

Coolaney-Rockfield Mini-Plan

Section 11.5
Coolaney-Rockfield Mini-Plan
Variation No. 2
of the
Sligo County Development Plan
2005-2011

September 2006

Sligo County Council

The County Development Plan
was adopted by Sligo County Council
on 18 April 2005
and came into force
on 16 May 2005

The County Development Plan
comprises three separate parts:
the main document,
the Record of Protected Structures
and the Housing Strategy

All three publications
may be inspected or purchased
at the Planning Office
of Sligo County Council,
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**This publication
contains Variation No. 2
of the County Development Plan**

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the Members of Sligo County Council
during the 2005-2011 period

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the Council's website
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for up-to-date information
regarding variations

Design and layout by the
Development Planning Unit
of Sligo County Council



Variation no. 2 of Sligo County Development Plan 2005-2011, i.e. Coolaney-Rockfield Mini-Plan, was prepared in accordance with Section 13 of the Planning and Development Act 2000-2002.

At their Ordinary Meeting on 11 September 2006, the Members of Sligo County Council decided to make Variation No. 2 - the Coolaney-Rockfield Mini-Plan.

The Mini-Plan represents Section 11.5 in Chapter 11 Mini-Plans (Part III Development Plan Details) of the County Development Plan.

11.5 Coolaney–Rockfield Mini-Plan

Coolaney is located approximately 23 km (circa 14 miles) to the south-west of Sligo City in a Rural Area Under Urban Influence, as defined in the Sligo CDP 2005-2011, i.e. an area experiencing significant development pressure. Rockfield is a hamlet located approximately 1 km to the west of Coolaney.

There are no census data available for Coolaney or Rockfield, but it is estimated that approximately 420-450 persons lived in the area in November 2005¹. According to Census information, Coolaney electoral division (ED) had a population of 457 in 2002, and this was 15.4% higher than the 1996 population (396). Between 2002 and 2006, the population of the ED grew by 19.9%, or 91 persons, to reach 548. This is largely attributable to the Rural Renewal Tax Incentive Scheme.

Under the Settlement Structure/Hierarchy for County Sligo, Coolaney is a designated ‘settlement along the Western Rail Corridor’.

11.5.1 Landscape, natural heritage, open space objectives

- A. Preserve the views of the Ox Mountains from the designated Scenic Routes L-2801 (Mountain Road), L-6804 (Cloonacool Road) and L-2101 (Collooney Road).
- B. Protect and enhance the river walk along the Owenbeg River and preserve the river banks and their on both sides as a wildlife corridor. Any new development along the river should set aside a minimum 20-m wide buffer strip from the river edge.
- C. Retain the existing river walkway as a public amenity and provide improved/extended access to the river, pedestrian walkways along its course (e.g. from Coolaney to Rockfield) and pedestrian connections to the village’s Main Street.
- D. Support the provision of a picnic and fishing area along the river, at the north-eastern edge of the village.
- E. In the interest of preserving riparian habitats, river bank enhancement works and the development of community facilities along the Owenbeg River should only be undertaken following consultation with the North Western Regional Fisheries Board and the National Parks and Wildlife Service of the Department of Environment, Heritage and Local Government.
- F. Develop a landscaped public park within the area zoned for open space in Rockfield.
- G. Maintain important biodiversity habitats and features through protection from development or integration into new developments as necessary. The following are considered to be important biodiversity habitats in Coolaney: mature trees, groups of trees, woodlands, hedgerows.

¹ The estimate is based on a house count conducted in November 2005 and the average household size for Co. Sligo, i.e. 2.84 persons per household (according to Census 2002).

