

- HP-1** Co-operate with the Council's Unfinished Estates Team to facilitate the completion of unfinished housing estates or the preparation of site resolution plans, as appropriate. Where necessary, planning permissions will be extended in order to achieve completion.
- HP-2** Ensure that residential development takes place in a manner and at a pace that does not exceed the capacity of water and wastewater treatment infrastructure.
- HP-3** Consider new applications for multi-unit residential development only under the following circumstances:
- A.** the moratorium on multi-unit housing developments has ceased to have effect in Enniscrone (by variation of the County Development Plan or after its next review)
- AND**
- B.** the lands are zoned for residential uses (i.e. not included in the Strategic Land Reserve)
- AND**
- C.** there is sufficient capacity in the existing infrastructure to serve the proposed development.
- HP-4** Ensure that all new housing developments are constructed to the standards and specifications applicable to housing intended for permanent occupation.
- HP-5** Designers of residential developments shall have regard to the following guidance documents:
- *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)*, (DoECLG, 2009);
 - *Urban Design Manual – a companion to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (DoECLG, 2009);
 - *Design Manual for Urban Roads and Streets* (DoECLG and DoT, 2013).

Housing within the buffer zone

- HP-6** Accommodate proposals for one-off rural housing only in cases of proven need of immediate family members of locally resident families who wish to build on their own land and have no suitable option on their holdings outside the buffer zone, whilst ensuring the protection of designated sites through screening for Appropriate Assessment at project level.
- HP-7** Encourage the sensitive renovation or replacement of existing vacant or derelict structures, as opposed to new build.

Housing objective

It is an objective of Sligo County Council to:

- HO-1** Monitor house completion and building, in order to manage the delivery of appropriate residential development in the Enniscrone.

6. Community facilities



Enniscrone boasts a strong community base, with numerous voluntary bodies who are all striving to improve the town, from a Tidy Towns group to the Enniscrone Town Improvement Society, Coast Care, the Enniscrone and District Community Association and the Enniscrone Walking Group. All these groups promote a different aspect of life in Enniscrone. The County Council will work with the town's voluntary sector to improve the community facilities available in the area.

6.1 Main CDP provisions

Among the most relevant provisions of the CDP are the following:

Community facilities policies

- P-CF-1** *Assist, as far as possible, in the provision of community facilities by reserving suitably located land, by assisting in the provision of finance for their development (where appropriate) and/or by the use of the development management process to ensure provision is made for such facilities as the Council considers appropriate.*
- P-CF-6** *Encourage the siting of community facilities in suitable locations, especially within residential areas/town (village) centre areas or close to existing facilities/services and public transport routes.*
- P-CF-10** *Adopt a flexible and supportive approach towards proposals for the provision of community facilities within a wide range of land-use zoning categories, in particular lands zoned for community facilities, mixed uses, residential development and commercial/enterprise uses. Any such proposals should be suitably located within the development limits of the relevant settlement and should be easily accessible for all sections of the community.*

Education facilities policies

- P-ED-6** *Support Sligo's schools in the upgrading and modernisation of their building stock so as to ensure that these institutions can accommodate population growth.*
- P-ED-7** *Ensure that appropriate infrastructure is provided concurrent with the development of an education facility. Such infrastructure may include footpaths, pedestrian crossings, cycle lanes, parking facilities, ramps and facilities for those with special needs.*

Childcare policies

P-CC-6 *Optimise existing physical resources within the County by supporting multi-functional building use and provision, to include childcare facilities.*

Healthcare policies

P-HC-2 *Promote the location of health services and care facilities within existing settlements, on sites convenient to pedestrian access and public transport.*

Sport, recreation and open space policies

P-SRO-2 *Preserve existing public or private recreation areas, including sports clubs, grounds, built leisure facilities and open space. If a change of use is sought, ensure that alternative recreational facilities are provided at suitable locations.*

P-SRO-9 *Preserve and improve access for the public to coastal, riverside, upland and other areas that have traditionally been used for outdoor recreation, subject to compliance with the requirements of the Habitats Directive.*

Please note that the policies and objectives outlined in **Chapter 6 Community facilities** of the CDP apply to all future community facilities proposed in Enniscrone.

The following sections do not substitute, but complement the provisions of the CDP. It is recommended to consult Chapter 6 of this LAP in association with Chapter 6 of the CDP.

All development proposals for community facilities must also comply with the relevant provisions of **Chapter 12 Development Management Standards** of the CDP.

6.2 Education

The level of education of the population resident in the Plan area has consistently risen in the past decade, as shown by relevant data collected in the 2002, 2006 and 2011 Census.

While the number of people educated only to primary level has decreased, the number of degree holders and professionals has more than doubled between 2002 and 2011 (see Table 6.A overleaf).

The CDP supports the development of schools and training facilities primarily by ensuring that they have adequate land and infrastructure to cater for the relevant population.



Table 6.A Educational attainment of the population resident in the combined area of Kilglass and Castleconor West EDs – 2002, 2006 and 2011 Census

Level of education	2002		2006		2011	
	persons	% of total	persons	% of total	persons	% of total
No formal education and primary education	343	24.2	341	21.4	289	15.4
Secondary, vocational, technical and non-degree education	859	60.6	1040	65.3	1106	58.8
Primary degree and/or professional qualification	114	8.0	135	8.5	273	14.5
Postgraduate degree (masters, diploma, certificate)	41	2.9	55	3.5	101	5.4
Doctorate (PhD)	3	0.2	2	0.1	4	0.2
Not stated	58	4.1	20	1.3	109	5.8
Total	1418	100.0	1593	100.0	1882	100.0

6.2.1 Schools

The provision of education facilities has an important role to play in developing sustainable and balanced communities. The existence of such facilities can increase the attractiveness of an area for families and for businesses.

Present in Enniscrone are the following schools:

- Scoil Chríost Rí National School, with 96 pupils and 4 mainstream teachers;
- Jesus and Mary Secondary School (Colaiste Mhuire), with circa 400 pupils.

The secondary school also offers eight post leaving certificate (PLC) courses including Art, Craft and Design, Business Studies/Secretarial, Childcare level 5, Design, e-Business, Furniture Design, Interior Design and Supervision in Childcare.

6.2.2 Training facilities

Apart from the PLC courses mentioned above, Enniscrone offers little in terms of third-level training. The Rural Social Scheme (RSS) is an initiative aimed at low-income farmers and fishermen/women in receipt of a social welfare payment. In return, people participating in the RSS provide services that benefit rural communities. This scheme, which has operated in the Enniscrone area since 2004, currently employs twenty people with one supervisor. Along with Sligo County Council staff, they have contributed to various projects, such as village enhancement, development of the Castle Field into a town park and the upkeep of walks. The Scheme also supports the local tourist information centre, which enables it to stay open all year.

SEED is a project providing access to training and employment for people with disability to increase their capacity and potential to participate in the labour market. It is for people aged 16 to 65 who are in receipt of Department of Social Protection Illness/ Disability payment. Enniscrone is one of five project centres.

6.3 Family support



6.3.1 Family Resource Centre

Formed in 2005, the West Sligo Family Resource Centre is one of 107 Family Resource Centres in Ireland. The Centre is accountable to The Family & Children Agency and its work plan is guided by an agreed National Framework Document (www.fsa.ie).

West Sligo Family Resource Centre Ltd works with families, individuals and groups in West Sligo with a particular focus on the well-being of families and children. The West Sligo Family Resource Centre is based on the Pier Road, adjacent to the County Council offices, and provides other services at outreach locations throughout West Sligo. The range of services includes homework support, family mediation, second-chance education, capacity building, counseling, meeting space and mental health supports.

6.3.2 Childcare

Enniscrone has one childcare facility, the Sandcastles Community Childcare Centre, which opened in 2008. The Centre can cater for a maximum of 70 children at any one time, but has circa 100 children in full- and half-day care, morning and afternoon pre-school playgroup sessions, after school club, pre-school breakfast club and holiday camps. Ten full-time and five part-time staff are employed at the centre, with children coming as far as Templeboy and Easky. The centre provides community-based, not-for-profit childcare for the residents and visitors of Enniscrone.

6.3.3 Playgrounds

There are three play areas for children in Enniscrone: a playground located at the Hollows, operated by the Enniscrone Town Improvement Society, a playground located next to the Waterpoint Aqua Park, operated by the Enniscrone and District Community Development LTD, and a third indoor play area for children, located within the Ocean Sands Holiday Complex.

6.4 Health and older persons care



6.4.1 Primary care

Enniscrone's primary care and day care centre, opened in 2004 in Nephin Drive, hosts the HSE's West Sligo Primary Care Team.

The team, which provides a single point of contact to the health system, covers a large catchment area, from Culleens, Corballa, Dromore West to Easky. The Centre provides three GPs, public health nurse, physiotherapy services and a community welfare officer clinic. The Primary Care Team members also link with other community-based disciplines to ensure all health and social needs are catered for. These include dental, speech and language therapy, leg ulcer clinic, audiology and podiatry services.

There is a day centre for older persons three days a week and a meals-on-wheels service.

A well-equipped medical centre provides excellent medical, nursing and paramedical services. A community-based Paramedic Emergency Service operates within the area.

6.4.2 Older persons care

The Sonas care centre, Ard Na Gréine, is a purpose-built facility which can accommodate 58 residents with an additional 28 adjacent independent living units in the form of one- and two-bedroom houses providing supported living. The Centre caters for respite, convalescent, long-term care and daycare clients. A team of registered nurses and care assistants provides twenty-four hour nursing care. A resident physiotherapist and an activities coordinator deliver a range of therapy programs. At the time of writing (2013) Sonas Care Centre had 46 residents which were in the care of 40 full- and part-time staff members.

6.5 Culture and sports

6.5.1 Library

The library was opened in 2002 in a building which was originally the old fire station on the Pier Road. It has a large catchment area, from Templeboy to Ballina and from the sea to the Ox Mountains. Due to the large number of holiday homes in the town, there is a substantial influx of visitors during the summer months and other school holidays.

6.5.2 Sports grounds

Gaelic football is played in Enniscrone/Kilglass GAA Club, while soccer is played in the Michael McGowan Park at the sports grounds to the north-east of the town (Kilglass/Enniscrone Soccer Club). The GAA Club plans to build an indoor astro-turf pitch and toilet block as part of improvements to their facilities. Waterpoint has three astro-turf pitches, all benefiting from the use of flood lights.

Established in 1918, the Dunes Championship Links course began as a nine-hole golf course which has since been developed to a 27-hole golf links. The 400-acre site has become one of Ireland's top-ranked links courses.

Enniscrone has a walking club and organises a walking festival for two days in September. It also has a girls' basketball club, badminton club, community games group and a ladies' Gaelic football club.

6.6 Recreation and open space

There are just over 12 hectares of public open space within Enniscrone, including the park known as Castle Field, the amenity area known locally as the Hollows, located parallel to the beach, and various incidental amenity open spaces located throughout a number of housing estates. Private open space within Enniscrone consists of the golf course and the pitch-and-putt facilities, both of which are well maintained and open throughout the year.

For a town the size of Enniscrone, the amount of public open space is more than adequate. However, it is considered important to improve the amenity potential of these areas and to increase pedestrian accessibility throughout and between these areas.

This involves ensuring that all roads and streets have adequate footpaths, all new roads are constructed with wide footpaths and grass verges where possible and new pedestrian/cycle linkages are created at appropriate locations around the town.

6.6.1 Castle Field Park

The Castle Field Park, located in the centre of the town behind the Main Street, includes a playing field, walkways and archaeological sites. There are no active frontages around the park and consequently the area lacks a sense of security.

Presently the park has three pedestrian access points, two from Main Street and one access point from Burma Road. These access points should be signposted and their visual appearance improved (refer to objective CFO-1).

There is scope to increase the amenity of this park by constructing additional pathways and access points, such as a link from the Fire Station, alongside the existing stream as far as Waterpoint and a path from the Fire Station to the church ruins to link up with the existing pathways (refer to objectives CFO-2 and CFO-3). The development of any pathways throughout the Castle Field will be subject to archaeological assessment and should be appropriately designed to minimise any impacts on archaeology.



Parts of the park, once intended for planting, are now overgrown and unkempt. A stone walkway leads from the park to the castle ruin. This walkway is narrow, overgrown and is not signposted. There are no benches or public lighting throughout the park.

A concrete block wall crosses the park, and in doing so dissects an archaeological megalithic tomb. This wall has a negative visual effect on the surrounding landscape, as it has been erected at a height along an esker ridge. This wall should be demolished and replaced with a stock-proof post-and-wire fence and a line of indigenous hedgerow planting to conceal the fence (refer to objective CFO-4).

Informative signposting about the walking trails and archaeological value of Castle Field should be placed at strategic locations explaining the significant aspects of the site.

6.6.2 The Hollows

The area known as the Hollows is located adjacent to the beachfront, bounded by the backlands of Main Street to the south and the sand dunes to the north. It is predominantly grassland with a children's playground and *crazy golf* course located in the centre of the green area.

This area is used haphazardly as a car park all year round and is particularly full in the busy summer months. This has resulted in degradation of the grass and created a negative impact upon the appearance of the area. It is a long-term objective of this Plan to close off vehicular access to the south-western section of the Hollows (see Section 8.3.4) and prevent the parking of cars on any of the green areas by installing well-designed bollards or fencing. The existing access road will be used by pedestrians and residents' vehicles only. This will ensure some protection for the sensitive dune system and will enhance the amenity of the area for pedestrians.



6.6.3 Walking routes

Enniscrone has a number of well-used scenic walks along the coast. The website and phone app *Discover Enniscrone* promotes a number of walks in the town and environs, including a walk around Castle Field Park, a walk from the beach to the River Moy estuary and a circuit of the town.

Additional walks should be considered in the long term:

- a coastal walk along the shore line from Enniscrone to Easky; there are numerous public roads running down to the shore along this stretch of coastline and it should be possible to develop a walking route for most of the way (refer to objective CFO-5);
- a public walk from Main Street, along Leonard's Lane (L-26023), across the Bellawaddy River and along the L-26027 to the R-297 (refer to objective CFO-6).

6.7 Other facilities



6.7.1 Fire station

Enniscrone Fire Station, located on the Main Street, was opened in 1996. The station covers Enniscrone and the surrounding environs from Skreen to 3 miles outside Ballina, Co. Mayo, and from the shoreline to the Ox Mountains. The station employs nine firemen. On average, about 100 calls are made to the station every year.

6.7.2 Garda station

Enniscrone Garda station is located on the Main Street in the old R.I.C. building. Its catchment area extends from Easky to the Mayo County border and from Dromore West to the coast. The station employs one sergeant and seven guards and is manned 24 hours, 7 days a week.

6.7.3 Community centre

Despite the number and variety of community groups and a rich community life, the people of Enniscrone do not have an appropriate facility for meeting and hosting events.

Enniscrone needs a designated community centre for the development of social activities in the town and surrounding area. The County Council will support the voluntary sector in the securing of such a facility.

