

34. Geevagh Mini-Plan



Village Profile

Geevagh is located approximately 25 km south-east of Sligo, along the regional road R284 which leads to Ballyfarnon. The village is in a designated *Rural Area in Need of Regeneration* and is identified as a *village supporting the rural community* in the Settlement Structure (see Section 3.3 of the CDP).

Located between the Feorish River (to the south-west) and the Camoge River (to the north-east), Geevagh is surrounded by undeveloped countryside and upland areas to the north and east.

The village has grown in a dispersed pattern, with no significant village core. More recent development has been concentrated around the village crossroads and along the R284.

Population and housing

There is no census data available for the population of Geevagh. The village is located within Ballynashee electoral division (ED), which recorded a population of 243 in 2002 and 270 in 2006 (an increase of approximately 11%).

Geevagh has seen new residential development over the last ten years, largely due to the Rural Renewal Tax Incentive Scheme. A survey carried out by Council planners in mid-2009 estimated the village population at 139 persons. Recent developments are in the form of suburban-type estates.

Residential vacancy within the village is 22% (18 units). It is considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

Community facilities

Community facilities in Geevagh consist of a primary school, a health centre, a church, a community hall, a GAA pitch and an associated club house. These facilities provide an important service to the local community. Any proposals to enhance and improve them should be accommodated, where appropriate.

Commercial and enterprise development

The small number of commercial and retail facilities in the village limits its role as a service centre for the surrounding rural area. Efforts to address this issue should be encouraged.

Infrastructure

The village is served by a network of county roads and regional road R284 (Sligo-Ballyfarnon). The R284 is included on a schedule of regional road improvement works.

The water supply for Geevagh is currently sourced from Lough Arrow via the privately operated Geevagh / Highwood Group Water Scheme. There were no capacity issues at the time of writing (March 2010).

The wastewater treatment plant, recently refurbished, has a design capacity of 250 PE, but only limited capacity available.

Objectives

It is an objective of Sligo County Council to:

34.1 Natural heritage and open space

- A. Encourage improved access to the Feorish River and Camoge River by encouraging the provision of riverside walkways (as indicated on the Objectives Map) and by requiring the provision of such links in conjunction with the development of adjoining lands.
- B. Reserve land for a landscaped public park on site OS-1. The mature trees along the roadside boundary of this site shall be retained and protected from damage.
- C. Encourage improved access to, and support the protection and enhancement of the woodland area (W-1) to the west of the village.

34.2 Built heritage

- A. Seek the protection and conservation of the following Protected Structures and Proposed Protected Structures located within the plan limit:

Protected Structures

- RPS-37 St Joseph's Church (RC)
- RPS-229 Parochial House, Geevagh
- RPS-230 Geevagh Bridge

Proposed Protected Structures

- P-166 Cast iron water pump, Straduff

- B. Protect the archaeological integrity of the Ancient Field Pattern (Recorded Monument SL035-024).

34.3 Circulation and parking

- A. Encourage the maintenance and enhancement of the existing public car park.
- B. Encourage the provision of pedestrian links between the village and surrounding natural amenities (woodland area, Feorish and Camoge rivers), whilst also linking with important community facilities (school, health centre, church, community hall and sports ground). The provision of such links will be required in conjunction with the development of adjoining lands.
- C. Ensure that any development proposal along the regional road R284 incorporates suitable setbacks to allow for future road widening and improvement works.

34.4 Village-centre mixed-use zone

- A. Ensure that any development proposals on village centre sites create streetscape by fronting the adjoining public roads.
- B. Development within the village centre should be limited to two storeys in height and should reflect the scale and character of surrounding development.
- C. Any development / redevelopment proposal on site VC-1 should incorporate a well-designed open space at the south-western corner. This should be overlooked by surrounding development.

34.5 Community facilities

- A. Promote the maintenance and enhancement of the existing sports grounds, whilst also facilitating any proposed relocation of these facilities to an alternative suitable site.
- B. Promote and support the enhancement / redevelopment of the existing community hall.
- C. Maintain and enhance the existing recycling facilities at the public car park.