11.5.2 Built heritage, streetscape and building design objectives

- A. Preserve the distinctive character of the Main Street in Coolaney.
- B. New development should seek to create coherent and attractive streetscape, reflecting and respecting the prevailing architectural style and detailing of the adjacent buildings.
- C. New development should respect and complement the form and scale of the existing village structure and should innovate by reinterpretation. The incorporation of design elements that reflect those traditional to the village streetscape will be encouraged in new development.
- D. Encourage the redevelopment of vacant and derelict structures/sites within the village.
- E. The old mill building along the river walk (to the rear of the main street) should be sensitively restored for new use, preferably mixed uses which might include a tourist/heritage facility. Special attention should be afforded to the protection and careful management of the natural setting of the building.
- F. The zoning map identifies key sites or structures that have potential or already contribute to the village character by closing a view or containing a space. These sites and buildings should be developed, redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.
- G. Where possible, new development should use existing redundant buildings that contribute significantly to the village character. Wherever possible, stonewalled buildings should be protected and renovated for new use.
- H. Where feasible, stone walls should be preserved, enhanced and extended, in a manner that is in-keeping with traditional stone-walling in the vicinity. Other important non-structural elements of the built heritage should also be protected.
- I. The design of shop fronts, advertisements and signs should match the overall form and structure of the buildings to which they pertain.
- J. The size, design, colour, material and illumination of signs should be subdued. Signs should generally be positioned well below the first-floor window level. Hanging signs should be restricted to one per shop or business and their size should be proportional to the building.
- K. External illumination of buildings and signs is acceptable only by use of appropriate spot-lighting of key buildings of particular architectural interest. Internal illumination of signs will not be permitted.
- L. Coolaney Bridge, a Protected Structure, should be properly maintained.

Protected Structures located inside the Plan area

- RPS 93 Leyny Station, Coolaney
 RPS 94 Coolaney Bridge, Coolaney/Rathosey
 RPS 225 Rockfield Church (Roman-Catholic)

11.5.3 Transport, circulation and parking objectives

- A. Construct the following new roads/streets:
 - i. link/loop between the Main Street and the area zoned for park-and-ride facilities, adjoining the grounds of the old train station.
 - ii. from the Rockfield Road into the lands zoned for mixed uses and business/enterprise, and a loop around the new town park.

NOTE: the route of the new roads/streets and pedestrian connection, as shown on the zoning map, is indicative. The roads/streets/pedestrian connections shall be constructed as an integral part of new development in the area concerned. The exact route of these links shall be agreed with applicants/developers at planning application stage.

- B. Reserve sufficient land for a new train station, with adequate vehicular access and park-and-ride facilities, to serve Coolaney and commuters from the surrounding area. Possible future additional parking to serve the train station may be located on the south-eastern side of the railway line.
- C. Realign junctions J1 and J2 as indicated on the zoning map, in conjunction with the redevelopment of the adjacent sites.
- D. Improve roads and extend footpaths within/between Rockfield and Coolaney wherever possible, with extended provision of footpaths appropriate for wheelchair users.
- E. Upgrade local roads L-2101, L-2803 and L-2801.
- F. Require new development 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.
- G. Ensure the provision of off-street car parking in conjunction with the new town park.
- H. Support the provision of appropriate traffic-calming measures, including pedestrian crossings along the Main Street and at other appropriate locations within the village.
- I. Prepare a traffic management plan for Coolaney-Rockfield. This plan will examine all existing problems relating to traffic, parking, mobility and pedestrian movement and will identify appropriate solutions for the locality.
- J. Provide pedestrian and cycling linkages within and between existing and new housing/mixed-use/sports and recreational development throughout the area.
- K. Retain access to important natural and archaeological features.

11.5.4. Village-centre-type mixed zones objectives

- A. Facilitate a blend of mainly residential and commercial/retail activities in the areas zoned for mixed uses, i.e. in the village core south of the Owenbeg River.
- B. Promote the creation of a distinctive streetscape and ensure that new development is consistent in form and character with the existing traditional buildings along the Main Street. Terraced buildings are preferable along the Main Street.
- C. Make provision for a secondary commercial nucleus within the mixed-use zone located on the southern side of the Rockfield Road, adjoining the new residential area, the business/enterprise park and the town park.
- D. Require that lands within the secondary mixed-use zone be assembled and developed on the basis of an integrated design proposal/masterplan. Terraced buildings are recommended along the main street and the new roads/streets.
- E. Require high standards of design and landscaping for new development.

