

33. Easky Mini-Plan



Village Profile

Easky is a coastal settlement located approximately 40 km to the west of Sligo City, in a designated *Rural Area In Need of Regeneration*. The nearby coastline is designated as *visually vulnerable* and the surroundings are designated *Sensitive Rural Landscape*.

Historically, the village developed on the western bank of the Easky River, with a cluster of mostly terraced buildings arranged on either side of the road, which became its Main Street. More recent development has seen the village extend in both directions along the Regional Road R297, especially in an easterly direction. One of the most noticeable features of the village is the number of still-intact period dwellings close to the centre, some of which merit Protected Structure status.

Easky is identified as a *village supporting the rural community* in the Settlement Strategy (see Section 3.3 of the CDP). The village also has a special tourism function due to its coastal location and its international renown amongst the surfing community.

Population and housing

According to census information, Easky had a population of 240 persons in 2006 (14% higher than the 2002 population of 211 persons). The village continued to experience significant growth after 2006 and surveys carried out by Council planners in mid-2009 estimated the population at 310 persons.

The 2009 surveys found a residential vacancy rate of 13%, some of which may represent holiday homes. Planning permission has also been granted for a further 90 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

Easky has two churches, two burial grounds, a newly developed community centre, a post primary school, Garda Station and health centre, all located within the village. The GAA grounds are located approximately 1 km further west. The former primary school building is now in use as a preschool facility, whilst a community and family resource centre has been established in the former factory premises on the Dromore West road.

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

Commercial and enterprise development

Retail and commercial activities in Easky are restricted to a few sole-trader outlets along the Main Street. There is no tradition of significant industry or enterprise providing local employment in the village. Such activities should be encouraged and accommodated, where appropriate.

Tourism plays an important role in the local economy. The village has its own tourist office and hosts the Irish Surfers Association headquarters. Easky should capitalize upon its unique environmental setting and tourism/surfing potential. Initiatives in this regard should be encouraged and facilitated, where appropriate.

Infrastructure

The village is well served by the regional road network (R297), which links to the N59 (Sligo-Ballina road).

The water supply for Easky is sourced from Lough Easky and currently there are no capacity issues.

The wastewater treatment plant, designed for 450 PE (population equivalent), is currently operating at capacity.

Objectives

It is an objective of Sligo County Council to:

33.1 Natural heritage and open space

- A. Given the sensitive nature and high amenity value of the Easky River, encourage the retention of woodland, trees and vegetation along the riverbanks and adjoining areas.
- B. Support the improvement of access to the Easky River by providing/ extending/upgrading riverside walkways (as indicated on the Objectives Map) and by requiring the provision of such facilities in conjunction with the development of any adjoining lands.
- C. Promote the development of a semi-natural open space around the ancient monuments on the eastern bank of the Easky River (site OS-1).
- D. Ensure that development is carried out in a manner which preserves views towards the coastline from designated scenic routes.
- E. Facilitate the protection and enhancement of the conservation value of the Easky River pNHA.

33.2 Built heritage and streetscape

- A. Seek the protection and conservation of the following Protected Structures and Proposed Protected Structures:

Protected Structures

- RPS-3 Easky Courthouse, Aderavoher
- RPS-110 Old Rectory, Curraghnagap, Easky
- RPS-111 Easky Bridge, Easky
- RPS-154 Seaview House, Killeenduff
- RPS-155 Templeview House

Proposed Protected Structures

- P-128 Roslea Cottage, Cloonagleavragh
- P-129 House, Aderavogher
- P-130 Saint Anne's Church of Ireland
- P-131 Easkey Vocational School
- P-132 Bridge House
- P-133 Riverside House
- P-134 O'Sullivan's
- P-135 Former Store, Main Street
- P-136 Swan House, Main Street
- P-139 Castle Villa
- P-119 Limestone Farm Buildings, Fortland

- B. The former store building to the rear of the Main Street (Proposed Protected Structure P135) should be sensitively restored for new use, preferably mixed uses which might include a tourist/heritage facility.

The restored building should act as a focal point for the overall development of the surrounding village centre backlands at this location.

33.3 Circulation and parking

- A. Preserve and enhance the existing car-parking area within the village.
- B. Facilitate the introduction of pedestrian crossings on the R297 at appropriate locations within the village, in conjunction with development of adjoining lands.

33.4 Village centre-type mixed-use zone

- A. Encourage the assembly and development of lands within the mixed-use zones on the basis of an integrated design proposal/masterplan.
- 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. Enhance existing civic space and, where feasible, provide additional small civic squares or street pockets with appropriate furniture, planting, landscaping and public lighting.
- D. Any development proposal on village centre site VC-1 should be based on an overall design proposal/masterplan for the entire site. Furthermore, any such proposal should:
 - create appropriate streetscape along the adjoining public road to the west;
 - be limited to two storeys in height and reflect the scale and character of existing development within the village;
 - incorporate pedestrian links to the Main Street;
 - provide car parking on site within a centrally-located courtyard.