Community facilities policies

It is a policy of Sligo County Council to:

- CFP-1** Maintain and enhance existing sports, recreational and playground facilities and provide additional such facilities, if necessary and feasible.
- CFP-2** Support the provision of further crèche/childcare, healthcare and older persons care facilities, as necessary, within the development limit, on sites that are easily accessible for all sections of the community.
- CFP-3** Promote cultural development and the provision of associated facilities that acknowledge and build upon local character and distinctiveness.
- CFP-4** Ensure, as far as is practicable, that open space provided concurrent with new development links into and functions as part of the town's open space network rather than take the form of piecemeal, isolated pockets.
- CFP-5** Facilitate the provision of a dedicated community centre for the town.
- CFP-6** Pursue the development of public walkways in the Plan area, whilst ensuring the protection of designated sites through screening for Appropriate Assessment at project level.

Open space objectives

It is an objective of Sligo County Council to:

Castle Field

- OSO-1** Facilitate the erection of signposts at the entrances to Castle Field Park along with improvements to their visual appearance
- OSO-2** Investigate the possibility of continuing the existing walkway north-eastwards to meet the existing stream and from there parallel with and/or across the stream, linking the Fire Station and Waterpoint, thereby developing a walkway which goes around the entire park.
- OSO-3** Identify and support the development of two additional access points to Castle Field, one to the north of the site by Waterpoint and one to the southeast of the site by the Fire Station.
- OSO-4** Encourage the replacement of the concrete block wall which dissects the site with appropriate fencing further north of the current structure. Provide stiles in order to allow adequate pedestrian access through the partition.

New walkways

- OSO-5** Continue the provision of a coastal walk from the Pier along the cliff to the Promontory Fort at Cahermore and further on to Lenadoon Point.
- OSO-6** Investigate the provision of a public walk from Main Street, along Leonard's Lane (L-26023), across the Bellowaddy River and along the L-26027-0.

For the location of Open space objectives, refer to **Map 6** in Chapter 12.

7. Heritage



The quality of the built and natural environment is an important factor in determining where people choose to live and in attracting investment into particular areas. Natural, archaeological and built heritage are all part of Enniscrone's environment and need to be preserved in the interest of the town's future.

The County Development Plan 2011-2017 (CDP) contains a substantial Heritage chapter, which outlines in detail the Council's policies and objectives in relation to natural, archaeological and architectural heritage, as well as in relation to the County's landscapes. Please note that the policies and objectives outlined in **Chapter 7 Heritage** of the CDP apply to all relevant future developments proposed in Enniscrone.

The following sections do not substitute, but complement the provisions of the CDP. It is recommended to consult Chapter 7 of this LAP in association with Chapter 7 of the CDP. All development proposals must also comply with the relevant provisions of **Chapter 12 Development Management Standards** of the CDP.

7.1 Natural heritage

Designated sites - Special Protection Area (SPA)

Enniscrone, a coastal town, is one of County Sligo's few settlements with an exceptional natural setting. The Killala Bay/Moy Estuary, the beach at Carrowhubbuck South and the extensive beach and dune system (almost 5 km) at Bartragh are the dominant landscape features. These outstanding areas also represent a wealth of natural heritage, which is protected under the Birds and/or the Habitats Directive and also under national legislation. Killala Bay/Moy Estuary is a designated Special Area of Conservation (site code 000458) and Special Protection Area (site code 004036).

The Special Protection Area (SPA) comprises the estuary of the River Moy and the inner part of Killala Bay. Extensive intertidal sand and mud flats are exposed at low tide. The SPA is one of the most important coastal sites in the region for wintering waterfowl. It supports a diversity of species by providing excellent feeding grounds for the birds, as well as high-tide roosts.

7. Heritage

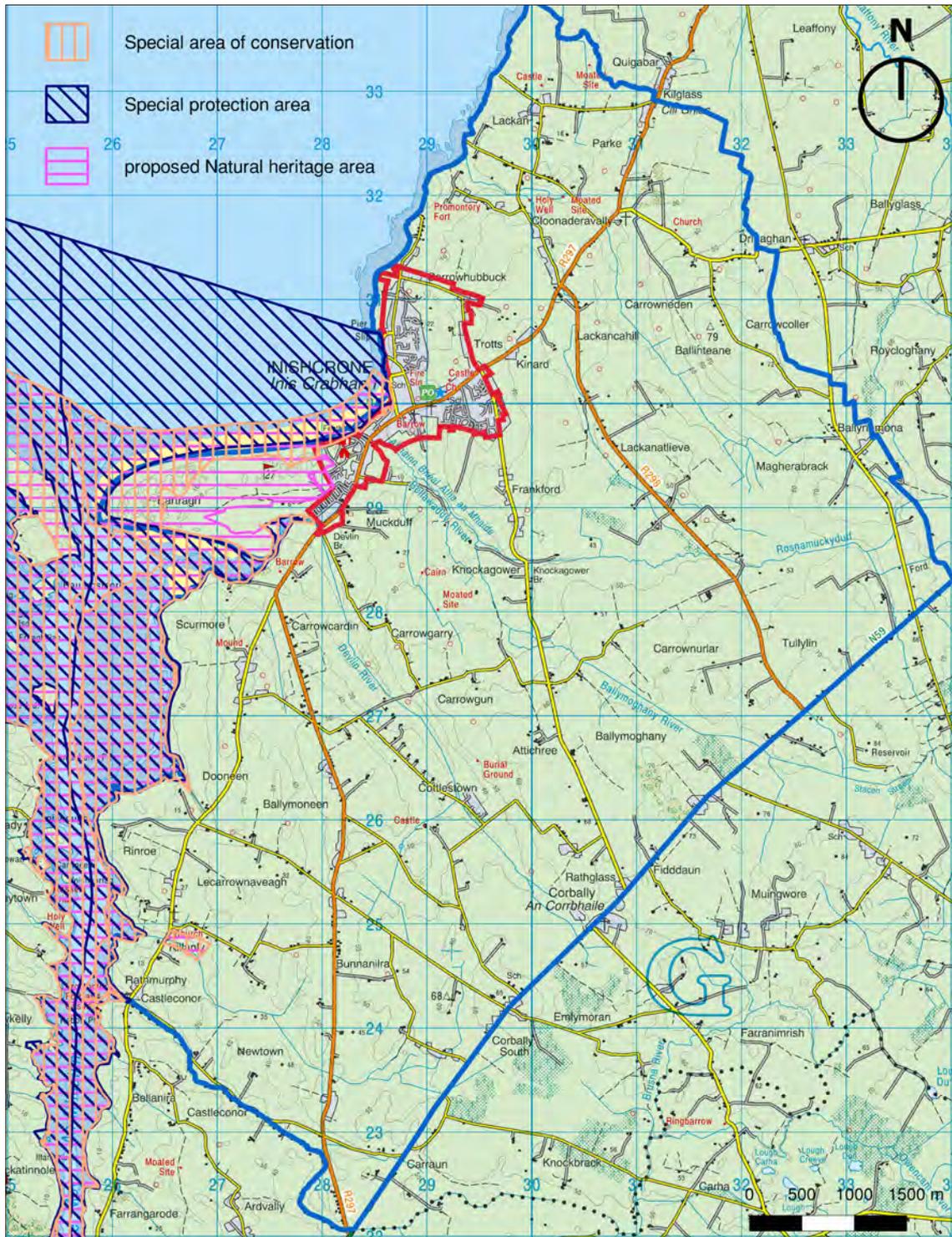


Fig. 7.A Killalla Bay/Moy Estuary Special Protection Area (SPA), Special Area of Conservation (SAC) and proposed Natural Heritage Area (pNHA) on the north-western edge of the Enniscrone Plan area



Fig. 7.B Killalla Bay/Moy Estuary Special Protection Area (SPA) on the north-western edge of the Enniscrone Plan area

Features of interest within the SPA include Ringed Plover, Golden Plover, Grey Plover, Sanderling, Dunlin, Bar-Tailed Godwit, Curlew, Redshank as well as wetlands and water birds.

The National Parks and Wildlife Service (NPWS) has published the conservation objectives for the site¹ and prepared a document² which outlines the conservation status of the SPA, its attributes, targets and the factors that can adversely affect the achievement of the conservation objectives for the site.

Factors that can adversely affect the achievement of the conservation objectives for listed water bird species include: habitat modification, disturbance and ex-situ factors³. In addition, there is a conservation objective to maintain the favourable condition of the wetland habitat within the Killala Bay/Moy Estuary SPA as a resource for the regularly-occurring migratory water birds that utilise it.

With regard to the eight water bird species of special conservation interest listed for the Killala Bay/Moy Estuary SPA, and based on the long-term population trend for the site, it has been determined by the NPWS (2013) that:

- two species currently have a *Highly Unfavourable* status (Grey Plover and Dunlin);
- three species currently have an *Unfavourable* status (Ringed Plover, Golden Plover and Curlew);
- one species currently has an *Intermediate Unfavourable* status (Bar-tailed Godwit);
- two species currently have a *Favourable* status (Sanderling and Redshank).

¹ NPWS (2013) Conservation Objectives: Killala Bay/Moy Estuary SPA 004036.Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

² NPWS (2013) Killala Bay/Moy Estuary SPA – Conservation Objectives Supporting Document.

³ Ex-situ factors: several of the listed water bird species may at times use habitats situated within the immediate hinterland of the SPA or in areas outside of the SPA but ecologically connected to it. The reliance on these habitats will vary from species to species and from site to site. Significant habitat change or increased levels of disturbance within these areas could result in the displacement of one or more of the listed water bird species from areas within the SPA, and/or a reduction in their numbers.



Fig. 7.C Killalla Bay/Moy Estuary Special Area of Conservation on the north-western edge of the Enniscrone Plan area

Designated sites - Special Area of Conservation (SAC)

The Killala Bay/Moy Estuary Special Area of Conservation (SAC) covers the extensive sand and mud flats surrounding the Moy Estuary. This estuary is considered to be one of the best examples of a largely unpolluted system in Ireland.

The dune systems within the SAC are well-developed and constitute good examples of dunes with a rich and diverse flora. Associated with the marram dunes are embryonic foredunes and these are particularly well represented at Enniscrone. Although much of the fixed dune area has been developed as a golf course or improved for agriculture, the site still contains a relatively large area of intact fixed dunes, a priority habitat listed on Annex I of the EU Habitats Directive.

Features of interest within the SAC are as follows: Narrow-mouthed Whorl Snail (*Vertigo angustior*), Sea Lamprey (*Petromyzon marinus*), estuaries, mudflats and sandflats not covered by seawater at low tide, annual vegetation of drift lines, *Salicornia* and other annuals colonizing mud and sand, Atlantic salt meadows (*Glauco-Puccinellietalia maritima*), Harbour Seal (*Phoca vitulina*), embryonic shifting dunes, shifting dunes along the shoreline with *Ammophila arenaria* ('white dunes'), fixed coastal dunes with herbaceous vegetation ('grey dunes') and humid dune slacks.

The NPWS has published the conservation objectives for the site⁴ and prepared two documents⁵ which outline the conservation objectives and conservation status of the SAC, its attributes and targets and the factors that can adversely affect the achievement of the conservation objectives for the site.

4 NPWS (2012) Conservation Objectives: Killala Bay/Moy Estuary SAC 000458. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

5 NPWS (2012) Killala Bay/Moy Estuary SAC (000458) Conservation objectives supporting document - coastal habitats. Unpublished Report. NPWS (2012) Killala Bay/Moy Estuary SAC (000458) Conservation supporting document - marine habitats. Unpublished Report.



Fig. 7.D Killalla Bay/Moy Estuary proposed Natural Heritage Area (pNHA) on the north-western edge of the Enniscrone Plan area

Designated sites - Natural Heritage Area (NHA)

The national (non-EU) designation of proposed Natural Heritage Area (pNHA) generally coincides with the SAC, but also extends further inland into the Bartragh peninsula, covering part of the lands currently used as a golf course. The Killalla Bay/Moy Estuary also carries the following designations – RAMSAR Site, Important Bird Area (IBA) and Wildfowl Sanctuary.



Natural heritage outside designated sites

Part of the coastline at Enniscrone is included in the Killala Bay/Moy Estuary SAC, SPA and pNHA. However, these coastal designations do not extend far inland. The shoreline to the north of the town comprises exposed rocky shore habitat. Much of the settlement comprises developed land with areas of green space consisting mainly of agriculturally improved pasture.

In 2009, Sligo County Council commissioned habitat mapping for selected settlements in County Sligo, including Enniscrone. Habitat mapping was undertaken to identify areas of nature conservation value within the settlement and to look at opportunities for enhancing biodiversity and linking habitats. The survey also looked at selected invasive species and mapped areas where they were found.

Outside of designated sites, there are two areas of interest for nature conservation in Enniscrone. The first is the Bellawaddy River, which in sections is highly modified, with gabion walls along both banks. The river channel supports several aquatic plant species, including Water Starwort, Floating Sweetgrass, Broad-leaved Pondweed, Fool's Watercress, Branched Bur-reed and Reed Canary-grass. There are also several willows along the banks. Upstream, the river passes through a second area of nature conservation value, which is a wet grassland mosaic. The grassland is species-poor and is populated by a tall rush-dominated sward. Species present include Creeping Bent, Great Willowherb, Meadowsweet, Yorkshire-fog and Meadow Vetchling. Some localised patches of Common Reed are also present. Both the Bellawaddy River and the associated wet grassland represent a good focus for nature conservation, particularly as they drain into the designated coastline and have potential for enhancement.

In addition to these areas, the golf course at the western edge of the town is mainly amenity turf. However, it also has some large areas of rough grassland, which are of value for nature conservation in a local context.

In terms of linear habitat, hedgerows are significant within Enniscrone, with over 4,000 m identified in the 2009 study, followed by lesser amounts of tree lines, drainage ditches and stone walls. Owing to the exposed coastal setting, linear habitats have an important role in the natural environment, providing wildlife corridors and shelter.

In terms of invasive species, the highly invasive Japanese Knotweed (*Fallopia japonica*) was recorded at a location adjoining the Main Street in Enniscrone town (grid reference 129120, 330064) covering an area of less than 5 sq.m. Control and eradication of the stand should be a priority action to prevent the spread of Japanese Knotweed in the settlement.

7.1.1. Main CDP provisions

Among the most relevant policies and objectives of the CDP applicable to development in Enniscrone are the following:

Natural heritage – general policies

- P-NH-1** *Protect, sustainably manage and enhance the natural heritage, biodiversity, geological heritage, landscape and environment of County Sligo in recognition of its importance for nature conservation and biodiversity, and as a non-renewable resource, in association with all stakeholders.*
- P-NH-2** *Ensure as far as possible that development does not impact adversely on wildlife habitats and species. In the interest of sustainability, biodiversity should be conserved for the benefit of future generations.*

European and national designated natural heritage areas – objectives

- O-NH-1** *Protect and maintain the favourable conservation status and conservation value of all natural heritage sites designated or proposed for designation in accordance with European and national legislation and in other relevant international conventions, agreements and processes. This includes sites designated or proposed as Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Ramsar Sites and Statutory Nature Reserves.*

- O-NH-2** Assess, in accordance with the relevant legislation, all proposed developments which are likely to have a significant effect (directly or through indirect or cumulative impact) on designated natural heritage sites, sites proposed for designation and protected species.
- O-NH-3** When considering any plan or project prepared or assessed on the basis of this development plan, the planning authority must comply fully with Article 6 of the EU Habitats Directive (as transposed into Irish Law by the EU Habitats Regulations 1997 and subsequent amendments) and assess whether the plan or project is likely to have a significant impact upon the integrity, conservation objectives and qualifying interests of any Natura 2000 site.

