

15. Ballinacarrow Mini-Plan



Village Profile

Ballinacarrow is a linear settlement located along the N17 Sligo-Galway Road, approximately 15 km south-west of Sligo City. It is situated at the interface between a *Rural Area In Need of Regeneration* and a *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*.

The Settlement Structure (see Chapter 3 of the CDP) identifies Ballinacarrow as a *village supporting the rural community*.

Historically, the village developed at the junction of the Sligo-Galway Road and the Coolaney Road. This is readily identified by the continuous streetscape on the northern side of the N17.

Some individual dwellings were built along the Coolaney Road and in a southerly direction along the N17. More recently, three larger-scale housing developments have been completed and this has significantly increased the available housing stock in the village.

Population and housing

There are no specific census population data available for Ballinacarrow. According to 2006 census information, the Temple Electoral District had a population of 227 persons in 2006 (1% lower than the 2002 population of 229 persons).

However, the village experienced significant growth post-2006 and surveys carried out by Council planners in mid-2009 suggest a village population of circa 130 persons.

This growth can be attributed to the Rural Renewal Tax Incentive Scheme, the proximity of the village to Sligo City and the availability of good transport links. Recent residential development has mainly been in the form of suburban-type estates.

The 2009 survey found a very high residential vacancy rate within the village, of 29% or 25 units. Planning permission has also been granted for a further 25 units.

It is therefore considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

Community facilities

Ballinacarrow has its primary school at the heart of the village. The former school on the adjoining site is now in use as a community centre with a children's playground. The parish church is located at the northern edge of the village, where the absence of adequate car-parking facilities is disruptive to vehicular and pedestrian traffic movements.

Whilst some lands have been specifically zoned to accommodate additional community facilities, a flexible approach towards proposals for community developments should be taken on other suitable sites.

Commercial and enterprise development

Local businesses continue to serve the needs of the surrounding community, but there is no history of significant commercial/enterprise activity in this small settlement. New business and enterprise developments should be encouraged and accommodated at appropriate locations within the development limits of the village.

Infrastructure

It is proposed to realign the N17 to the south of the village. Once completed, this bypass will greatly enhance the amenities and development potential of the village.

The water supply for Ballinacarrow is sourced from Lough Talt. Currently there are no capacity issues. The existing wastewater treatment plant is operating at the design capacity of 250 PE (population equivalent). It is proposed to upgrade it to 500 PE.

Objectives

It is an objective of Sligo County Council to:

15.1 Natural heritage and open space

- A. Reserve land for the development of a landscaped public amenity space at site OS-1. The site may be developed independently or in conjunction with the overall development of site VC-2.
- B. In order to avoid subdivision of site OS-1, vehicular access to the backlands shall be incorporated along the north-eastern or south-western boundaries of the site.

15.2 Built heritage and streetscape

- A. Seek the protection and conservation of the following Proposed Protected Structure:
 - P-148** Church of Saint Feichin and Saint Lassara
- B. Promote the use of terraced designs for buildings along the Main Street. The scale, form and design of these buildings should reflect those of the terraced buildings within the existing village core (i.e. on northern side of Main Street, to the north east of Coolaney Road junction).

15.3 Circulation and parking

- A. Facilitate the extension of car-parking facilities at St Feichin and St Lassara Church on adjoining lands zoned for community facilities.
- B. Ensure that development does not interfere with the preferred route corridor for the N17 realignment and associated works to the south-east of the village (see objectives map for indicative route).

15.4 Village-centre mixed-use zone

- A. Ensure that development within the village centre is generally limited to two storeys in height and is designed to reflect the scale and character of adjoining structures.
- B. In the development of village centre lands in the vicinity of the existing wastewater treatment plant, car-parking, open spaces and other services / facilities should be located around the perimeter of the wastewater treatment plant in order to facilitate the creation of an appropriate buffer zone.
- C. Any development proposal on village centre site VC-1 should:
 - retain the existing buildings along the main street;
 - retain the mature trees on site where possible and incorporate them into the overall landscaping of the scheme;
 - be accessed off the Coolaney Road, to prevent direct vehicular access onto the Main Street.

- D. Any development proposal on village centre site VC-2 should:
 - overlook the public open space area to the front of the site;
 - incorporate a higher density of development, subject to suitable design and layout.

15.5 Community facilities

- A. Encourage the continued development and enhancement of the existing community centre and playground.
- B. Reserve land to the west and north of the existing primary school to allow for its possible future expansion and/or the provision of other community facilities.