33.5 Community facilities

- A. Encourage initiatives to develop the former primary school building and associated grounds for community uses.
- B. Facilitate the possible future expansion of the secondary school by reserving lands to the west of the school for community uses.
- C. Promote the development of a children's playground at a suitable location in the village.

33.6 Tourism development

- A. Promote the development of tourism-related infrastructure and facilities within the village, in order to help increase visitor numbers and to create more local employment.

- B. Support the development of a small-scale tourist facility and the enhancement of the existing car-parking area on lands at Rostee Castle (Site TOU-1).

- C. Encourage the development of tourism-focused commercial development on site TOU-2. Residential development such as holiday homes and caravan parks will not be permitted on these lands. Any development proposal for these lands should:

- create appropriate streetscape along the adjoining public road and provide a distinctive aspect along the northern extremity of the site;
- be based on an co-ordinated masterplan approach;
- be limited to two storeys in height and reflect the scale and character of existing development within the village;
- incorporate design features which take advantage of available panoramic views of the castle and coastline;
- include proposals for the relocation of the access road to the adjacent wastewater treatment plant in order to provide a consolidated layout;
- make provision for pedestrian links to site OS-1;
- incorporate an appropriate buffer zone around the wastewater treatment plant.

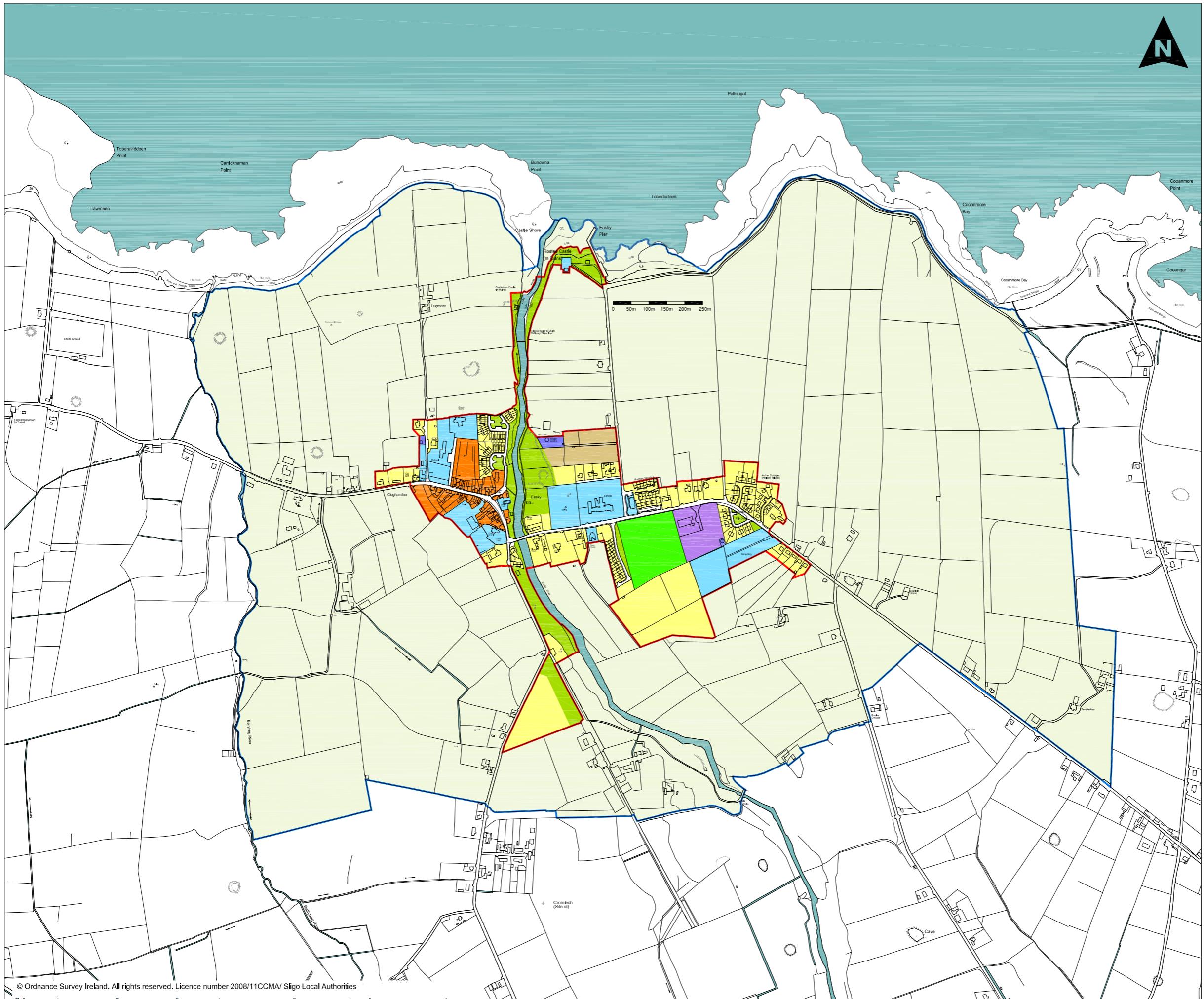
33.7 Business and enterprise

- A. Support the development of a business and enterprise complex on site ENT-1 to facilitate small-scale enterprises and create local employment.
- B. Require any new development on these lands to use the existing entrance and access road.
- C. Ensure that an appropriate buffer zone is maintained along the eastern boundary of the complex in order to adequately protect the residential amenity of neighbouring dwellings.

33.8 Wastewater treatment

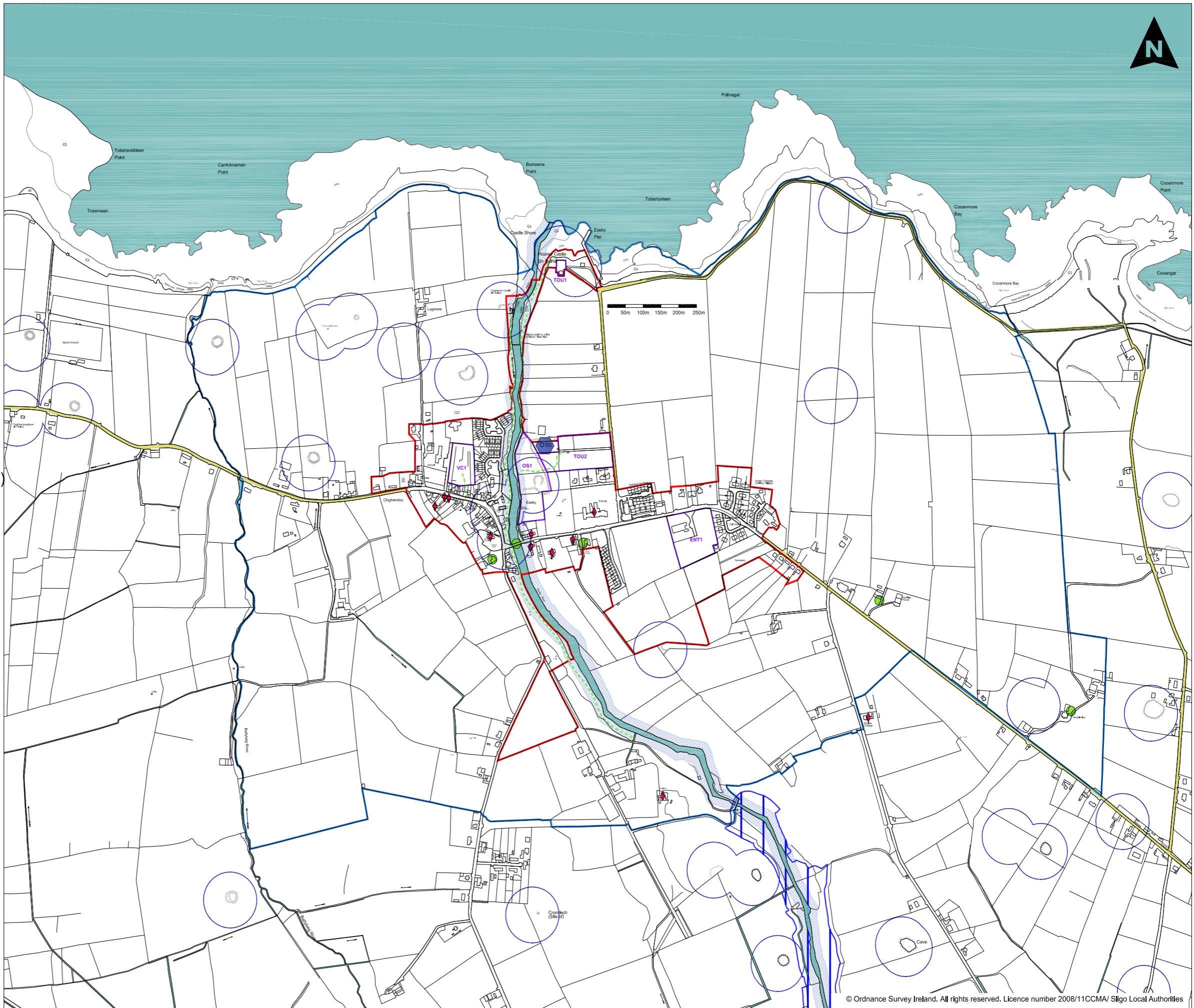
- A. Allow for development connecting to the wastewater treatment plant up to a limit that does not exceed the design capacity (i.e. 450 PE, plus any additional capacity provided as a result of recent upgrading works). However, notwithstanding this available capacity, residential development shall be permitted only at a rate that is consistent with the Core Strategy and the Settlement Structure outlined in Chapter 3 of this Plan.
- B. A buffer zone shall apply in the vicinity of the existing wastewater treatment plant 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.