Nature conservation outside designated sites

- P-NH-8** Ensure that proposals for development protect and enhance biodiversity, wherever possible, by minimising adverse impacts on existing habitats and by including mitigation and/or compensation measures, as appropriate, which ensure that biodiversity is enhanced.
- P-NH-10** Ensure that no ecological networks, or parts thereof which provide significant connectivity between areas of local biodiversity, are lost without remediation as a result of implementation of this Plan.

Woodlands, trees and hedgerows policies

- P-NH-11** Protect trees and hedgerows from development that would impact adversely upon them, and promote the enhancement of existing hedgerows by seeking increased coverage, in conjunction with new development.
- P-NH-17** Recognise the biodiversity and archaeological importance of townland boundaries, including hedgerows, and promote their protection and retention.

Inland waters policies

- P-NH-19** Protect rivers, streams and other water courses and their associated Core Riparian Zones (CRZ) wherever possible and maintain them in an open state capable of providing suitable habitat for fauna and flora.
- P-NH-21** Protect and enhance biodiversity richness by protecting rivers, stream corridors and valleys by reserving land along their banks for ecological corridors, maintaining them free from inappropriate development, and discouraging culverting or realignment.

Protected species policies

- P-NH-28** Protect species and their associated habitats that require strict protection under the Habitats Regulations (S.I. No. 477/2011 - EC (Birds and Natural Habitats) Regulations 2011).

Inland water objectives

- O-NH-19** Ensure that an appropriate ecological assessment is undertaken for developments with the potential to impact on inland waters.



Value of hedgerows

Flood control – the root systems of hedgerows regulate water movement and help prevent flooding.

Disease control – hedgerows help prevent the spread of airborne disease (e.g. tuberculosis in cattle).

Water quality – hedgerows trap silt and soil particles, which clog up fish spawning grounds if they enter watercourses.

Cultural and historical significance – hedgerows are part of Ireland's cultural, historical and archaeological heritage.

Townland boundary hedgerows are particularly important, as they can often date from medieval times.

Wildlife shelter – as the area of native woodlands in Ireland is small, hedgerows have become very important wildlife habitats. They provide food, shelter, and corridors of movement, nest and hibernation sites for many of our native flora and fauna.

Screening – when incorporated into urban and rural developments, hedgerows provide screening and can greatly enhance the scenic quality of an area.



7.1.2 Hedgerows as wildlife corridors

A number of significant hedgerows and tree groups are evident in the rural area around Enniscrone.

Hedgerows and mature trees can be multi-functional, but essentially they are important for wildlife. Wherever possible, they should be retained and incorporated into any future development.

Ideally, the various natural and semi-natural features and open space elements should be linked, thereby guaranteeing flora and fauna dispersal throughout the Plan area. This provides the town with an attractive setting and allows for interaction between people and their surrounding natural environment.

7.1.3 Water-based habitats

A number of stream channels, drainage ditches and wetland areas occur within the surroundings of Enniscrone. It is important, especially in terms of biodiversity, to maintain these water sources by incorporating them into the framework of the Plan. The County Sligo Wetlands Survey 2008-2011 identified and mapped potential wetland sites within County Sligo, some of which occur within the Plan area and which are shown in Fig. 7.E opposite.

If a development has the potential to affect a wetland site identified in the LAP, an ecological assessment should be undertaken to determine the impacts of such development on the wetland. The ecological assessment should be undertaken in accordance with objective O-NH-19 of the CDP (listed in subsection 7.1.1. above).

In addition, S.I. No. 454/2011 - Planning and Development (Amendment) (No. 2) Regulations 2011 - sets significantly lower thresholds in relation to proposals for the drainage or reclamation of wetlands, for the requirement to screen for EIA, and for requiring EIA.

It is now mandatory to screen all projects where it is proposed to drain/reclaim an area measuring over 0.1 ha of wetlands (including estuarine marshes or callows) in order to determine whether EIA is required. EIA is mandatory where proposed work would involve the drainage and/or reclamation of more than 2 ha of wetland. Wetlands are defined to be 'natural or artificial areas where biogeochemical functions depend notably on constant or periodic shallow inundation, or saturation, by standing or flowing fresh, brackish or saline water'.

Natural heritage policies

It is a policy of Sligo County Council to:

- NHP-1** Maintain and enhance the conservation value of the Natura 2000 sites adjoining the Enniscrone Plan area. Ensure that Appropriate Assessment Screening is carried out for any plan or project within the Plan area with potential to impact on Killala Bay/Moy Estuary SPA/SAC.
- NHP-2** Generally maintain a natural buffer along the Atlantic shoreline for a distance landwards of the High Water Mark in the order of 80 m outside the development limit.
- NHP-3** Maintain and review dune management, to include, where necessary, appropriate fencing, boardwalks and public information boards in consultation with the National Parks and Wildlife Service of the DAHG.
- NHP-4** Encourage the retention and enhancement of existing habitats and biodiversity in Enniscrone town and throughout the Plan area, in particular the Bellawaddy River, wetlands and linear habitats of nature conservation value (hedgerows, tree lines and stone walls).
- NHP-5** Require developers to retain existing significant hedgerows, tree groups and wetlands and incorporate these features into their developments where possible.
- NHP-6** Apply the precautionary principle in relation to development proposals with potential to impact on the wetlands within the Plan area/buffer zone by requiring an ecological impact assessment to ensure that any proposed development will not affect the integrity and conservation value of the site. Such assessments shall have regard to S.I. No. 454/2011 - Planning and Development (Amendment) (No. 2) Regulations 2011.
- NHP-7** Protect the water quality of rivers and streams throughout the Plan area by restricting development in the Core Riparian Zones (CRP). The CRPs should be generally 10-m-wide on each side of rivers, except for salmonid rivers, where the CRPs should extend to 25 m on each side of the river.

Natural heritage objective

It is an objective of Sligo County Council to:

- NHO-1** Control and prevent the spread of invasive species within the Plan area.

7.2 Archaeological heritage

Archaeology is an irreplaceable resource, a link with the past which can be found in every townland of County Sligo. Enniscrone is no exception. The town contains many sites of archaeological interest. Throughout the Plan area, archaeological features are apparent in the form of ringforts, ancient field patterns, souterrains and enclosures. Fig 7.F (p. 65) illustrates this rich presence of archaeological sites in Enniscrone.

Proposed developments that may (due to their location, size or nature) have implications for archaeological heritage should be subject to archaeological assessment.

Such developments include those that are located at or close to archaeological monuments or sites, those that are extensive in terms of area (0.5 hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Assessment.

7.2.1 Record of Monuments and Places

All known monuments and sites are registered in a statutory inventory known as the Record of Monuments and Places (RMP). The RMP contains monuments dating from before 1700 and some sites post 1700 AD. A zone of archaeological potential (ZAP) surrounds each monument.

Recorded monuments are protected under the National Monuments (Amendment) Act 1994. Copies of the RMP for County Sligo are available for inspection at the Planning Section, Sligo County Council and public libraries.

Potential sites of archaeological interest may include archaeological remains beneath the ground surface. Such remains may only be uncovered during development work and must be investigated and recorded in great detail. Please refer to the archaeological heritage policies of the CDP for guidance.

7.2.2 Main CDP provisions

The following are some of the most relevant archaeological heritage policies and objectives contained in the CDP 2011-2017:

Archaeological heritage policies

- P-AH-1** *Protect and enhance archaeological sites, monuments, their setting, appreciation and amenity within the Plan area, including those that are listed in the Record of Monuments and Places (RMP) or newly discovered archaeological sites and/or sub-surface archaeological remains.*
- P-AH-2** *Require archaeological assessment, surveys, test excavation and/or monitoring for planning applications in areas of archaeological importance, if a development proposal is likely to impact upon in-situ archaeological monuments their setting and archaeological deposits.*
- P-AH-5** *Ensure that development within the vicinity of a Recorded Monument does not detract from the setting of the feature and is sited and designed appropriately.*
- P-AH-8** *Facilitate and enhance public access to and understanding of the archaeological heritage and disseminate information and advice on the archaeological heritage to prospective developers and the general public.*

Archaeological heritage objectives

- O-AH-1** *Require an Archaeological Impact Assessment when considering development proposals with a potential to affect archaeological heritage, and have regard to the advice and recommendations of the prescribed bodies as defined in the Planning and Development Act 2000 (as amended) in relation to undertaking, approving or authorising development.*

- O-AH-3** *Require the preservation of the context amenity and visual integrity and connection of archaeological monuments to their setting. Views to and from archaeological monuments should not be obscured by inappropriate development. Archaeological visual impact assessments should be undertaken to demonstrate the continued preservation of an archaeological monument's siting and context.*
- O-AH-7** *Identify appropriate archaeological sites in the Plan area to which public access could be provided and work to secure public access, where appropriate, in consultation with the land owners.*

7.2.3 Archaeological features in Enniscrone

Enniscrone displays a host of archaeological remains, which reveals its rich heritage extending from the megalithic age. The oldest recorded artefacts in the area are the scattered ruins of two possible passage tombs, dating from approximately 2500 BC, which are sited on a hill west of Enniscrone Castle. Ancient ring forts, souterrains are also evidence of the archaeological heritage of Enniscrone and indicate a long settlement history.

The ruins of Enniscrone Castle stand in an elevated position to the north-east of the town, in the area known as the Castle Field. Enniscrone Castle, also known as Nolan's Castle, is an example of an early 17th-century semi-fortified house. The western towers survive intact, but two other towers have been destroyed since the last century. A number of other archaeological monuments are also found within and close to Enniscrone Castle, such as Valentine's Church.

Valentine's Church is named after Rev. Thomas Valentine, who became rector here in 1712. The existing church seems to have been built upon an earlier foundation at the start of the 17th century. Along the coast and immediately north-west of Enniscrone, lies Cahermore, a significant promontory fort with a series of ditches and embankments.

There are 137 recorded archaeological monuments in the Plan area, of which 19 are located inside the development limit of Enniscrone. A list of the recorded archaeological monuments within the development limit is included in the *Strategic Environmental Assessment Screening Report* which accompanies this Plan. The location of all recorded monuments in the Plan area is shown on Map 7 in Chapter 12 of this Plan.

Archaeological heritage policies

It is a policy of Sligo County Council to:

- AHP-1** Protect the archaeological heritage of Enniscrone from damage.
- AHP-2** Secure the preservation (in-situ, or as a minimum, preservation by record) of:
- the archaeological monuments included in the Record of Monuments as established under section 12 of the National Monuments (Amendment) Act, 1994;
 - sites and features of historical and archaeological interest.

In securing such preservation the Planning Authority will have regard to the advice and recommendations of the Department, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subjected.

Any development either above or below ground, within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.



Fig. 7.F Archaeological monuments within and around Enniscrone town

Archaeological heritage objectives

It is an objective of Sligo County Council to:

- AHO-1** Work with the local community and the Department of Arts, Heritage and the Gaeltacht to conserve, interpret and present Nolan's Castle, Enniscrone as a key heritage site within the town.
- AHO-2** Work with the local community to clarify ownership of St. Valentine's Church, Enniscrone in order to facilitate the conservation, interpretation and presentation of the church.
- AHO-3** Support and promote public awareness of, access to and linkages between the various sites of archaeological value within Enniscrone, with the cooperation of the private landowners.
- AHO-4** Integrate sites of archaeological interest into the open space network, where feasible.

7.3 Architectural heritage

Architectural heritage is a unique resource, an irreplaceable expression of the richness and diversity of the past. Enniscrone's buildings have a range of significant architectural styles that deserve recognition for their individual architectural merit.

Part IV of the Planning and Development Act 2000 (as amended) provides for the protection of the architectural heritage. The primary mechanism for this is through the compilation of a Record of Protected Structures (RPS) as part of the County Development Plan (CDP) for the county. The current RPS for County Sligo contains 18 protected structures located within the Enniscrone Plan area. By including structures in the RPS, the Planning Authority seeks to protect and conserve buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social and technical importance.

7.3.1 Main CDP provisions

Among the most relevant policies of the CDP in relation to architectural heritage are the following:

Architectural/built heritage policies

- P-BH-3** *Generally encourage the re-use of older buildings through renovation and rehabilitation, in preference to their demolition or reconstruction.*
- P-BH-7** *Promote the principles of contextual compatibility for all new buildings within the historic built environment and promote carefully-designed architectural solutions that are modern and innovative, except in or adjoining an ACA or a protected structure, where, in the opinion of the planning authority, redevelopment in the traditional or historicist manner may be more appropriate.*
- P-BH-8** *Ensure that any new development activity acknowledges the traditional frame for development - in particular, buildings will be required to maintain historical building lines. There will be a presumption against new buildings stepping back from established building lines, except for key public buildings, or where a new building might interfere with the setting of a protected structure or an ACA.*
- P-BH-11** *Generally maintain a continuous building line along streetscapes - this assists in maintaining the character of an area and can screen car parks, loading bays and service yards within blocks.*
- P-BH-12** *For new or replacement buildings, encourage the retention of subtle variations in building lines, building heights and plot widths, which are a trademark of the traditional Irish streetscape.*
- P-BH-14** *Protect important non-habitable structures such as historic bridges, harbours, railways, roadside features (such as historic milestones, cast-iron pumps and post-boxes), street furniture, historic gardens, stone walls, landscapes, demesnes and curtilage features, in cases where these are not already included in the Record of Protected Structures.*
- P-BH-15** *Support the visual attractiveness of the county by encouraging owners of derelict sites/buildings to develop and improve them in an appropriate manner and pursue, where necessary, owners of buildings and sites under the Derelict Sites Act, 1990.*
- P-BH-20** *Ensure that modern design solutions have regard for the traditional context and streetscape elements and utilise some of the traditional architectural idioms in their composition, form and/or design.*



7.3.2 Record of Protected Structures

The Record of Protected Structures (RPS) is a mechanism for the statutory protection of architectural heritage. Under the Planning and Development Act 2000 (as amended), each planning authority is required to compile and maintain a RPS for its functional area.

The RPS for County Sligo is an integral part of the County Development Plan 2011-2017, although it is published as a separate document. The Record lists 400 structures, of which 18 are located within the Plan area, including 9 structures in Enniscrone town. A protected structure, unless otherwise stated in the RPS, includes the exterior and interior of the structure, its curtilage (including any other structures and their interiors lying within that curtilage). The protection applies to all fixtures and features that form part of the interior or exterior of these structures and their boundaries.