- F. Give special attention to the siting, layout and design of new or redeveloped buildings around junctions. Particular care should be afforded to the design of structures located at the junction of Local Roads L-6804 (Rockfield Road) and L-2801-43 (Mountain Road)
- G. Enhance existing civic space and, where feasible, provide additional small civic squares or street pockets with appropriate furniture, planting, landscaping and public lighting.
- E. Provide pedestrian-only spaces within the mixed-use zones, with particular attention to the needs of wheelchair users.

11.5.5 Community facilities objectives

- A. Maintain and enhance existing, and provide additional, sports, recreational and playground facilities.
- B. Support the provision of crèche/childcare facilities.
- C. Reserve land for the possible future expansion of the primary school.
- D. Facilitate the relocation of the Community Centre to a more suitable site.
- E. Encourage the provision of healthcare and elderly care facilities.

11.5.6 Residential development objectives

- A. Residential development should generally take place incrementally, from the core towards the edges, in a manner capable of consolidating the existing village and at a pace consistent with its infrastructural capacity (in terms of physical and community infrastructure) to accommodate further development.
- B. Promote residential development, such as terraced townhouses and apartments with communal parking and service areas.
- C. New residential schemes should incorporate a variety of house types and sizes, to offer choice and cater for a mix of households of different sizes.
- D. Encourage the development of backlands through land assembly, using shared-access arrangements and creating pedestrian and cycling linkages with existing developments.
- E. Support the sensitive renovation or redevelopment of vacant or derelict buildings that contribute to the character of the village.
- F. Preserve and enhance public or incidental open space within existing housing estates and provide high-quality, suitably located and well-landscaped open space in every new residential development.
- G. Design the open space associated with new development to connect with, or integrate, adjoining natural features such as woodland, mature trees, groups of trees, hedgerows etc.

11.5.7 Business, enterprise and industrial development objectives

- A. New business, enterprise or industrial units shall have shared access arrangements, where possible.
- B. Screen and landscape new business, enterprise and industrial development to a high standard, and give special attention to the design of structures located in highly visible positions or fronting main roads.
- C. If industries requiring large volumes of water wish to locate in Coolaney, they should seek to use a private water source and provide the necessary wastewater treatment facilities, in the event that the public services do not have the required capacity to deal with the extra loading.

11.5.8 Buffer zone objectives

- A. Establish a buffer zone around the village, between the plan limit and the development limit, with a view to:
 - consolidating and containing Coolaney and Rockfield within a single development limit;
 - safeguarding land for the future expansion of the village;
 - preserving the views of the Ox Mountains from the designated Scenic Routes L-2801 (Mountain Road), L-6804 (Cloonacool Road) and L-2101 (Collooney Road);
 - protecting the integrity of archaeological sites and monuments in the area surrounding the village.
- B. The next planned expansion of the village shall be to the north-west, as opposed to a south-easterly direction.
- C. Reserve the buffer zone principally for agricultural use.
- D. In relation to housing, give preference to the sensitive renovation or replacement of existing vacant or derelict structures.
- E. Site and construct new roads and buildings in the buffer zone so as to minimize their visual and environmental impact.

11.5.9 Water quality, water supply and wastewater treatment objectives

- A. The County Council will endeavour to ensure the protection of, and where necessary, the improvement of water quality within the mini-plan area. Consideration will be given to establishing a programme of surface- and groundwater monitoring within and immediately around the mini-plan area.
- B. Provide each area with an adequate and reliable water supply and a network from which to accommodate an increase in domestic, commercial and industrial growth.
- C. Seek the protection, retention and enhancement of existing trees and vegetation surrounding the new sewage treatment works in Coolaney.
- D. Make provision for the expansion of the sewage treatment plant at Rockfield. Require appropriate screen planting in association with any such expansion and in conjunction with the development of adjoining land to the south. All new landscaping and screen planting at Rockfield shall be in keeping with the existing vegetation at this location, in terms of species choice, mix and wildlife value.
- E. This mini-plan allows for development up to 2,500 PE (PE = population equivalent) to be served by new wastewater treatment works. Any additional development beyond this limit will not be permitted until such time as further upgraded facilities are commissioned.

11.5.10 Percent for Art Scheme

- A. The County Council intends to commission a number of public art pieces, to be located at the entrance to the river walk, the entrance to the community park and along the Main Street.