Easkey Zoning Map

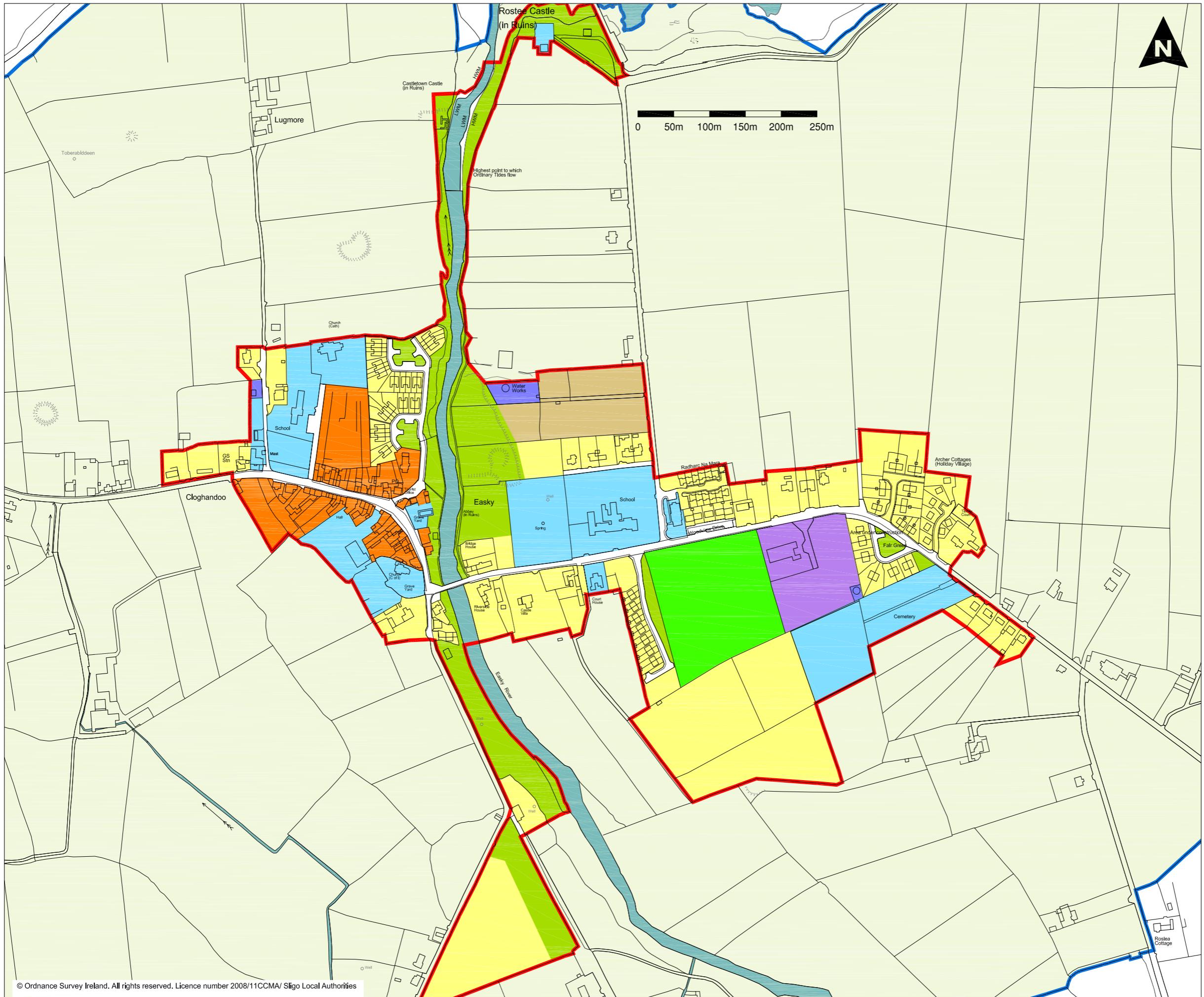


Easkey Objectives Map

- plan limit
- development limit
- existing RPS structure
- ◆ proposed addition to RPS
- river walks, pedestrian and cycle links
- scenic route
- RMP
- pNHA
- ◆ WWTP Buffer zone (indicative)
- river buffer zone
- for objectives relating to individual site refer to written objectives



Easkey Zoning Detail



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