The Council recognises that in order to prolong the life of a protected structure, it may be necessary for the building(s) to accommodate appropriate change and/or new uses. The effect of the Protected Structure status is to ensure that any changes or alterations to the character of the building(s) are carried out in such a way that the existing special character is retained and enhanced.

For additional information in relation to protected structures, please consult Section 7.3 of the County Development Plan 2011-2017.

Appendix II of this Plan contains details and photographs of Enniscrone's protected structures, together with a short description of each building, as provided by the National Inventory of Architectural Heritage (available from www.buildingsofireland.ie). The locations of these structures within the town are shown on Map 8 in Chapter 12.

7.3.3 Historic streetscape

Enniscrone contains a range of interesting buildings and a variety of architectural styles, all of which add to its unique character. While not included in the Record of Protected Structures, certain buildings within Enniscrone deserve recognition for either their individual architectural merit or their contribution to the streetscape. Historic buildings are an intrinsic part of our cultural heritage and identity. They are a finite resource, which cannot be replaced once lost or damaged.

Certain features – although not warranting inclusion in the RPS, due to modernisation and renewal works, such as replacement of windows and doors with fixtures made of modern materials – should be given special consideration in terms of planning and development proposals, so that they retain their positive contribution to the streetscape and the character of the surrounding area.



One such example is Duck Street (see above), which runs parallel to the Bellawaddy River. The visual quality of these three-bay cottages adds to the overall character of the area, as do the small stonewalled garden plots, which are separated from the houses by the road. A proposal for the enhancement of this area is included in Chapter 11 Urban Design.

7.3.4 Buildings of note

There are a number of buildings in Enniscrone, 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 III and on Map 9) 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, some of their original features have been eroded, but they still retain their original character.

It is considered essential to preserve elements of the original character of the town in order to emphasise identity and strengthen the sense of place associated with Enniscrone.

Appropriate re-use of the *buildings of note* is essential for their preservation. For example, the former 19th-century church located along Main Street was used as a storage area for the adjoining hotel. The church windows are currently boarded up and the grounds are bounded by an inappropriate wall. Please refer to **Chapter 11 Urban Design** for more details in relation to this building.

Architectural heritage policies

It is a policy of Sligo County Council to:

- ARP-1** Preserve, protect and enhance the architectural heritage of Enniscrone, which is central to the town's ability to promote itself as a tourist attraction.
- ARP-2** Support the appropriate renovation and reuse of *buildings of note*, in order to retain Enniscrone's architectural character and strengthen its identity.
- ARP-3** Encourage the sensitive redevelopment of buildings which make a positive contribution to the townscape of Enniscrone, in preference to their demolition and replacement.
- ARP-4** Retain distinctive street furniture such as the fire hydrant on Bellawaddy Bridge.

Architectural heritage objective

It is an objective of Sligo County Council to:

ARO-1 Require any development proposal involving *buildings of note* (and their sites), identified on Map 9, to restore or renovate and/or incorporate these buildings into new development proposals – as appropriate – in a sensitive manner that will contribute to the preservation of the streetscape character.

Such development proposals shall have regard to the architecturally valuable features detailed in Appendix III and to the recommendations made in relation to each *building of note*.



7.4 Landscape character

A landscape characterisation and appraisal study was carried out in 1996 for County Sligo.

The results of this study forms the basis of a **Landscape Characterisation Map** which designates areas throughout the county as *sensitive rural landscapes* (pink areas in the illustration), *visually vulnerable landscapes* (coastline in the illustration) or *normal rural landscapes*.

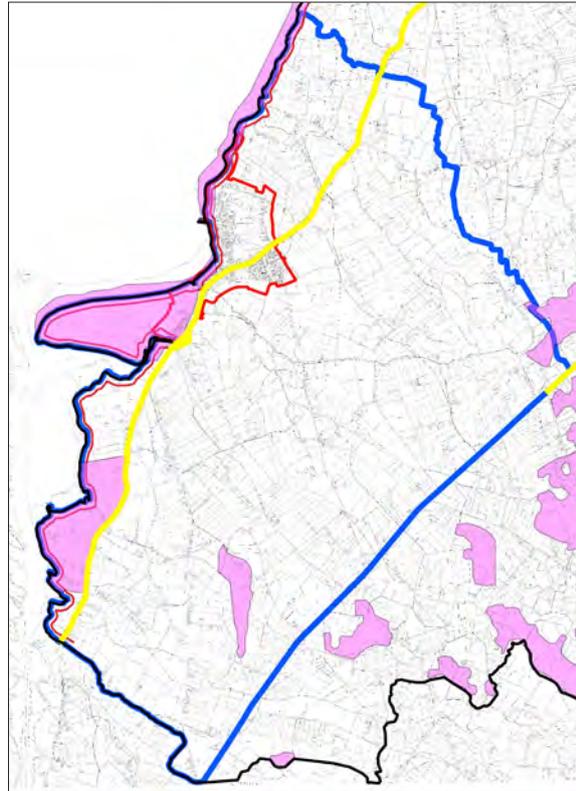
The map also designates *scenic routes* (yellow lines in the illustration) from which unique scenic views are available.

The entire coastline of the Enniscrone Plan area has been designated *visually vulnerable*.

Parts of the coastal plains, i.e. the golf course, parts of the Moy Estuary, and the coastline from the golf course northwards have been designated as *sensitive rural landscapes*.

The following roads have been designated in the County Development Plan as *scenic routes*:

- the R-297 from Scurmore to Dromore West (the Plan's eastern limit is at Kilglass);
- the N-59 from Caltragh to Camcuill;
- the L-2605 - coast road from Mayo county boundary at Rathmurphy northwards to the junction with the R297 at Scurmore.



Landscape character objective

It is an objective of Sligo County Council to:

- LCO-1** Preserve the views from the following roads, which are designated *scenic routes* in the CDP 2011-2017:
- A. the R-297 from Scurmore to Dromore West;
 - B. the N-59 from Caltragh to Camcuill;
 - C. the L-2605 - coast road from Mayo county boundary at Rathmurphy northwards to the junction with the R297 at Scurmore.

8. Transport and circulation



Enniscrone is approximately 54 km from Sligo City (circa one hour driving time), 14 km from Ballina (journey time around 17 minutes) and 52 km from Knock International Airport. There is no direct access via national roads to Enniscrone. The nearest national road is the N-59 (Sligo to Ballina road), which runs circa 5 km to the south-east of the town. The regional roads R-297 and R-298 connect the town, through the N-59, to Ballina and Sligo.

The recent upgrade of the N-59 has improved accessibility to Enniscrone. The focus of this Plan is on the management of traffic within the town, where traffic congestion is often a problem, in particular during the summer months (tourist season). Consideration is also given to improving the pedestrian experience in the town.

The proposals outlined in the following sections are intended to support the special tourism function of this Key Support Town, to enhance the mobility environment for residents and tourists alike and to make adequate provision for the future expansion of Enniscrone.

8.1 Main CDP provisions

Some of the most relevant CDP policies and objectives relating to transport are as follows:

Mobility – strategic policies

- SP-MOB-2** *Support the creation of an integrated and environmentally-sound transport system, in particular with regard to accessibility and choice of transport, with a quality intercity bus and rail service, alongside the promotion of cycle facilities and pedestrian movements.*
- SP-MOB-3** *Make optimal use of existing transportation infrastructure by using traffic management in order to reduce travel times and congestion.*
- SP-MOB-7** *Plan for the future traffic and transportation needs in Sligo and ensure that new development does not compromise the expansion of rail and road corridors in the County. Proposed road realignment/improvement lines and associated corridors shall be preserved free from development that would prejudice the implementation of the road scheme.*

Non-national roads objectives

- O-NNR-1** *Identify local priorities for road improvements in conjunction with the preparation of mini-plans and local area plans.*
- O-NNR-2** *Implement the roads and traffic management objectives of adopted mini-plans/local area plans, subject to the availability of funding.*
- O-NNR-5** *Carry out improvement works on regional and local roads, and in particular to the regional road network as set out in Table 8.C, subject to compliance with the requirements of the Habitats Directive.*

Planned non-national roads improvements (extract from Table 8.C in CDP)

Road Number	Route
R-298	N-59 to Enniscrone
R-297	Dromore West to Enniscrone to Sligo County boundary (linking to the N-59)

Cycling and walking policies

- P-CW-1** *Promote walking and cycling as sustainable transport modes and healthy recreational activities.*
- P-CW-2** *Promote cycling as a viable commuting mode of transport.*
- P-CW-3** *Require that all new developments are designed to integrate into a cycling network linking with adjoining development areas and schools, and provide cycle and pedestrian-friendly development layouts, infrastructure and facilities.*

Cycling and walking objectives

- O-CW-3** *Plan and make provision for the safe and efficient movement of cyclists and pedestrians in and around built-up areas.*
- O-CW-4** *Make provision for the integration of pedestrian and cycle facilities (i.e. bicycle parking) at public transportation nodes and village/town centres.*
- O-CW-8** *Provide appropriate facilities for pedestrians and for people with special mobility needs.*

Please note that the policies and objectives outlined in **Chapter 8 Transport and mobility** of the CDP apply to all future relevant developments proposed in Enniscrone.

The following sections do not substitute, but complement the provisions of the CDP. It is recommended to consult Chapter 8 of this LAP in association with Chapter 8 of the CDP.

All development proposals must also comply with the relevant provisions of **Chapter 12 Development Management Standards** of the CDP.

8.2 Road network



8.2.1 Local links

The Plan boundary extends to the south to the national road N-59, to which the town of Enniscrone is linked by the regional roads R-297 and R-298, as well as by several local roads, directly or indirectly.

The rural area surrounding Enniscrone is served by a dense network of local roads. Significant portions of these roads have been improved in recent years, but investment in their upgrading should continue.

Funding for the resurfacing of regional and local roads comes via *Discretionary Improvement Grants* and *Discretionary Maintenance Grants* from the Department of Tourism, Transport and Sport (DTTS). This is a multi-annual programme. Funding for the realignment of regional roads and the upgrading of bridges comes via *Specific Improvement Grants* from the DTTAS.

8.2.2 New roads

In order for the town to develop in a consolidated manner, a network of auxiliary roads is required to open up the backlands for development. As recommended in the ***Design Manual for Urban Roads and Streets (DMURS)*** (DTTS/DECLG 2013), the design or extension of the street network must be based on the principles of permeability and legibility, which support the development of a sustainable community. Such a network should ensure that all streets lead to other streets, limiting the number of cul-de-sacs, and should maximise the potential for walking and cycle routes.

It is important that vacant lands and backlands are accessible. In order to ensure accessibility, it is essential that specific access points are kept free from development (refer to objective TCO-2). Such access points are indicated on the Transport Objectives Map.

Corridors will be reserved for the following routes (refer to objective TCO-1):

- a new link road to the south of the R-297, between the L-2602-14 (at Frankford) and the R-297 (at Muckduff) – to preserve the future development potential of these lands, currently located to the south of the development limit;
- a new link road from the Fire Station to the Waterpoint – to provide an alternative route between Pier Road and the east of the town, with the purpose of relieving congestion on the Main Street.

A major constraint to new road building is the funding for implementation of such infrastructural projects. Consequently, substantial portions of these roads will have to be constructed incrementally, as part of new developments permitted along their routes in the future.

8.3 Traffic management

Good traffic management is essential for a town to function effectively. Aspects of traffic management which are relevant for Enniscrone include the following:

- management of traffic flow through the town;
- relief of traffic congestion during the summer months;
- provision of adequate off-street car parking.

The central built-up area of Enniscrone will be subject to a traffic management plan (TMP), which will consist of the following main elements:

- establishment of a town centre zone and two transition zones, involving various degrees of traffic calming;
- reconfiguration of portions of Cliff Road and Pier Road;
- provision of additional parking spaces;
- introduction of one-way systems along portions of Cliff Road, Pier Road and the Hollows Loop Road;
- building/upgrading of footpaths and restricting vehicular traffic in various parts of the town, to increase pedestrian safety.

The following subsections outline the need for traffic management and the measures that should be implemented in order to achieve a better-functioning town from a mobility perspective.

8.3.1 Town centre and transitional zones

The Main Street of Enniscrone is a regional road – the R-297. This road is subject to a significant amount of through-traffic and vehicle speed is an issue. Measures are required to slow down traffic passing through the centre.

In accordance with the principles contained in the DMURS, it is proposed to create two types of traffic zones along Main Street: a town centre zone and two transition zones on either side of the centre (refer to objective TCO-3).

The transition zones should be designed so as to prepare vehicle drivers to slow down before they reach the town centre zone. This can be achieved in a number of ways, such as reducing carriageway width, introducing parallel car parking, construction of build-outs and planting of trees/ornamental shrubs etc.

In the town centre, the regular road-building standards contained in the National Roads Authority's Design Manual for Roads and Bridges can be significantly relaxed by allowing variable carriageway width, reducing the amount of traffic signage, decreasing the segregation between pedestrians and vehicles etc. This would be in conformity with the recommendations of the DMURS, which are designed to make towns and villages more pedestrian-friendly.

The introduction of a shared surface should be considered for the town centre zone (refer to objective TCO-4). Shared-surface streets and junctions are effective at calming traffic and research has found that they perform well in terms of safety. There is also evidence that well-designed schemes can bring benefits in terms of visual amenity and perceptions of personal safety.

8.3.2 Reconfigurations at Cliff Road and Pier Road

Sections of the R-297 along Main Street, as well as Pier Road and Cliff Road, become very congested during the summer due to the narrowness of the roads at certain points and the haphazard parking of cars.

To address this, it is proposed to introduce a one way system along portions of Cliff Road and Pier Road (refer to objective TCO-5).

The road width gained by restricting traffic to a single lane could be used in the short term for parallel car parking. In the long term, once suitable off-road car parks have been constructed elsewhere in the town, it is envisaged that on-street parking along Cliff Road would be eliminated and footpaths would be built (or widened) on both sides of the road.

Another location where reconfiguration is proposed is the area in front of the Pier. This will involve the realignment of the roadway, the provision of footpaths and the delineation of parking spaces suitable for coaches and smaller vehicles, in order to serve the tourism-related traffic (refer to objective TCO-13 and the Urban Design chapter).

8.3.3 Provision of additional parking space

As a tourist town, Enniscrone experiences a large influx of visitors and vehicular traffic in the summer months. On busy summer days, the scarcity of off-street car parking in Enniscrone becomes a significant issue as people try to park as close as possible to the beach or to the coastal walks and the Pier. Suitable parking close to these amenities is extremely limited. The pressure on car parking spaces extends throughout the town on such days.

Apart from extensive on-street parking, there is a substantial amount of 'on-footpath' car parking in Enniscrone. Illegal car parking on footpaths doesn't only inconvenience pedestrians, but is also dangerous to drivers. Such car parking obstructs the sight lines of vehicles exiting from adjacent junctions.

Illegal parking should be made more difficult (e.g. by reducing carriageway width, street planting, placement of bollards etc. Appropriate signage should be put in place to direct people to off-street designated parking spaces and on-street parking in the transition zones.