Coolaney-Rockfield - Zoning Matrix

Note on Development Contributions

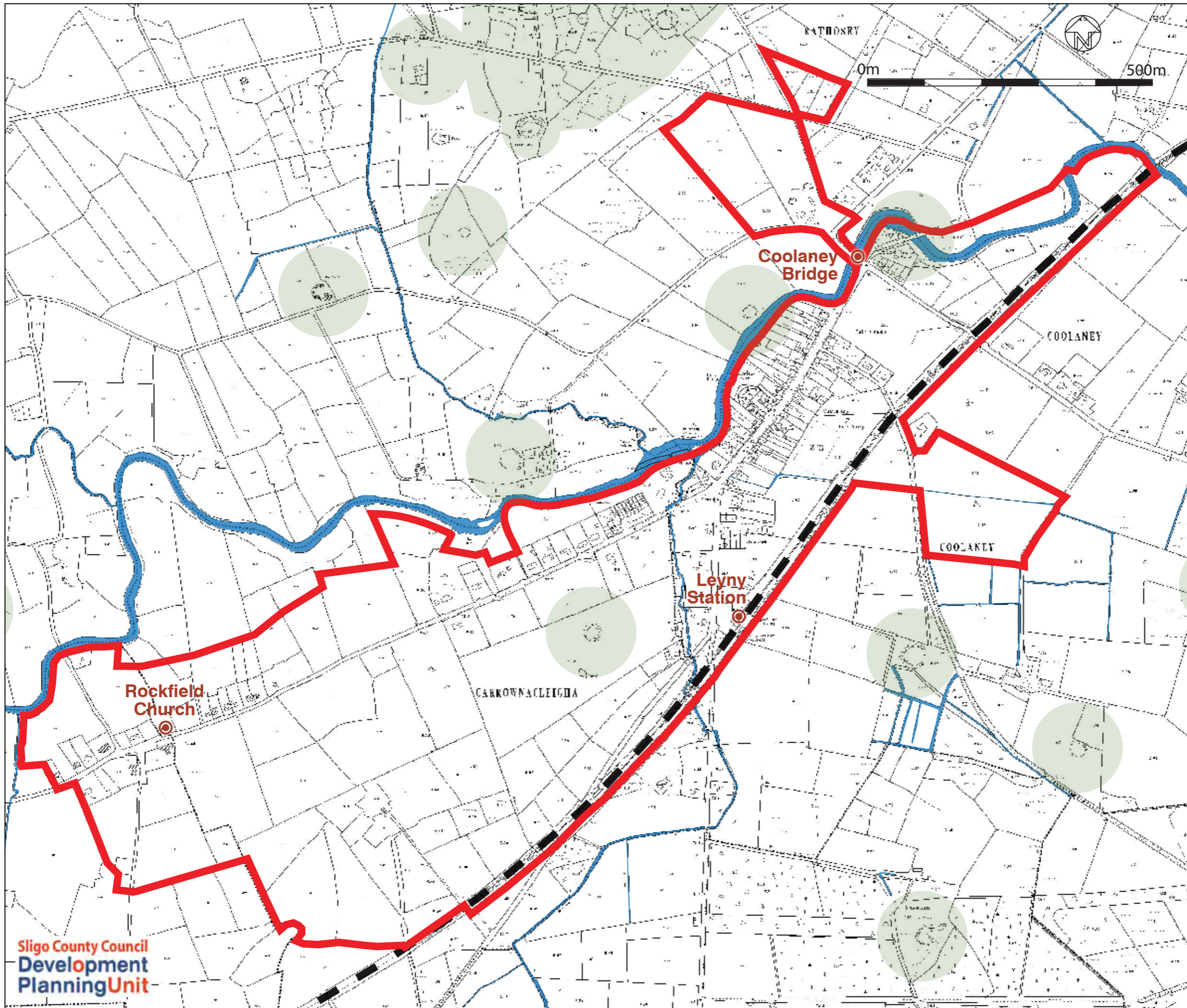
Permitted developments will be liable for the payment of Contributions, levied under the Development Contribution Scheme, including Special Contributions where appropriate, prepared in accordance with Sections 48-49 of the Planning and Development Act 2000.

