

17. Ballincar Mini-Plan



Village Profile

Ballincar is a coastal settlement on the northern shore of Sligo Bay, approximately 3.5 km north-west of Sligo City, along the Regional Road R291.

The village is located within a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*. The coastal area to the south of the village is designated as a *Visually Vulnerable Area*.

The village is bounded to the south by Sligo Bay, which is designated for protection as part of Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC/pNHA and Cummeen Strand SPA.

Ballincar consists mainly of one-off housing and some small-scale low-density housing schemes. The only significant non-residential development in the village is the Radisson Hotel, which provides employment and certain services. Sligo City, and to a lesser extent Rosses Point, are the main service providers for Ballincar.

The village is identified as a *Secondary Gateway Satellite* in the Settlement Structure (see Section 3.3 of the CDP).

Population and housing

According to census data, the population of Ballincar increased from 510 to 526 in the 2002–2006 period. This data seems to have included a wider rural area, as the survey carried out by Council planners in mid-2009 estimates the actual village population at 235 persons.

Unlike other similar villages, Ballincar has experienced little residential development in recent years. This can be largely attributed to the absence of adequate infrastructure and services, as well as no significant demand. It is anticipated that levels of residential demand and service provision will remain low in the short/medium term.

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

There are no community facilities in the village at present, as these needs are currently met in neighbouring settlements. In order to address this issue, specific lands have been zoned to accommodate community facilities. However, a flexible approach should be taken towards proposals for community developments on other suitable sites.

Commercial and enterprise development

The lack of diversity of commercial functions in Ballincar limits its role as a service centre for the surrounding area. The commercial function is confined to the hotel in the centre of the village. A range of other services should be promoted within the village, particularly within lands zoned for mixed uses.

Infrastructure

Ballincar is well served by the R291 Regional Road, which provides links to the N15 Sligo–Donegal Road.

The water supply is sourced from Kilsellagh. Currently there are no capacity issues. At present there is no public wastewater treatment facility in the village. It is planned to provide wastewater infrastructure for Ballincar, Rosses Point and Cregg. This will involve pumping into the Sligo Main Drainage Scheme.

Objectives

It is an objective of Sligo County Council to:

17.1 Natural heritage and open space

- A. Encourage the protection and enhancement of the conservation value of Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC/pNHA and Cummeen Strand SPA.
- B. Support the improvement of access to the sea shore by encouraging the provision of walkways and open space (as indicated on objectives map) and by requiring the provision of such links in conjunction with the development of adjoining lands.
- C. Generally retain land between the development limit and the coastline free from development in order to ensure that visually vulnerable coastal lands are protected and to assist in the conservation of adjacent designated sites.
- D. Encourage the provision of a semi-natural open space area on lands to the east of the hotel (site OS-1). Development of this area should protect and highlight the archaeological integrity of the site and include pedestrian links to the west and south.
- E. Require any proposal for development along the coastline, or for the provision of the planned wastewater pumping station, to be screened for the requirement of an appropriate assessment in compliance with Article 6 of the EU Habitats Directive (as transposed into Irish Law by the EU Habitats Regulations 1997 and subsequent amendments), and in accordance with the policies outlined in section 7.1 of this Plan.

17.2 Built heritage

- A. Seek the protection and conservation of the following protected structure located within the plan area:

RPS-22 Rossaville House

17.3 Circulation and parking

- A. Encourage the provision of pedestrian links between the village and the sea shore (as indicated on the Objectives Map) and require the provision of such links in conjunction with the development of adjoining lands.
- B. Ensure the provision of a pedestrian crossing and traffic calming facilities in conjunction with the development of the village centre.
- C. Prohibit on-street parking along the regional road R291 and require any new development to provide off-street parking to the rear of the site.
- D. Pursue the development of a commuter cycling route to link the village with Sligo City. Portions of the route will be required to be provided in conjunction with any development of adjoining lands.

17.4 Village-centre mixed-use zone

- A. Promote and facilitate the development of a defined village core with an appropriate mix of uses.

- B. Ensure that new development creates appropriately scaled (generally two-storey) streetscape along the R291.
- C. Developments at the eastern and western ends of the village core should be designed in a manner consistent with their prominent locations.
- D. Encourage land assembly in the interest of coordinated development of the village centre area.

17.5 Community facilities

- A. Encourage the development of a multi-purpose community facility on lands marked CF-1.

17.6 Business and enterprise

- A. Facilitate the further development and enhancement of the hotel.
- B. Promote and encourage additional tourism and recreation-related local enterprise initiatives.