Car parking serving the beach

Controlled car parking on the beach is supposed to be permitted only on days when the demand is high and parking in the Hollows has reached its full capacity. However, parking on the beach has been observed at times when the designated car parks in the Hollows were not full. Parking on the strand creates problems for the Blue Flag status of the beach, which is re-assessed every bathing season.

Parking in the Hollows results in increased usage of the dunes by pedestrians and vehicles. This in turn, leads to damage to areas of grass and contributes to significant erosion of the dunes.

Therefore, it is considered that car parking both on the beach and outside designated car parking areas in the Hollows must be prohibited in the future.

It is proposed to provide a publicly-accessible car park comprising a minimum of 100 spaces as part of the tourism-related development at Muckduff, to the south-west of the Bellawaddy River (refer to objective TCO-9 and Map 10 in Chapter 12). Once this car park is fully operational, parking on the beach and random on-street parking along the access road to the beach will also be prohibited and the pedestrian access to the beach improved (refer to TCO-8).



Main Street car parking

Car parking on Main Street can be problematic all-year-round. In total, there are circa 121 off-street car parking spaces on Main Street, including those associated with shops, hotels, the RC church and vacant or derelict sites. However, these off-street spaces are consistently underutilised outside the summer period.

A small off-street car park (14 spaces) is located in front of the RC church, which also provides about 20 car-parking spaces to the rear. However, the parking area in front of the RC church is frequently empty, while cars are parked on the roadway in front. This situation could be rectified by reconfiguring the entire area immediately to the north of the church (refer to the Urban Design chapter).

There are a number of off-street car parks serving businesses along the Main Street, but they are also underused. Nowhere is this more apparent than at Centra. A car park behind Centra has circa 20 spaces, but it is common to see cars parked along both sides of the road rather than in this car park. This leads to congestion and pedestrian vehicular conflicts.

It is considered that restricting parking along certain portions of the Main Street would achieve a much better degree of utilisation of the available off-street parking spaces (refer to objective TCO-12).

8.3.4 One-way systems

As already mentioned above under subsection 8.3.2, it is proposed to introduce a one-way system along portions of Cliff Road and Pier Road (refer to objective TCO-5).

This system represents a solution to the problem of traffic congestion not only on Main Street, but also on Pier Road, where the dropping-off/picking up of students attending the Jesus & Mary Secondary School causes daily problems during the school year.

At the western end of the town, the looped road into the Hollows should be reserved exclusively for residents and all green areas in the Hollows should be fenced off to prevent car parking (refer to objective TCO-7).

In the short term, a one-way system will be introduced along this road to reduce congestion in the busy summer months (refer to objective TCO-6).

8.4 Pedestrian and cycling facilities

A review of the 2002, 2006 and 2011 census figures reveals that by far the preferred form of transport for travelling to work, school or college remains the car, with the bicycle, train and motorbike being almost negligible.

Travel by foot or by bicycle has declined since 2002, while travel by car has increased. Journey time to work, school or college has also increased since 2002, indicating that residents are obliged to travel further to find work.

Table 8.A Modes of transport to work, school or college for persons aged 5+

Census year	On foot	By bicycle	By bus	By train	By motor-bike	By car	Car passenger	Other	Not stated	Total
2002	160 12.6%	19 1.5%	159 12.5%	3 0.2%	2 0.2%	446 35.1%	257 20.2%	208 16.4%	16 1.3%	1270
2006	199 14.1%	13 1%	140 10%	2 0.1%	3 0.2%	578 41%	239 17%	229 16.2%	7 0.5%	1410
2011	155 10%	18 1.2%	140 9%	2 0.1%	0 0%	667 43%	295 19%	218 14%	57 3.7%	1552

Source: Small Area Population Statistics, Census of Population, 2002, 2006 and 2011

Note: These figures relate to the aggregate population of the Kilglass and Castleconnor West EDs, which approximate the entire Plan area.

8.4.1 Walking

There are serious deficiencies in the provision and quality of footpath surfaces in Enniscrone. Footpaths, where they do exist, are often narrow and surfaces tend to be uneven and difficult to negotiate, particularly for the elderly, wheelchair users and those using prams. There is no consistency of pathway provision along the Main Street, which is particularly hazardous in the summer time, when pedestrian-vehicular conflict is at its peak. Dangers to pedestrians are increased by illegal parking on the footpath. Such parking results in pedestrians having to walk on the main road in direct conflict with oncoming traffic.

The housing development experienced in the last two decades in Enniscrone has seen residential areas being built further away from the town centre without the appropriate provision of footpaths to the town centre. This has made it more difficult for people to walk to schools, shops and places of work.

Footpaths are required along the following routes:

- parts of the western side of Pier Road;
- Cliff Road as far as the Pier;
- various sections of the Main Street;
- both sides of the L-66017-0, leading to the Cahermore holiday village.

In order to encourage walking as a safe and convenient mode of transport, as well as a healthy leisure activity, it is proposed to create a network of pedestrian routes and linkages throughout Enniscrone town, particularly between areas of scenic value and interest (refer to objective TCO-14).

These areas include the cliff edge, the Pier, Promontory Fort, Castle Field and the Hollow. The works will entail the construction of footpaths along roads where none exist, as well as the creation of new walks around the town, along the proposed new roads (see Map 10), subject to appropriate assessment and archaeological assessment.

All new footpaths should be designed in accordance with the principles set out in Section 4.3 Pedestrian and Cyclist Environment of the DMURS.

8.4.2 Cycling

Facilities for cyclists are completely lacking in Enniscrone and this situation needs to be addressed. There are no cycling facilities, such as bicycle parking stands/shelters or cycleways throughout the town or leading to the schools.

Cycling within the built-up area should be facilitated and students, especially those living within the town boundary, should be encouraged to either walk or cycle to school.

8.5 Public transport

Public transport plays an important role in the viability of rural communities in County Sligo. Alongside the promotion of cycle facilities and pedestrian movements, quality bus services can reduce car dependence within and between settlements.

8.5.1 Bus services

Bus Eireann provides Enniscrone with a bus service along the Sligo-Ballina route. There are five daily return services Monday to Saturday and one return service on Sunday. A bus leaves Enniscrone at 7.30 a.m. and arrives in Sligo at 9 a.m. Another bus leaves Enniscrone at 8.33 a.m. and arrives in Ballina at 8.55 a.m., thus enabling commuting between these towns.

Bus Eireann provides the schools within Enniscrone with a school bus service. To avail of this provision, secondary school students need to be living 4.8 km or over from the school while primary school students need to be living 3.2 km or over from their school. Those children living within the aforementioned distances from their school can obtain a seat on the bus, if available, after purchasing a reduced-price ticket from the local Bus Eireann office. The service includes both morning and evening school drops and buses arriving at the schools are staggered in order to avoid congestion.

Enniscrone has a number of taxi, hackney and private mini-bus services which can provide transport to/from the train station in Ballina and to/from Knock Airport.

Transport and circulation policies

It is a policy of Sligo County Council to:

- TCP-1** Ensure that new public and private developments comply with the principles, approaches and standards contained in the Design Manual for Urban Roads and Streets (DoT, DoECLG 2013) in the provision or upgrading of vehicular, pedestrian and cycling facilities.
- TCP-2** Require new developments to provide sufficient on-site parking, which should be designed and landscaped to a high standard. Off-street parking associated with road/street frontage development should be located at the rear of the structures if possible.
- TCP-3** Provide cycle facilities to include cycle lanes and cycle parking areas where feasible throughout the town.

Transport and circulation objectives

It is an objective of Sligo County Council to:

New roads and access points

- 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 new link road to the south of the R-297, between the L-2602 (at Frankford) and the R-297 (at Muckduff) – to preserve the future development potential of these lands, currently located to the south of the development limit;
 - B.** a new link road from the Fire Station to the Waterpoint – to provide an alternative route between Pier Road and the east of the town, with the purpose of relieving congestion on the Main Street and the development of backlands.
- TCO-2** Reserve access points at designated locations throughout Enniscrone to allow access to backlands. The access points should be wide enough to accommodate corner buildings to provide overlooking of the access road. Access roads should be overlooked and appropriately landscaped.

Traffic Management Plan – town centre zone

- TCO-3** Designate a town centre zone on Main Street and upgrade this area by introducing a shared surface and/or reducing carriageway width and widening/creating footpaths, as appropriate. These areas shall be redesigned/retrofitted in compliance with the provisions of the Design Manual for Urban Roads and Streets (DTTS, DECLG 2013).
- TCO-4** Designate two transition zones in order to prepare vehicle drivers to slow down before they reach the town centre zone. These areas shall be redesigned/retrofitted in compliance with the provisions of the Design Manual for Urban Roads and Streets (DTTS, DECLG 2013).

Traffic Management Plan - one-way systems and access restrictions

- TCO-5** Install a one-way system along designated portions of Cliff Road and Pier Road. Delineate parallel car parking space on one side of each road.
- TCO-6** Introduce a one-way system on the looped road into the Hollows from Main Street.
- TCO-7** In the long term, the looped road into the Hollows should be closed for vehicular traffic with the exception of residents' access. This objective can only be achieved following the construction of the new car park at Muckduff (refer to objective TCO-9).
- TCO-8** Upon construction of the new car park at Muckduff (refer to objective TCO-9), restrict traffic on the beach access road to residents only. Vehicular access to the beach will no longer be permitted.

For the location of Transport objectives, refer to **Map 10** in Chapter 12.

[continues on next page]

Transport and circulation objectives (continued)

It is an objective of Sligo County Council to:

Traffic Management Plan – new car park and parking restrictions

- TCO-9** Pursue, in consultation with the relevant landowners, the provision of a publicly-accessible car park, comprising a minimum of 100 spaces, in conjunction with any tourism-related development at Muckduff, to the south-west of the Bellawaddy River.
- TCO-10** Introduce restrictions on all green areas in the Hollows to prevent car parking on the grass.
- TCO-11** In the long term, eliminate on-street car parking on the Cliff Road together and wide the footpaths on both sides of the road.
- TCO-12** Restrict on-street parking along certain sections of Main Street including:
- A.** within 20 m either side of the petrol station along Main Street, on both sides of the road;
 - B.** from the junction of Main Street and Pier Road along both sides of Pier Road up to the entrance of the secondary school;
 - C.** along Main Street opposite Tracy’s restaurant.
- TCO-13** Upgrade the area in front of the Pier by realigning the roadway, providing footpaths and delineating parking spaces suitable for coaches and smaller vehicles.

Walking and cycling

- TCO-14** Improve the quality of existing footpaths and provide footpaths in the following areas:
- A.** parts of the western side of Pier Road;
 - B.** Cliff Road as far as the Pier;
 - C.** various sections of the Main Street;
 - D.** both sides of the L-66017-0, leading to the Cahermore holiday village.
- TCO-15** Provide a shared surface along the beach access road.

For the location of Transport objectives, refer to **Map 10** in Chapter 12.

9. Infrastructure



Investment in infrastructure is a vital component in ensuring the sustainable development of settlements. Enniscrone has experienced unprecedented growth over the past two decades. This has resulted in substantial pressure on water supply, wastewater collection and treatment, surface water collection and disposal, as well as communications infrastructure.

In the case of Enniscrone, major investment has resulted in the upgrading of the wastewater treatment plant, which now has sufficient capacity to treat effluent, although overloading can still occur for short periods in summer, at the peak of the tourist season.

The CDP outlines the manner in which existing infrastructural deficiencies are to be addressed and, where possible, indicates the timeframe for the completion of such projects.

It must be noted that the County Council is no longer in charge of the operation and upgrading of water and wastewater facilities, as these functions were transferred to Irish Water on 1 January 2014.

9.1 Strategic CDP provisions

The most relevant strategic provisions of the CDP are listed below:

Strategic water, wastewater and storm water drainage objectives

- SO-W-1** *Improve water and wastewater services in those areas of the county where deficiencies exist at present, subject to the availability of resources and appropriate statutory approvals.*
- SO-W-3** *Preserve and further develop water and wastewater infrastructure in order to facilitate the growth of settlements at an appropriate rate which is consistent with the Core Strategy and the Settlement Structure.*
- SO-W-4** *Implement adequate surface water drainage measures and prohibit unsuitable development in flood-susceptible areas.*

Proposed wastewater treatment plants and extensions (Table 9.B in the CDP)

Town/Scheme	Current design PE	Existing outfall/treatment	New design PE	Remarks
Enniscrone	5,000	new inlet works, aeration tanks, clarifier, storm tank and sludge holding tank, sludge hub centre	n/a	new treatment works completed in 2008, part of 20-year O&M contract

The following subsections include the most relevant CDP provisions relating to water supply, wastewater treatment, waste management, energy and telecommunications.

Please note that the policies and objectives outlined in **Chapter 9 Environmental infrastructure** of the CDP apply to all future relevant developments proposed in Enniscrone.

The Infrastructure policies and objectives contained in this LAP do not substitute, but complement the provisions of the CDP. It is recommended to consult Chapter 9 of this Plan in association with Chapter 9 of the CDP.

All development proposals must also comply with the relevant provisions of **Chapter 12 Development Management Standards** of the CDP.

It must be noted that, as a consequence of transferring public water and wastewater infrastructure to Irish Water, the responsibility for implementing CDP policies and objectives relating to such infrastructure lies with Irish Water.

9.2 Water supply

Enniscrone receives its drinking water from the Lough Easky Regional Water Scheme (scheme code 2700PUB22704). The water treatment system consists of clarification, rapid gravity filtration chlorination and fluoridation. The Scheme, which has a design capacity of 4,400 m³/day, supplies an average of 3,000 m³/day serving a population in excess of 5,000 plus a large agricultural demand in the north-west Sligo area.

9.2.1 Main CDP provisions

Water supply policies

- P-WS-1** *Ensure an adequate, sustainable and economic supply of good quality water for domestic, commercial and industrial use, subject to compliance with the requirements of the Habitats Directive.*
- P-WS-6** *Existing and future population within the County shall be served with clean and wholesome drinking water. It is Council policy to ensure that all drinking water complies with the European Union Drinking Water Directive 98/83/EC as given effect in Irish law by the European Communities (Drinking Water) (No. 2) Regulations 2007, as may be amended, and to implement the relevant recommendations set out in The Provision and Quality of Drinking Water in Ireland – A Report for the Years 2007-2008 (EPA Office of Environment Enforcement, 2009).*

Water Supply objectives

- O-WS-4** *Carry out a strategic review of both North Sligo and Lough Easky Regional Water Supply Schemes. Any development that occurs through the implementation of this policy shall be subject to compliance with the requirements of the Habitats Directive.*

9.3 Wastewater treatment

The old wastewater treatment works in Enniscrone has been upgraded to a modern treatment works standard with the provision of additional tankage, ancillary equipment, and a sludge satellite station on site. (As part of the Sludge Management Plan for County Sligo, sludge generated from public sewerage schemes and private treatment systems throughout the County (including individual septic tanks and on-site systems serving one-off housing) is to be transported to a sludge hub centre at the Sligo Main Drainage Centre at Finisklin, for treatment and disposal.)