Zoning categories: RES residential uses • MIX village centre-type mix of uses • CF community facilities • OS open space • SPF sports and playing fields • BUS business, enterprise and light industry • WPA woodland protection area • BUF buffer zone

○ normally permitted ● normally not permitted ◐ open to consideration

Possible use \ Zoning category	RES	MIX	CF	OS	SPF	BUS	WPA	BUF
advertisements and advertising structures	●	◐	●	●	●	◐	●	◐
agricultural buildings	●	●	●	●	●	●	●	◐
bank/financial services	●	○	●	●	●	◐	●	●
bed and breakfast	○	○	●	●	●	●	●	◐
betting office	●	○	●	●	●	●	●	●
boarding kennels	●	●	●	●	●	●	●	◐
camping and caravan park (holiday)	●	●	●	●	●	●	●	◐
car park	●	○	◐	◐	◐	◐	◐*	◐
cash & carry or wholesale outlet	●	●	●	●	●	◐	●	●
cemetery	●	●	●	●	●	●	●	◐
church	○	○	○	●	●	◐	●	●
community facility	●	○	○	◐	◐	◐	◐*	◐
crèche or nursery school	○	○	○	●	●	○	●	◐
discotheque or nightclub	●	○	●	●	●	●	●	●
doctor or dentist	◐	○	◐	●	●	◐	●	●
education or training	●	○	○	●	●	◐	◐*	●
enterprise centre	●	○	◐	●	●	○	●	●
funeral home	●	◐	●	●	●	◐	●	●
garden centre	●	◐	●	●	●	◐	●	◐
guest house	◐	○	●	●	●	●	●	◐
health centre	◐	○	◐	●	●	◐	●	●
heavy vehicle park	●	●	●	●	●	◐	●	●
hotel or motel	●	○	●	●	●	●	●	●
household fuel depot	●	●	●	●	●	◐	●	●
industry - general	●	●	●	●	●	◐	●	●
industry - light	●	●	●	●	●	○	●	●
motor sales outlet	●	●	●	●	●	◐	●	●
offices less than 100 m ²	●	○	●	●	●	○	●	●
offices 100 m ² and over	●	○	●	●	●	◐	●	●
petrol station	●	●	●	●	●	◐	●	●
public house	●	○	●	●	●	●	●	●
recreational buildings (commercial)	●	○	●	●	●	●	●	●
recreational facility / sports club	◐	○	○	◐	○	◐	●	●
refuse transfer station	●	●	●	●	●	◐	●	●
residential	○	○	●	●	●	●	●	◐
residential institution or day care centre	○	○	◐	●	●	●	●	●
restaurant/café	●	○	◐	●	◐	◐	●	●
retail warehouse	●	●	●	●	●	●	●	●
retirement home or nursing home	○	◐	○	●	●	●	●	●
science and technology-based enterprise	●	◐	●	●	●	○	●	●
service garage	●	◐	●	●	●	◐	●	●
shop	●	○	●	●	●	●	●	●
swimming pool	◐	○	◐	◐	○	◐	●	●
veterinary surgery	◐	○	●	●	●	◐	●	●
warehousing	●	●	●	●	●	○	●	●

*Development that would promote/enhance awareness of, or interpret biodiversity may be permitted in Woodland Protection Areas.



Sligo County Council
Development
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Coolaney-Rockfield

Protected Structures and archaeology

⊙ Protected Structures

- RPS 93 Leyny Station
- RPS 94 Coolaney Bridge
- RPS 225 Rockfield Church (Roman-Catholic)