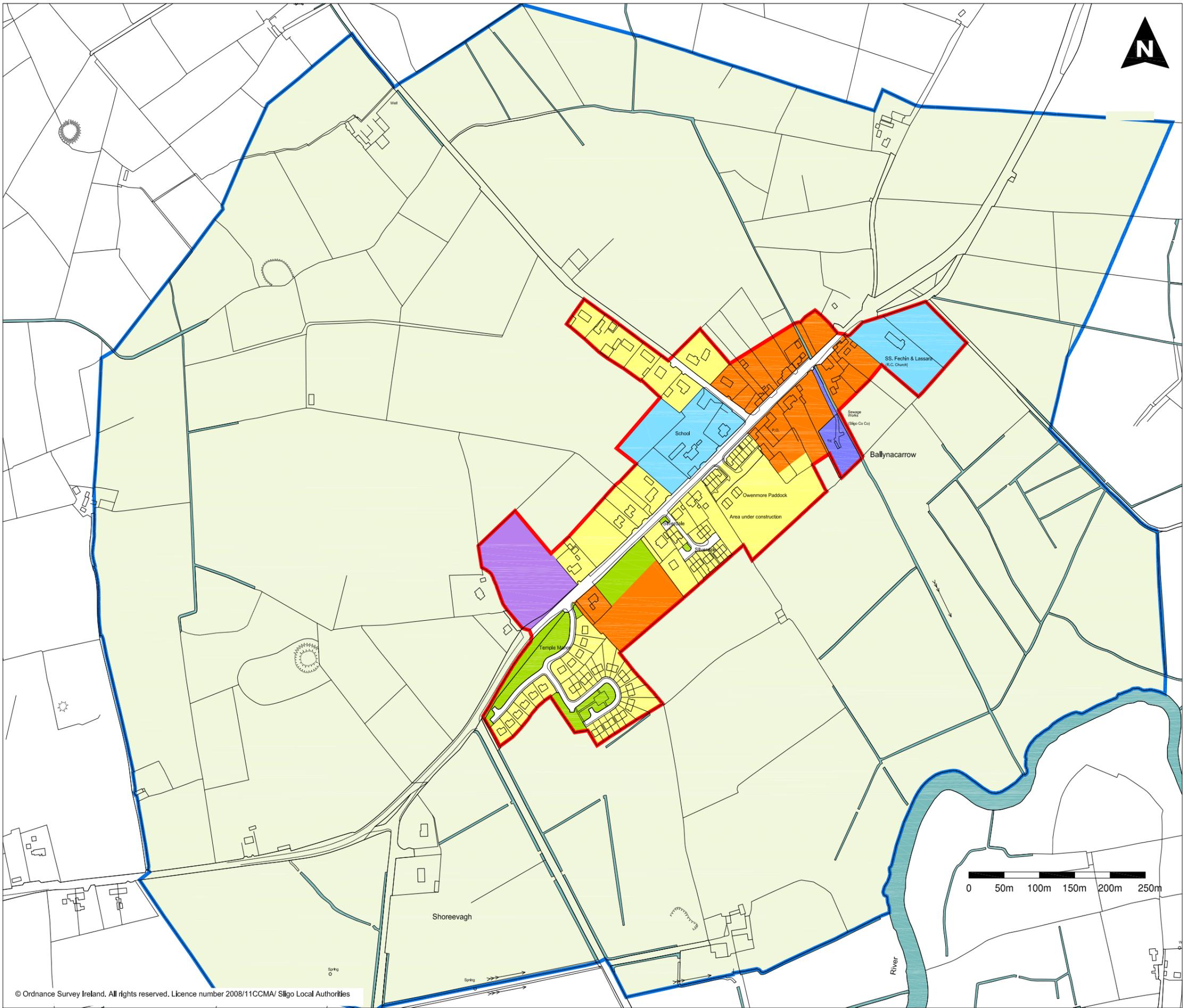
15.6 Business and enterprise

- A. Support the development of a business and enterprise complex (on site ENT-1) to facilitate small-scale businesses.
- B. Ensure that the scale, design and layout of buildings within this complex preserve the residential amenity of adjoining properties and provides an appropriate definition of the south-western entrance to the village.

15.7 Wastewater treatment

- A. Provide a new wastewater treatment plant with a design capacity of 500 PE (population equivalent).
- B. No additional multi-unit housing development shall be permitted in the village until the new wastewater treatment plant is completed and operational.
- C. Upon completion of the new wastewater treatment plant, allow for development up to 500 PE. However, notwithstanding the availability of such capacity, residential development in the village shall be permitted only at a rate that is consistent with the Core Strategy and Settlement Structure (See chapter 3 of this Plan).
- D. Carry out appropriate landscaping works in conjunction with the construction of the new wastewater treatment plant.
- E. A buffer zone shall apply in the vicinity of the existing/proposed WWTP site. Development within this zone may be restricted or prohibited in the interests of public health and/or the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

Ballinacarrow Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business and enterprise
- utilities
- open space
- buffer zone

Ballinacarrow Objectives Map

-  plan limit
-  development limit
-  proposed addition to RPS
-  river buffer zone
-  for objectives relating to individual site refer to written objectives
-  N17 realignment preferred route (indicative only)
-  RMP
-  WWTP buffer zone (indicative)