In addition, improvements have been made to the two pumping stations at Bellawaddy and Cliff Road.

The wastewater treatment facility in Enniscrone now incorporates primary and secondary treatment, storm water attenuation, sludge dewatering and also remote monitoring via a dial-out alarm system in the event of a malfunction.

The plant has the capacity to treat wastewater generated by a population equivalent of 5,000. It ensures that all treated effluent discharged into Killala Bay from Enniscrone is in full compliance with the Urban Wastewater Treatment Directive standards. This supports Enniscrone's Blue Flag status for its beaches.

The 5,000 PE capacity ensures that the wastewater treatment plant can adequately cope with the additional loading on holiday peaks, when the population of Enniscrone can increase to more than double the Census-recorded 1,223 persons.

All new developments will be required to provide separate drainage systems, including SUDs (sustainable urban drainage systems), as appropriate. This approach will protect the capacity of the treatment plant.

9.3.1 Main CDP provisions

Wastewater policies

- P-WW-2** *Ensure that developers provide effective drainage systems with separate foul and surface water networks.*
- P-WW-5** *Strive to provide adequate wastewater treatment capacity to facilitate development in County Sligo. The provision of such infrastructure will only be pursued where the planning authority is satisfied that it is necessary and in accordance with the requirements of the Core Strategy and the Settlement Structure of the County.*
- P-WW-6** *Facilitate appropriate proposals from private developers to extend existing public wastewater infrastructure networks, where such proposals would result in the servicing of lands zoned in accordance with the Core Strategy. Any such proposal shall be assessed on a case-by-case basis.*
- P-WW-7** *Ensure that public wastewater treatment infrastructure is in place, with adequate capacity, prior to developments being occupied.*
- P-WW-15** *Discourage the use of pumping stations in private developments. Storm overflows from pumping stations serving private developments will not be permitted.*
- P-WW-17** *Development proposing to connect to the public wastewater treatment system shall not be permitted unless the planning authority is satisfied that adequate capacity is available. Exceptions to this policy will be considered in cases where works on upgrading the wastewater facilities have commenced and will be completed within a reasonable timeframe. In such cases, appropriate conditions shall be applied to planning permissions to ensure that the proposed development and the upgrading works are suitably phased.*

9.4 Waste management



The *Connacht Waste Management Plan (2006-2011)* was adopted by the six Connacht local authorities (Galway, Leitrim, Mayo, Roscommon, Sligo County Councils and Galway City Council). The plan re-emphasises the waste management targets to be achieved in order to comply with national and EU targets, namely: recycle 48%, thermally treat 33% and landfill 19% of the waste.

Waste collection contractor McGrath provides a regular service in Enniscrone, which is an area where householders are obliged to present a third bin (food/bio-waste) for collection, in accordance with the Waste Management Bye-Laws made by Sligo County Council in 2013. Recycling facilities are also available.

9.4.1 Main CDP provisions

Waste management policies

- P-WM-1** *Promote reduction, recycling, reuse and proper management of all waste through practices which limit environmental pollution.*
- P-WM-2** *Liaise with and encourage the private sector, semi-state and voluntary groups to actively pursue initiatives which involve recycling and/or reuse. Minimise unnecessary consumption of depletable natural resources and, through the proper reuse and recycling of waste, divert as much waste from landfill as possible.*
- P-WM-6** *Require all new developments – including residential, commercial and industrial developments, neighbourhood centres, shopping and retail areas – to provide adequate storage for the three segregated municipal waste types (organic, recyclable and landfill waste) and incorporate waste management facilities commensurate with their nature and scale. Waste collection points shall have adequate access to provide for loading and further division after recycling on site, in order to facilitate the achievement of high recycling levels, as specified in the Waste Management Plan.*

9.5 Energy and telecommunications



One of the most visible features of the Plan area is the group of three wind turbines located at Lackan, to the north-east of the town of Enniscrone, which received planning permission in 2003. The turbines were commissioned in 2007 and can generate 6 MW of electricity. Considering the impetus of the wind energy industry, supported by government policy, and the wind speed which is generally higher in the exposed coastal areas of West Sligo, more such developments may occur in the future. Any future proposal for wind energy development will be assessed in accordance with the provisions of the Wind Energy Guidelines for Planning Authorities, currently under review by the DoECLG.

In terms of telecommunications, there are several broadband providers in Enniscrone, including Sky Ireland, UPC, UTV Connect, Vodafone, and Digiweb. They supply the area with wireless, high-speed internet connections, satellite broadband and DSL technology that allows higher-capacity communications, including internet access over conventional telephone lines.

The digital communications infrastructure should make Enniscrone attractive for investment and allow residents to set up commercially viable businesses, particularly in the tourism industry.

Coverage for mobile phone operations is good within the Enniscrone area, as the town is served by a number of mobile providers.

Any further applications for the erection of telecommunication masts will need to be individually assessed in accordance with the DoEHLG's *Telecommunications Antennae and Support Structures Guidelines* (1996) and any subsequent revisions.

9.5.1 Main CDP provisions

Strategic energy policies

- SP-EN-1** *Support the sustainable infrastructural development of energy generation and transmission networks, to ensure the security of energy supply and provide for future needs, subject to compliance with the requirements of the Habitats Directive.*
- SP-EN-2** *Promote energy conservation and efficiency measures and facilitate innovative building design that promotes energy efficiency in accordance with national policy and guidelines.*
- SP-EN-3** *Encourage the development of sustainable, energy-efficient buildings throughout the plan area.*

Renewable energy policies

- P-REN-2** *Encourage and facilitate the sustainable production of energy from renewable sources, energy conversion and capture in forms such as wind power, hydro-power, wave-generated energy, biomass, solar technology and energy-efficient building design/servicing. All such development proposals will be assessed for their potential impact on Natura 2000 sites, designated Sensitive Rural Landscapes, Visually Vulnerable Areas, Scenic Routes and scenic views, as well as in accordance with strict location, siting and design criteria, subject to compliance with the requirements of the Habitats Directive.*
- P-REN-3** *Support existing and new enterprises who wish to use renewable energy to serve their own needs by on-site energy production, subject to normal planning criteria.*

Renewable energy objectives

- O-REN-2** *Facilitate small-scale renewable energy developments within urban areas, where appropriate, and support small community-based generation projects in rural areas, subject to visual, landscape, heritage, environmental and amenity considerations.*

Telecommunications policies

- P-TEL-2** *Ensure that telecommunications infrastructure is adequately screened, integrated and/or landscaped, so as to minimise any adverse visual impacts on the environment.*
- P-TEL-3** *Facilitate open access to high-speed and high-capacity broadband digital networks to support the development of a smart economy within the County.*

9.6 Infrastructural provision

The CDP policies and objectives outlined in the previous subsections are complemented by several policies referring specifically to the infrastructural provision for Enniscrone. These are listed below.

Infrastructure policies

It is a policy of Sligo County Council to:

- IP-1** Ensure that all developments producing wastewater connect to the public wastewater infrastructure if they are located close to the public sewer. Privately-operated communal systems shall not be permitted.
- IP-2** Discourage the use of pumping stations in private developments. Storm overflows from pumping stations serving private developments shall not be permitted.
- IP-3** Ensure that all proposals for domestic on-site wastewater treatment systems are designed and installed in accordance with the Environmental Protection Agency’s Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (PE ≤ 10) (EPA 2009) and subsequent amendments.
- IP-4** Facilitate the provision of electricity to serve the existing and projected consumer demand within the Enniscrone area.
- IP-5** Ensure that adequate waste management infrastructure is in place in order to comply with the requirements of existing waste management legislation.
- IP-6** Identify and develop, where necessary, sites for the treatment, recovery and disposal of waste generated during works carried out by the local authority in the execution of its functions.

10. Environmental quality



Good quality of life involves, among other things, a high-quality environment, which can only be achieved by preventing the pollution of water and air. Environmental quality is a measure of the condition of an environment relative to the requirements of one or more species as well as human needs. It is a general term referring to varied characteristics that relate to the natural environment, such as air and water quality and noise pollution.

This chapter also addresses coastal zone management issues and flood risk.

The protection and improvement of water quality are essential requirements of European and national legislation. These requirements are clearly outlined in the County Development Plan and will need to be complied with by all future development proposals in the Enniscrone Local Area Plan area.

The risk of damage to property from flooding can be minimised or even eliminated through the implementation of the CDP policies that address development in areas deemed to be liable to flooding. A Flood Risk Assessment has been prepared in conjunction with this LAP and its recommendations are reflected in the zoning of lands for future development.

Coastal erosion and coastal zone management are relevant issues for Enniscrone and require specific policies and objectives.

Please note that the policies and objectives outlined in **Chapter 10 Environmental quality** of the CDP apply to all future relevant developments proposed in Enniscrone.

The Environmental Quality policies contained in this LAP do not substitute, but complement the provisions of the CDP. It is recommended to consult Chapter 10 of this LAP in association with Chapter 10 of the CDP.

All development proposals must also comply with the relevant provisions of **Chapter 12 Development Management Standards** of the CDP.

The following subsections include the most relevant CDP provisions relating to water quality, noise control, air quality, coastal protection and flood risk management.

10.1 Water quality

Water quality relates to rivers, lakes, groundwater, estuarine and coastal waters. Water quality monitoring and management is governed by the EU Water Framework Directive (WFD) and provides for water management on the basis of River Basin Districts (RBD).

The main sources of water pollution are agriculture, forestry, industrial discharges, wastewater treatment plant discharges and effluent discharges from unserviced developments. It is the objective of Sligo County Council to control the aforementioned developments and activities, through planning and development policies and through the enforcement of national water quality legislation, to ensure they do not adversely affect water quality.

Main CDP provisions

Among the most relevant provision of the CDP are the following:

Water quality policies

- P-WQ-1** *Ensure that all development proposals have regard to the policies, objectives and measures detailed in the River Basin Management Plans.*
- P-WQ-2** *Ensure that all development proposals have regard to the policies and objectives of the Sligo Groundwater Protection Scheme to ensure the protection of groundwater resources and groundwater-dependent habitats and species.*
- P-WQ-3** *Ensure compliance with the provisions of the European Communities Environmental Objectives (Surface Waters) Regulations 2009, the European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I.9 of 2010) and the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.*
- P-WQ-9** *Require that all proposals for on-site wastewater treatment systems be designed and constructed in accordance with the Environmental Protection Agency's Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (P.E. ≤10) (EPA 2009).*
- P-WQ-10** *Prohibit any development which is likely to lead to the deterioration of water quality.*

Water quality objectives

- O-WQ-4** *Seek to achieve consistency between development management and environmental pollution control measures, taking adaptation to climate change into account.*
- O-WQ-5** *Continue monitoring, auditing and reviewing County Sligo's environmental status with regard to the quality of groundwater, river, lake, estuarine and coastal waters.*
- O-WQ-10** *Require that all discharges to waters and sewers be licensed in accordance with the provisions of the Local Government (Water Pollution) Acts 1977 & 1990, European Communities Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No. 272 of 2009) and European Communities Environmental Objectives (Groundwater) Regulations, 2010.*

Enniscrone is located within the Western RBD. The Bellawaddy River, which flows onto the beach at Enniscrone was classified by the Environmental Protection Agency (EPA) as being of good status, as is the Devlin River, which enters Killala Bay via the Moy Estuary, west of Enniscrone. Killala Bay has high status and the groundwater within the Plan area has been classified as being of good status. Lower River Moy and its estuary, which adjoin the Plan area to the west, have been classified as moderate status.

The EU Bathing Water Directive (2006/7/EC), adopted in 2006 and transposed into Irish law under the Bathing Water Quality Regulations 2008 (SI No. 79 of 2008), sets strict standards for bathing water quality, with a strong focus on protection of human health, and a proactive approach to the management of bathing water quality.

10.1 Water quality



Bathing water at Enniscrone has been classified as 'good' for the past three years. In 2013, the beach received the internationally-recognized Blue Flag award and the Clean Coast award, acknowledging the good bathing water quality, facilities and beach management at Enniscrone.

Sligo County Council will pursue the application of the regulations, including monitoring and assessment of bathing water quality and the provision of bathing water information. Action will be taken to prevent the exposure of bathers to pollution and to reduce the risk of pollution. The Council will seek to maintain and improve bathing water quality at Enniscrone.

The policies and objectives of the CDP, complemented by the additional policies included in the LAP, will ensure the protection of surface and groundwater resources within the Enniscrone Plan area.

Water quality policies

It is a policy of Sligo County Council to:

- WQP-1** Protect the quality of surface water and groundwater within the Plan area and ensure the protection of coastal and estuarine water quality in the Killala Bay/Moy Estuary by restricting developments that may have negative impacts on water bodies.
- WQP-2** Protect the quality of bathing waters within the Plan area and seek to retain Blue Flag and Green Coast status at Enniscrone.
- WQP-3** Maintain and improve existing water quality where necessary within the Plan area.
- WQP-4** Ensure that all development proposals have regard to the policies, objectives and measures detailed in the Western River Basin District Management Plan.
- WQP-5** Ensure compliance with the provisions of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2010.

Water quality objectives

It is an objective of Sligo County Council to:

- WQO-1** Continue monitoring and reviewing water quality status in County Sligo, including in the Plan area.
- WQO-2** Strictly enforce planning conditions related to the installation, operation and maintenance of on-site wastewater treatment systems within the Plan area.

10.2 Coastal zone management

Coastal tourism depends on the quality and diversity of the coastal environment. Increases in tourist numbers threaten areas of high ecological value in the coastal environment. Coastal zone management (CZM) aims to achieve a more efficient and sustainable use of the coastal resource. It also involves sustainable tourism planning and management and the conservation of the biodiversity of coastal areas.

The greatest threat to the coastal area in Enniscrone is from recreational uses, in particular in relation to sand dunes. The dunes are a dynamic system and are vulnerable to erosion. Walking through the dunes damages vegetation, thereby reducing the stabilising influence of Marram Grass. The fore-dunes between the beach and the Hollows are particularly susceptible, being used as access points to the beach from adjacent car parking areas and as recreational areas. These dunes play a fundamental role in the protection of the Hollows area.

Dune Management Schemes were carried out at Enniscrone in the 1990s. These included trapping sand and fixing it with dune grass along the fore-dunes at Bartragh Strand in front of the Caravan Park and stabilizing the dune corner at the access way to Bartragh Strand. Similar works were carried out in the Hollows area during the same period.

To protect the dunes it is necessary to restrict and manage car parking and footfall in the area. Pedestrian access to the beach should be well defined and walking across the dunes should be discouraged. Footfall should be restricted to a limited number of designated walkways on to the beach. Relevant objectives in relation to vehicular access restrictions are outlined in **Chapter 8 Transport and circulation** of this Plan.