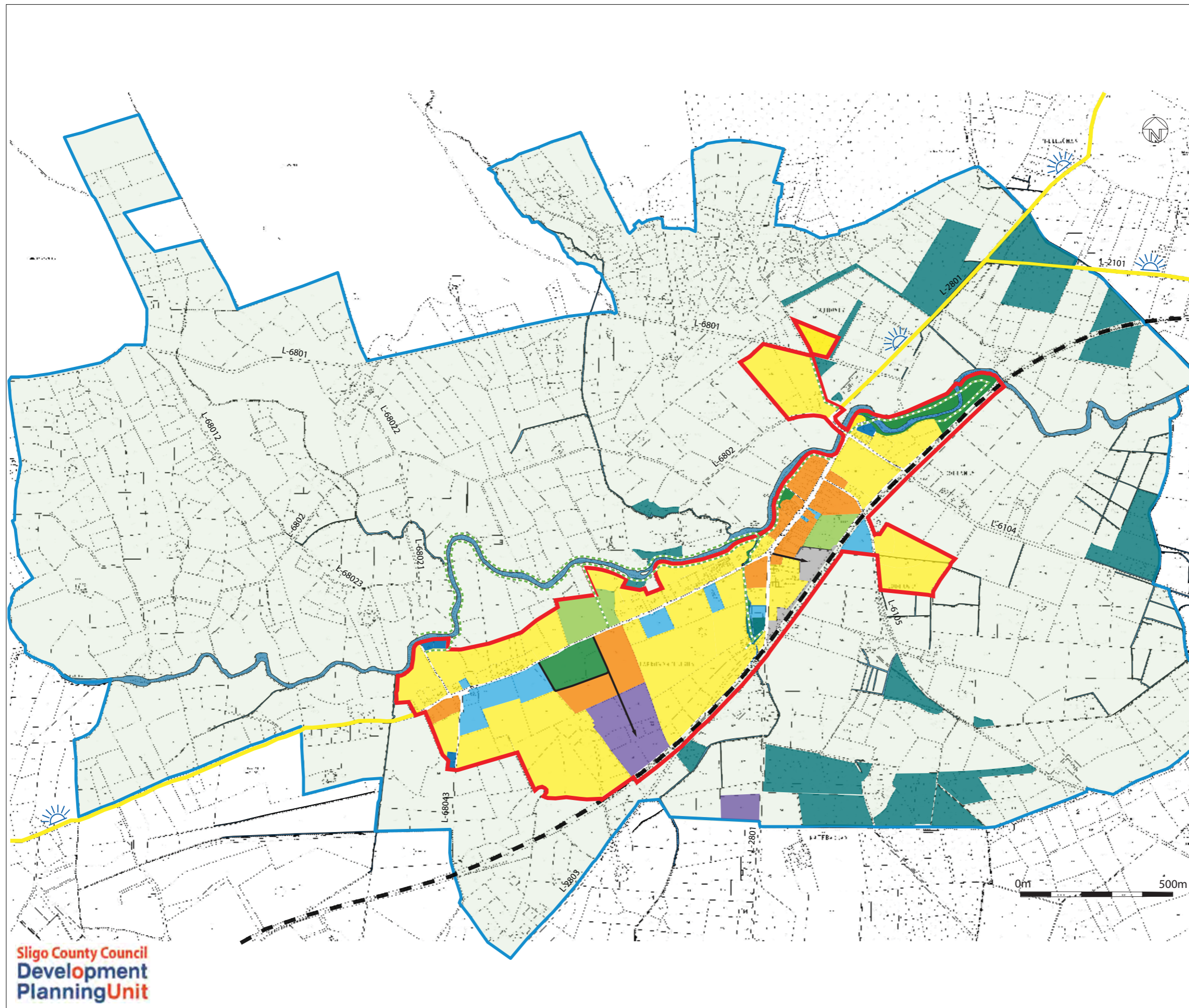
● archaeological monument





— — — railway line

— development limit

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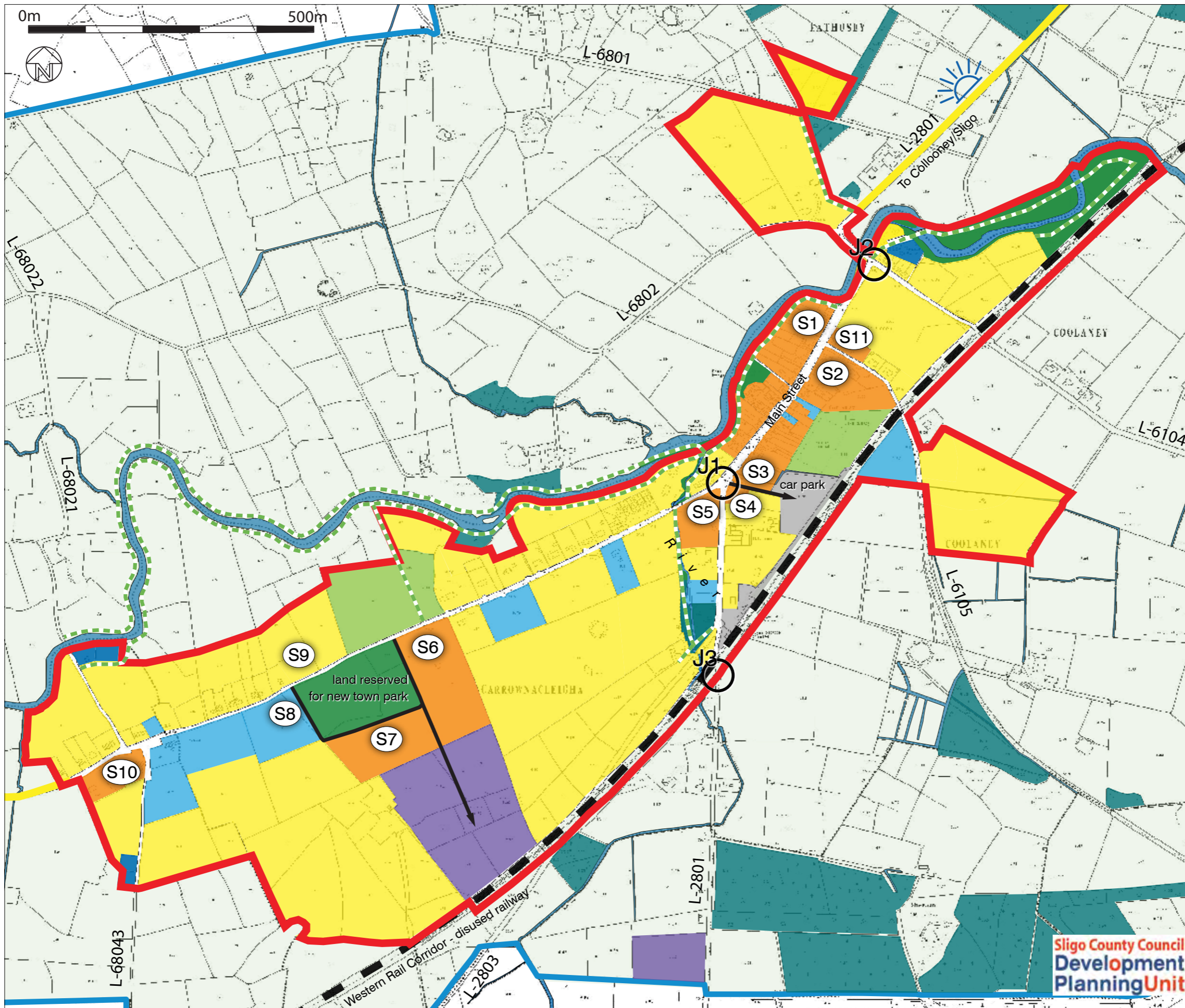
Coolaney– Rockfield Zoning Map



-  residential uses
-  village centre-type mix of uses
-  community facilities
-  business, enterprise and light industry
-  utilities
-  open space
-  sports and playing fields
-  transport node / parking
-  woodland protection area
-  buffer zone
-  scenic view to be preserved
-  designated Scenic Route
-  Plan limit
-  development limit
-  proposed road/street (indicative only)
-  railway line
-  river walks, pedestrian/cycle links

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Coolaney-Rockfield

Zoning Detail

- residential uses
- village centre-type mix of uses
- community facilities
- business, enterprise and light industry
- utilities
- open space
- sports and playing fields
- transport node / parking
- woodland protection area
- buffer zone
- scenic view to be preserved
- designated Scenic Route
- Plan limit
- development limit
- proposed road/street (indicative only)
- railway line
- river walks, pedestrian/cycle links
- S1 key sites for streetscape design
- J1 junction to be improved

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