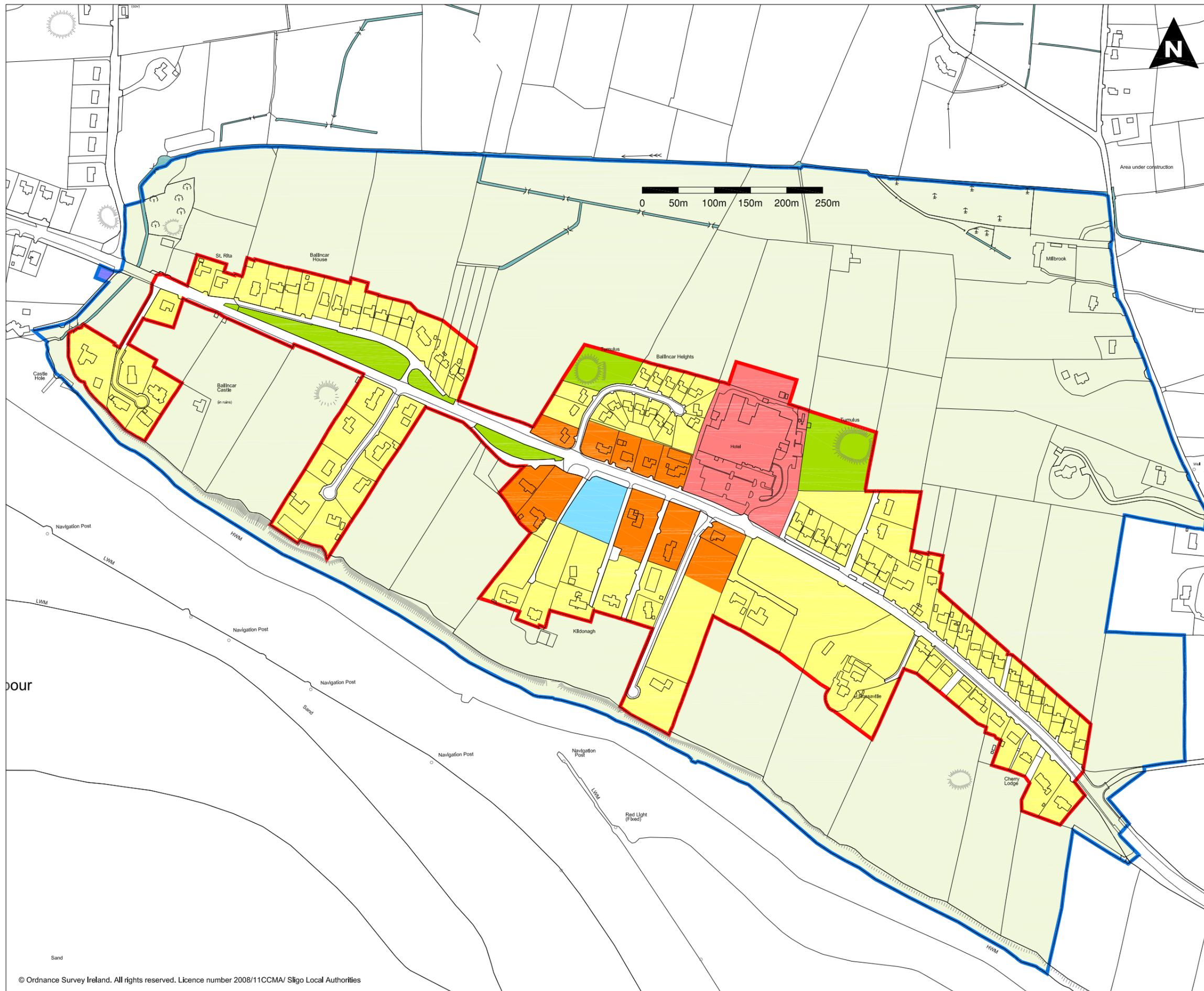
17.7 Residential development

- A. Residential lands between the R291 and the coastline shall be developed in a sensitive manner, ensuring the preservation of scenic views toward Sligo Bay and Knocknarea.
- B. Residential development in the vicinity of the coastline will be required to incorporate pedestrian links to the coast as indicated on the objectives map.

17.8 Water supply, wastewater treatment

- A. Reserve land for the provision of a pumping station to pump wastewater to the Sligo Main Drainage scheme as part of the Rosses Point/Cregg/Ballincar project.
- B. Upon completion of the pumping station and connection to the Sligo Main Drainage scheme, allow additional development at a rate that is consistent with the Core Strategy and Settlement Structure (see Chapter 3 of this Plan).
- C. Provide appropriate landscaping at the site of the new pumping station.
- D. A buffer zone shall apply in the vicinity of the proposed pumping station 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.

Ballincar Zoning Map



- █ plan limit
- █ development limit
- █ residential uses
- █ commercial uses
- █ mixed uses
- █ community facilities
- █ utilities
- █ open space
- █ buffer zone

Ballincar Objectives Map

-  plan limit
-  development limit
-  existing RPS structure
-  river walks, pedestrian and cycle links
-  for objectives relating to individual site refer to written objectives
-  RMP
-  SAC
-  SPA
-  pNHA
-  WWTP buffer zone (indicative)