10.2.1 Development in coastal areas

Some of the most relevant CDP policies and objectives relating to development in coastal areas are as follows:

Policies for development in coastal areas

P-DCA-1 *Generally restrict development in the coastal zone - specifically between coastal roads and the sea - except where it can be demonstrated that it does not detract from views or impact on environmentally sensitive areas. Exceptions will be considered for sustainable tourism development, public infrastructural works and development that is contiguous with existing towns and villages.*

P-DCA-4 *Any development proposal in coastal areas will be subject to the requirements of the Habitats Directive, including the assessment of potential cumulative, in-combination effects in association with other, plans, programmes, projects and works.*

Objectives for development in coastal areas

O-DCA-3 *Consider the establishment of a local forum for each of the coastal cells along the County's coastline, involving landowners, local communities and relevant interest groups, to explore and resolve coastal zone management issues that are specific to each area.*

10.2.2 Coastal protection

Coastal protection works aim to reduce land loss and the frequency of flooding. The type of protection varies from hard engineering works, such as armoured defences along the shoreline, to the 'softer' approach, which is less intrusive but often less robust.

Main CDP provisions

Coastal protection policies

- P-CP-1** *Ensure that regard is paid to visual and environmental considerations in the design of coastal defence works.*
- P-CP-4** *Establish development limits and natural buffers at the coast, particularly in conjunction with the preparation of local area plans and mini-plans.*
- P-CP-5** *Strictly control the nature and pattern of development on all promontories and headlands, and ensure that, if development is permitted, it is designed and landscaped to the highest standards. Landscaping will be of a type that is predominantly native to the area and sea-salt spray-resistant.*

The beach at Enniscrone appears to be one of the most stable along the Sligo coast. Notwithstanding this, coastal protection works have been necessary and have been carried out in a number of areas. The CDP prioritises coastal protection works in Enniscrone to protect the riverbank, pumping station and lifeguard building.

Storm protection work was carried out in 1990 around the lifeguard station and the mouth of the Bellawaddy River. These defences need substantial upgrading to protect this essential infrastructure. The most recent rock armour installed on the Enniscrone beach was in 2010 and involved protecting the car park at the north western edge of the Hollows. A priority for 2014 is the protection of the effluent treatment plant, which is under pressure from ocean storms /coastal erosion. The storms of January 2014 seriously threatened the plant and destroyed a 150-m stretch of the adjoining cliff walk.

Coastal protection policy

It is a policy of Sligo County Council to:

- CPP-1** Continue the maintenance and management of Enniscrone's coastal area, incorporating the dunes, and enhance the protection of Enniscrone beach.

Coastal protection objectives

It is an objective of Sligo County Council to:

- CPO-1** Carry out coastal protection works on the following areas:
- A.** the mouth of the Bellawaddy River including the pumping station;
 - B.** the effluent treatment plant,
- subject to Appropriate Assessment in accordance with Article 6 of the EU Habitats Directive, where required.
- CPO-2** Prepare an integrated coastal management plan for Enniscrone in consultation with relevant agencies and interested parties. This plan should address, inter alia, the existing and potential recreational uses of the area. The coastal management plan will ensure the protection of Natura 2000 sites through the Appropriate Assessment process.
- CPO-3** Maintain and review dune management, to include, where necessary, appropriate fencing, boardwalks and public information boards in consultation with the National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.

10.3 Air quality

Enniscrone does not have an air pollution problem, given its seaside location and the fact that no polluting industries are present in town. However, emissions caused by cars and the burning of fossil fuels can have a negative effect on air quality. At present, there are no government plans to ban bituminous (smokeless) coal in towns and villages outside Sligo City.

Main CDP provisions

Air quality objectives

- P-AQ-1** *Support the ban on bituminous coal in Sligo City and Environs and encourage the use of smokeless fuel throughout the County.*
- P-AQ-2** *Encourage a more energy-efficient approach to the design and servicing of buildings for residential, commercial, industrial and other uses, including public buildings.*
- P-AQ-6** *Promote the retention of trees, hedgerows and other vegetation, and encourage tree planting as a means of air purification and filtering of suspended particles.*

10.4 Noise control

In Irish legislation, noise is addressed under the EPA Act 1992 and the EPA Noise Regulations 1994. Most large-scale activities that result in high noise levels are subject to an Integrated Pollution Control (IPC) licence from the EPA.

Main CDP provisions

Noise control policies

- P-NC-1** *Seek to protect the amenity of dwellings, businesses, community facilities and other existing developments when assessing proposals for development that is likely to generate significant levels of noise.*
- P-NC-2** *Ensure all new developments incorporate appropriate measures to minimise noise nuisance from the development.*

Noise control policies

It is a policy of Sligo County Council to:

- NCP-1** Require restaurants, takeaways and bars to minimise the impact of noise and odour from the development.
- NCP-2** Ensure that the residential amenities of houses and apartments are protected from the noise generated by developments that operate at night (e.g. restaurant/takeaway, pub, hotel, night club).

10.5 Flood risk assessment

The Enniscrone LAP 2014-2020 has been assessed in accordance with the *Guidelines for Planning Authorities - The Planning System and Flood Risk Management (2009)*. A Strategic Flood Risk Assessment has been carried out. The assessment identified two predominant sources of flooding in Enniscrone: pluvial and fluvial with some coastal flooding.

Fluvial flooding is predicted to occur close to the banks of the several watercourses in the Plan area. Pluvial flooding is predicted in pockets around the plan area. Coastal flooding is shown to occur north of the Devlin River estuary and along the western coastline.

Of the key principles of the risk-based sequential approach to managing flood risk, the main one applied was the principle of avoidance, in that most of the lands at risk from flooding were not zoned for development, but placed in the Buffer Zone. Areas such as the golf course and the pitch-and-putt course, which are shown as being subject to coastal and fluvial flooding, respectively, are considered less vulnerable uses. The same is true for the eastern portion of the area reserved for tourism at Muckduff (refer to objective TCO-9 in Chapter 8).

The Strategic Flood Risk Assessment is contained in Appendix I of this Plan.

Sligo County Council will take cognisance of the OPW's Flood Studies Update Programme and any future reports in relation to flood risk for the Enniscrone Plan area. Development proposals in areas at risk from flooding will be required to implement measures to ensure that the risks are minimised or eliminated.

The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011, with the commissioning of the Western CFRAM (August 2011). The CFRAM Programme is central to the medium to long-term strategy for the reduction and management of flood risk in Ireland. The Western CFRAM maps were published in 2013 and do not include Enniscrone, where no further assessment is considered necessary.

Main CDP provisions

Flood risk management policies

P-FRM-1 *Protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding as vital green infrastructure which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.*

P-FRM-8 *Zone/designate land for development in areas with a high or moderate risk of flooding only where it can be clearly demonstrated, on a solid evidence base, that the zoning or designation will satisfy the justification test set out in Chapter 4 of the Planning System and Flood Risk Management Guidelines.*

P-FRM-9 *Restrict development in areas at risk of flooding unless:*

- it is demonstrated that there are wider sustainability grounds for appropriate development;*
- the flood risk can be managed to an acceptable level without increasing flood risk elsewhere;*
- the overall flood risk is reduced, where possible.*

Developments considered necessary in order to meet the objectives of this Plan, or required on wider sustainability grounds, will be subject to the development management justification test outlined in chapter 5 of the Planning System and Flood Risk Management Guidelines.

Measures such as flood compensation storage works or new hard-engineered flood defences alone will not be acceptable as justification for development in flood risk areas. Such measures will only be considered as part of a proposal if the development is warranted by the justification test on planning and sustainability grounds in the first instance, and where no alternative site is available.

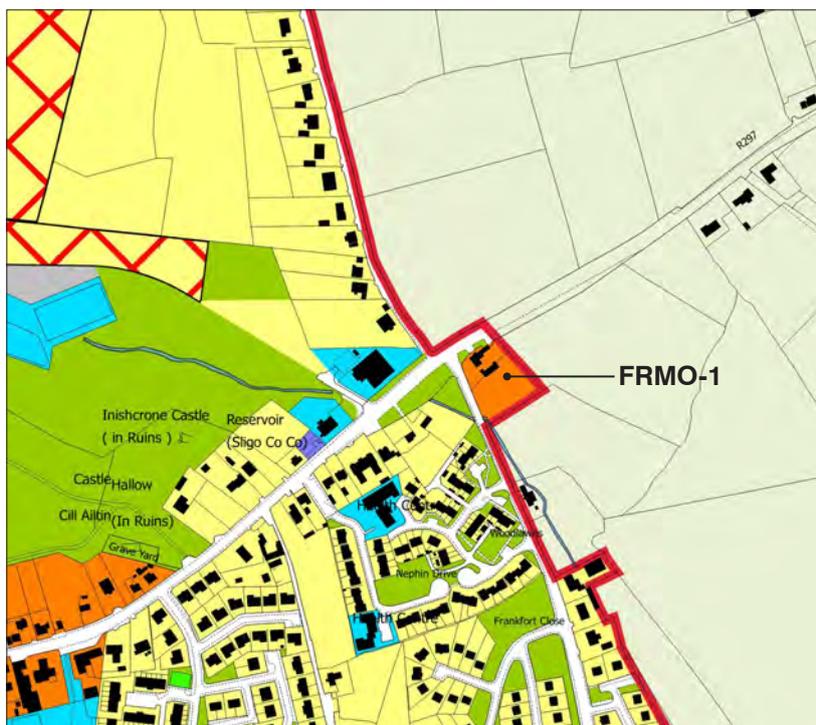
P-FRM-10 Require development proposals, where appropriate, to be accompanied by a detailed flood risk assessment in accordance with the provisions of the DoEHLG's 2009 Planning System and Flood Risk Management, Guidelines for Planning Authorities and to address flood risk management in the detailed design of development, as set out in Appendix B of the Guidelines.

P-FRM-11 Require new developments and extensions to existing developments, where relevant, to use Sustainable Drainage Systems (SDS) in order to minimise the extent of hard surfacing and paving.

Flood risk management objective

It is an objective of Sligo County Council to:

FRMO-1 OPW flood risk mapping indicates a potential risk of pluvial flooding in the vicinity of the site at Trotts, designated for mixed-use redevelopment. Any applications for development on or adjacent to this site (see illustration below) shall be assessed in accordance with the *Flood Risk Management Guidelines for Planning Authorities* (DoEHLG and OPW, 2009) and may be required to be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.



11. Urban design



Urban design is the practice of shaping the physical setting for life in cities, towns and villages. It is also the art of *making places*. Implementing the core principles of urban design when planning and assessing development proposals is essential if Enniscrone is to function as an attractive place to live, work and relax. In order to formulate an urban design strategy for the town, it is necessary to look at the existing context in a critical but sympathetic manner. Having identified the main urban design issues in Enniscrone, this chapter proposes specific projects or actions that would significantly improve the form and functioning of the town.

11.1 Urban context

Enniscrone town developed from a linear village, with one main street and two secondary roads leading to the Pier: Cliff Road and Pier Road. The original built fabric comprised houses separated from the road by a front garden and low boundary wall with a pedestrian gate and path.

The Main Street features a mix of two-storey and three-storey residential and commercial properties with varied rooflines. The secondary roads, Cliff Road and Pier Road, consist mainly of varying types of residential buildings.

Urban growth in the second half of the 20th century took the form of residential developments stretching along approach roads. These were generally isolated, individual developments. Housing schemes built in the beginning of the 21st century, with an obvious lack of attention to the creation of new streetscapes, perpetuated the previous pattern, leading to poor connectivity within the town.

There are some noteworthy design features and buildings within Enniscrone, which provide the town with a distinctive vernacular character, including shopfronts, attractive and elaborate railings, noteworthy chimneys. For example, a characteristic of the town is the predominance of front boundary walls, which substantially contribute to the definition of streetscapes, in conjunction with building lines.

There are, however, evident deficiencies in the form and functioning of the town. The main urban design issues in Enniscrone are outlined in the following subsections.

11.1.1 Town centre

The Main Street, Enniscrone's commercial/shopping area, is currently a poorly defined linear space where pedestrian and vehicular movements often come into conflict. There is no clear town centre, because no area along the Main Street is designed in a manner that would allow proper social interaction.

Enniscrone needs a central zone, including an urban square, that can bring people together and link their activities. For example, festivals and local trade fairs could utilise such a space to showcase community and business activities.

This central zone of the town should be enhanced not just by implementing traffic calming measures (refer to Chapter 8 – objectives TCO-3 and TCO-4), but also by consolidating its streetscape and emphasising the entrance points to the town centre.

11.1.2 Tourist areas



As expected in a seaside resort town, the most popular tourist spots are closely connected to the sea. Although the Hollows and the Pier areas have different tourism-related functions, they both suffer from uncontrolled car parking and a poor definition of the public space. Both areas could be greatly enhanced even with a minimum of intervention involving the provision of traffic/parking controls and well-designed buildings on adjoining sites.

11.1.3 Public realm

Considering the public realm as the entirety of urban features that are available for everyone to see and/or use, it is important to note the elements which influence the visual character of Enniscrone.

At present there is no consistency in the manner in which the town presents itself to visitors and residents, despite the fact that there are valuable elements in the town on which to build a coherent urban image.

Buildings lines and boundaries, streets and open spaces, street furniture including signposting and lighting, commercial signage, all deserve design attention because they shape people's experience of the town.

Safety, orientation and accessibility are important issues to consider when looking at improvements in the public realm.

11.2 Urban design strategy

Attractive and successful towns are often centred around an urban square. They have landmark buildings which focalise views. They also have coherent streetscapes, strong entrance points, attractive open spaces and high-quality pedestrian zones.

Enniscrone has some valuable features, such as the typical front boundary walls along the Main Street or the sea views along the Cliff Road, which are probably the best in County Sligo. It also has a number of weaknesses in terms of urban design, especially the lack of a clearly-defined town centre with a focal point, poor-quality tourist areas and blurred urban edges.

The urban design strategy for Enniscrone aims to retain and enhance the character of the town, promote the creation of an attractive and welcoming town centre, improve the quality of tourist areas, strengthen town entrance points, ensure ease of movement for pedestrians and generally enhance the consistency and legibility of the townscape.

This can be achieved through the implementation of specific projects in five parts of the town and through general improvements to the public realm, as outlined in the following sections.

11.2.1 Town centre refurbishment

In order for an urban area to function effectively as a town, it is important that the built fabric provides a central open space for markets, events, street festivals etc.

The town centre zone as defined in Chapter 8 (refer to objectives TCO-3 and TCO-4 in Chapter 8) should be refurbished in two phases (refer to UDO-1).

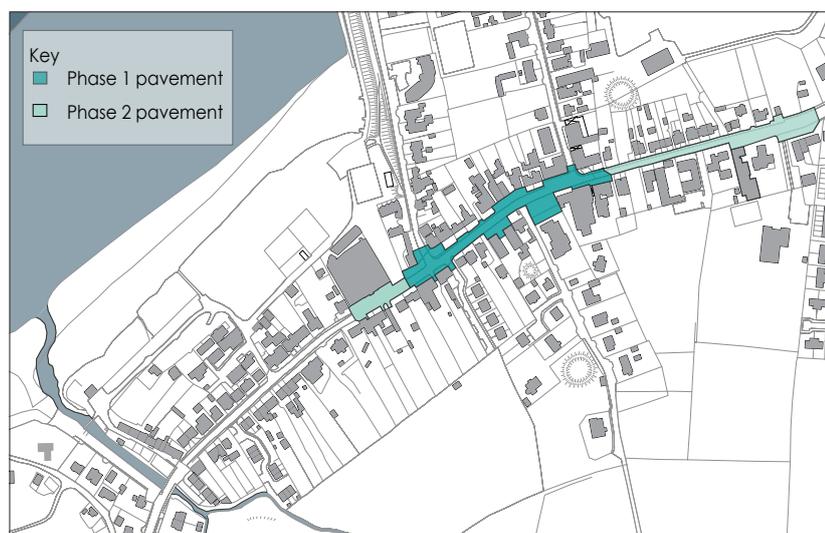
Phase 1 of the town centre refurbishment would incorporate an extended area in front of and to either side of Our Lady's Assumption into Heaven Church. The car park in front of the church has the potential to become an urban square, after the removal of the kerbing and walls currently in place.

It is envisioned that this area will feature a shared surface for vehicles and pedestrians and it would be marked by a "speed table" at each end (speed tables are extended flat-top humps intended to slow down traffic).

Phase 2 would extend as far as the Ocean Sands Hotel to the south-west and as far as the mixed-use zone (on the southern side of the Main Street) to the north-east. The existence of a petrol filling station in this area disrupts the traditional streetscape and also causes traffic congestion. The relocation of the petrol station to a more suitable site outside the town centre would greatly contribute to the success of the refurbished town centre zone (refer to UDO-2).

A public realm strategy

for the town centre zone should be prepared in conjunction with the Roads Section, which will draft a traffic management plan for a wider area. The traffic management plan will focus on reducing speed through the centre and retro-fitting the Main Street in accordance with the recommendations of the *Design Manual for Urban Roads and Streets (2013)* (see section 8.2.2 in Chapter 8).



11.2.2 St. Mary's Church and Benbulben Hotel refurbishment

It is an objective of this Plan to promote the refurbishment of St. Mary's Church, which is currently in a derelict state (refer to UDO-3).

The neighbouring former Benbulben Hotel is also in a derelict state.

The joint redevelopment of these two structures/sites would create a positive image at the entrance to the town centre from the east.

The refurbishment of the church must have regard to its original condition.

For example, all window openings should be unblocked, original type windows should be reinstated, uPVC windows and inappropriate doors should be removed and replaced. The boundary wall in front of the church should be removed and the shared surface extended around the church. Parking could be accommodated to the rear of the church. The same space could also be utilised for outdoor markets.

The church would be an ideal venue for a community hall, which could facilitate many uses, such as indoor markets, festivals and public meetings. The extensions to the rear, front and side of the former Benbulben Hotel should be demolished and the main building restored to its original condition, with the reinstatement of the original type windows. A modern extension to the rear of the building could be facilitated on the site.



11.2.3 Bellowaddy Bridge area improvements



The setting of the Bellowaddy Bridge is picturesque, but poorly maintained.

It is an objective of this Plan to facilitate the improvement of this area. Possible improvements include formal planting of the stone-walled gardens in front of the cottages, the painting of all the derelict and vacant cottages along Duck Street, landscaping of green areas etc. (refer to UDO-8). Such a programme of works would be an ideal project for a voluntary group such as the local Tidy Towns group.

As detailed in Chapter 8, once the provision of an overflow car parking area at Muckduff (in connection with any new tourism-related development) is secured, the access road to the beach will be closed to non-residents' traffic. The green strip beside the river could then be widened.

The completion of these initiatives would create an attractive entrance into the centre of Enniscrone.

11.2.4 The Hollows



The area known as the Hollows is located between the backlands of Main Street and the sand dunes adjoining the beach.

A random building line has emerged in the Hollows along the narrow roadway which leads from Main Street to the car parks in the north-east. In order to strengthen the visual amenity of this area, the development of gap sites along this street will be encouraged (refer to UDO-5).

Due to the sloping nature of this land and its location close to the town core, two-storey buildings facing onto Main Street and two/three-storey buildings facing the Hollows would be appropriate.

These areas are zoned for mixed uses, in order to facilitate an extension of the retail/commercial core of the town.

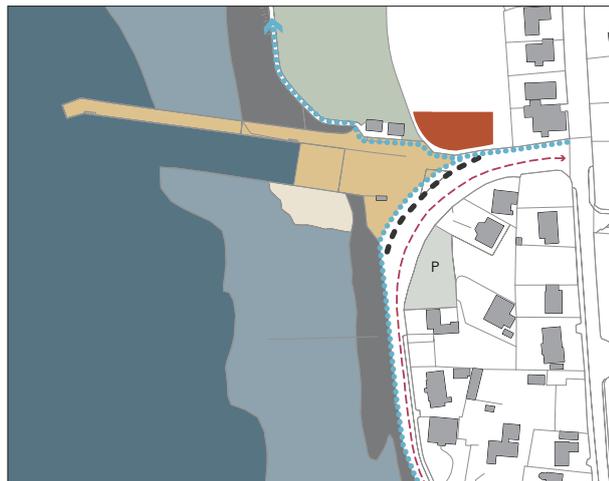
It is a long-term objective to close off vehicular access to the south-western section of the Hollows (see section 8.2.3) and restrict vehicular access to residents and emergency vehicles only. This will enhance the amenity of the area.

11.2.5 The Pier

The Pier and its immediate surroundings have the potential to become a successful tourist attraction. The area is currently characterised by an excessively wide carriageway, an undefined parking area and the lack of any facilities such as a café or a retail element. Despite these deficiencies, there are still many visitors to the Pier area, on account of the scenic qualities of the surroundings and the access to the coastal walk.

It is an objective of this Plan to facilitate the redevelopment of the area in front of the Pier to take advantage of its scenic location (refer to UDO-4 and Chapter 8, section 8.3.2). At the minimum, the works should include:

- the realignment and narrowing of the roadway;
- the provision of footpaths;
- the delineation of parking spaces;
- the paving of the public spaces in front of the slipway;
- the provision of public seating.



Any development on lands zoned for mixed uses adjoining the Pier area will be required to address the public space by providing an active frontage onto it.

11.3 Design guidance for specific sites

11.3.1 Brownfield and infill sites

The aim of this Plan is to encourage the consolidation of the town rather than facilitating its unsustainable expansion. Therefore, the focus of this section is on the development of brownfield, backland and gap sites around the town centre.

Currently, there are nine brownfield and infill sites identified along Main Street (see Map 6 in Chapter 12). Infill developments can be instrumental in strengthening the streetscape and building upon the existing pattern of development. The design of new buildings should reflect the most significant elements of the streetscape in their vicinity.

In general, infill developments should have regard to the following elements (UDO-6):

- the existing building line;
- the use of materials appropriate to the climatic conditions of the area and consistent with local traditional building practices;
- fenestration patterns, window types, building heights, roof pitches, roof profiles and plot widths within the surrounding streetscape;

Ground floor retail developments should respect traditional shop front design in terms of window proportion, use of vernacular materials and relationship to the street. Outdoor seating should be considered where appropriate and where space permits.

The height of infill developments should generally follow adjoining building heights, reflecting subtle variations in height where they exist.



11.3.2 Larger backland sites

There are several large backland sites located off the Main Street and Pier Road that have been identified as suitable for residential or mixed-use development relating to the town centre. These sites should be developed based on masterplans. Piecemeal developments on these sites will not be permitted (UDO-7).

The following sites should be developed only on the basis of masterplans agreed with the Planning Authority (see Map 6 in Chapter 12):

- lands to the south of Castle Field Park;
- lands to the west of Pier Road;
- lands to the west of the national school;
- lands to the north of Ardevin House;
- lands to the south of Ardevin House.

11.4 Public realm improvements

11.4.1 Boundary treatment

Enniscrone is characterised by front boundary walls defining the street line and as such appropriate boundary treatments are very important to the overall image of the town. Front boundaries provide an important interface between the private and public domain. The design of boundary elements in new developments should respect and, where desirable, reflect the existing street context.

11.4.2 Building line

A consistent building line encourages orderly development, enhances the character of the street and creates a distinctive sense of place.

The majority of buildings along Main Street adhere to a consistent building line. Deviations to this occur as modifications were made to existing buildings, such as front or side extensions. The Main Street suffers from the presence of several gap sites, which weaken the impact of a strong building line.

Future developments, particularly infill buildings along Main Street, should respect and reinforce the established building line.

11.4.3 Lighting

The lighting standards on the west end of Main Street are modern, attractive old-gas-style street lights, whereas the lighting on the eastern end of Main Street has not yet been modernised. Here the lighting remains on wooden poles with overhead powerlines. The attractive street lighting furniture should be continued along the whole of Main Street to give a more uniform appearance to the street. The overhead powerlines should be placed underground.

11.4.4 Commercial signage

Commercial signage should be of an appropriate scale, to fit in with the façades of buildings and the overall streetscape. Signage should not be obtrusive, nor act as an obstacle to pedestrians.

11.4.5 Street furniture

There are several different types of street furniture in place around the town, including benches and litter bins. Such furniture should be provided in a consistent manner whilst ensuring that pedestrian movement is not impeded.

11.4.6 Public art

The placement of public art will be encouraged within Enniscrone, in order to animate public spaces and provide an opportunity for local artists to showcase their work.

11.4.7 Signposting

There is a lack of consistent tourist signposts designed to highlight the various sites of interest in and around Enniscrone. Such signposts should be located at the entrances to the town centre.

Signs directing motorists to off-street parking areas should be located at points of maximum visibility, without being obtrusive.

11.4.8 Urban edge

In order to strengthen the visual identity of Enniscrone, it is essential to distinguish where the rural environment stops and the town begins. All new development in the vicinity of the development limit should address the views from the approach roads and present an attractive frontage to the rural surroundings of Enniscrone.

The character of the approaches into the town is important and should be preserved. The R-297 approach from the west is defined by a low stone wall, grassed earthen banks and some hedgerows. Stone walls and a line of trees mark the R-297 approach from the east. These features are significant, are visually pleasing and merit retention and protection (refer to UDO-9 and UDO-10).

11.5 National design guidance document

In 2009, the DoEHLG published an *Urban Design Manual – A Best Practice Guide*, intended to be a companion document to the Department's *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*. The Manual is based around twelve criteria that have been selected to encapsulate the range of design considerations for residential development. These are:

- | | | |
|-----------------------|---------------------------|--------------------------------|
| 1. Context | 5. Efficiency | 9. Adaptability |
| 2. Connections | 6. Distinctiveness | 10. Privacy and amenity |
| 3. Inclusivity | 7. Layout | 11. Parking |
| 4. Variety | 8. Public realm | 12. Detailed design |

The above criteria represent a distillation of current policy, guidance and tried-and-tested principles of good urban design. Although the Manual refers mainly to residential developments, the above criteria can be successfully applied/adapted to mixed-use and non-residential development proposals in Enniscrone, particularly in the central area of the town.

Appendix IV of this Plan contains an extract from the *Urban Design Manual* – a list of the twelve criteria together with the corresponding indicators.

Designers, developers and the planning authority should apply the twelve criteria when designing new developments or assessing planning applications, respectively.

Urban design policies

It is a policy of Sligo County Council to:

- UDP-1** Require infill development of sites along the Main Street and at the Hollows to reinforce the existing building line in order to create a strong streetscape.
- UDP-2** Ensure that the design of new developments respects and, where desirable, reflects the existing street context.
- UDP-3** Ensure that street furniture is of an appropriate scale to fit in with the buildings and the overall streetscape, is not obtrusive and does not act as an obstacle to pedestrians.
- UDP-4** Require new developments in the vicinity of the development limit to address the views from the approach roads and present an attractive frontage to these roads.
- UDP-5** Require designers of new developments to have regard to the provisions of, and apply the design criteria set out in the *Urban Design Manual – A Best Practice Guide* (DoEHLG 2009) – refer to Appendix IV.

Urban design objectives

It is an objective of Sligo County Council to:

Town centre

- UDO-1** Prepare a public realm strategy for the town centre zone of Enniscrone (refer to objective TCO-3 in Chapter 8). The town centre zone shall be refurbished in two phases:
- **Phase 1** will incorporate an extended area in front of and to either side of Our Lady's Assumption into Heaven Church;
 - **Phase 2** will extend as far as the Ocean Sands Hotel to the south-west and as far as the mixed-use zone (on the southern side of the Main Street) to the north-east.
- UDO-2** Facilitate the relocation of the petrol filling station from the town centre to a suitable alternative site on the periphery of the town.
- UDO-3** Require the refurbishment of St Mary's Church. The church should be sensitively redeveloped along with the adjacent former Benbulbin Hotel.

Tourist areas

- UDO-4** Promote the redevelopment of the Pier area by undertaking the following works, whilst ensuring the protection of designated sites through screening for Appropriate Assessment at project level:
- realignment and narrowing of the roadway;
 - provision of footpaths;
 - delineation of parking spaces;
 - paving of the public spaces in front of the slipway;
 - provision of public seating.
- Any development on lands zoned for mixed uses adjoining the Pier area will be required to address the public space by providing an active frontage onto it.
- UDO-5** Encourage the development of the sites at the Hollows marked on Map 6. Development on these sites should take the form of two/three-storey buildings facing the Hollows.

Infill sites

- UDO-6** Facilitate the redevelopment of the infill and brownfield sites marked on Map 6, having regard to the following elements:
- existing building lines;
 - the use of materials appropriate to the climatic conditions of the area and consistent with local traditional building practices;
 - fenestration patterns, window types, building heights, roof pitches, roof profiles and plot widths within the surrounding streetscape.

Ground-floor retail developments should respect traditional shop front design in terms of window proportion, use of vernacular materials and relationship to the street. Outdoor seating should be considered where appropriate and where space permits.

The height of infill developments should generally follow adjoining building heights, reflecting subtle variations in height where they exist.

For the location of sites subject to urban design objectives, refer to **Map 6** in Chapter 12.

[continues on next page]

Urban design objectives (continued)

It is an objective of Sligo County Council to:

Large backland sites

- UDO-7** Ensure that any development on the following sites takes place on the basis of master-plans agreed with the Planning Authority:
- A.** lands to the south of Castlefield Park;
 - B.** lands to the west of Pier Road;
 - C.** lands to the west of the national school;
 - D.** lands to the north of Ardevin House;
 - E.** lands to the south of Ardevin House.

Town edges

- UDO-8** Encourage the enhancement of the area in the vicinity of Bellawaddy Bridge, via hard and soft landscaping of Duck Street and the beach access road, and through the provision of appropriate street furniture.
- UDO-9** Preserve the vernacular stonewalling and tree line along the entrance to the town along the R-297 to the east of the town.
- UDO-10** Protect the stone wall, grassed banks and hedgerows which line the western approach to the town along the R-297.
- UDO-11** Facilitate the enhancement of the south-western and north-eastern entrances to the town via hard and soft landscaping of the corresponding transition zones along the R-297 (refer also to objective TCO-4 in Chapter 8).

For the location of sites subject to urban design objectives, refer to **Map 6** in Chapter 12.