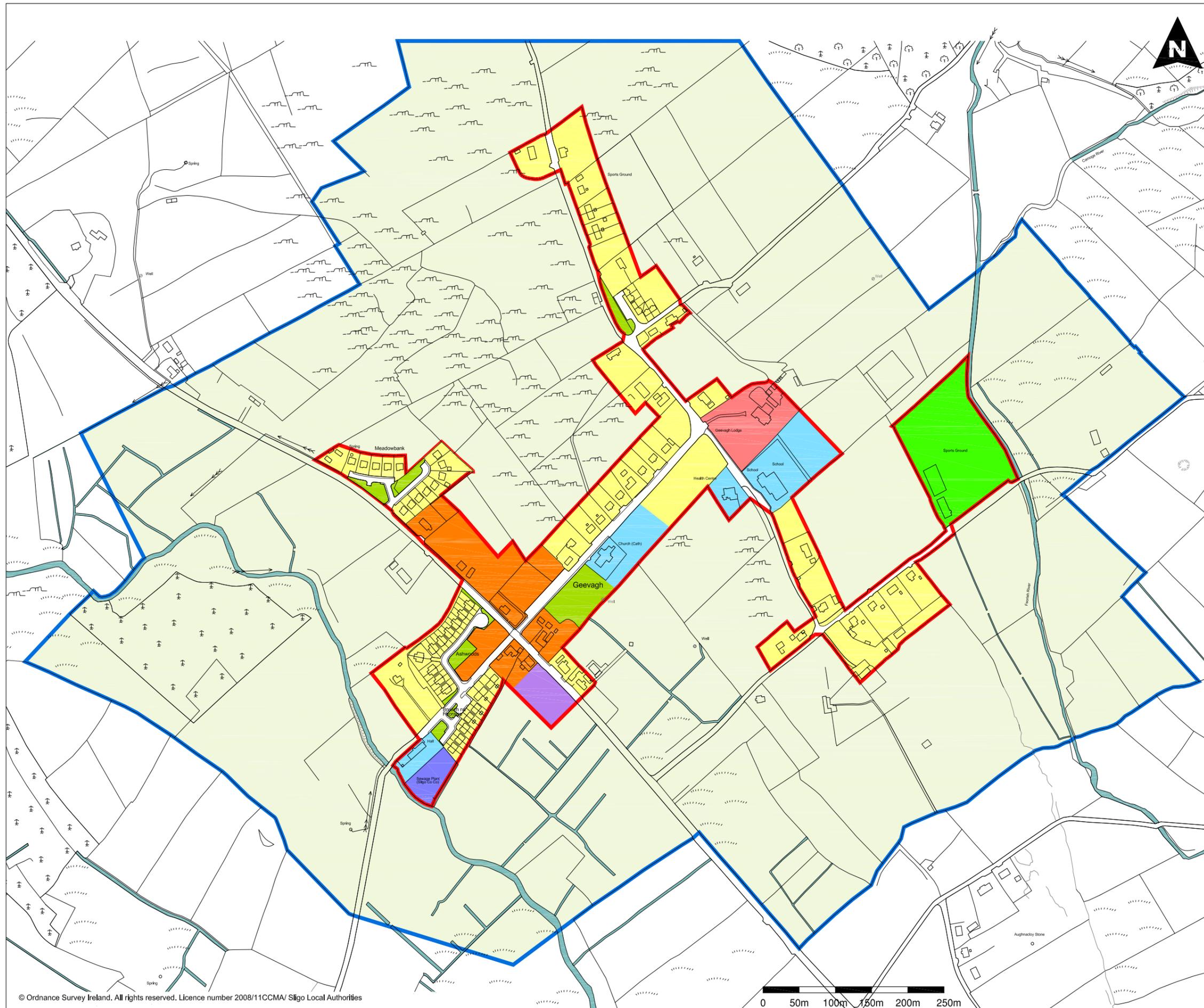
34.6 Business and enterprise

- A. Promote the provision of small-scale enterprise units on site ENT-1, restricted to activities that are compatible with existing and proposed uses in the surrounding area.
- B. Any development proposal on site ENT-1 should ensure the provision of a well-designed façade when viewed from the eastern approach to the village.
- C. Facilitate proposals to broaden the range of retail and commercial services offered in the village and direct such services into the village-centre area.

34.7 Wastewater treatment

- A. Allow for development connecting to the wastewater treatment plant up to a limit of 250 PE (population equivalent). However, notwithstanding this available capacity, residential development shall be permitted only at a rate that is consistent with the Core Strategy and Settlement Structure (See chapter 3 of this Plan).
- B. A buffer zone shall apply in the vicinity of the existing 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.

Geevagh Zoning Map



- █ plan limit
- █ development limit
- █ residential uses
- █ commercial uses
- █ mixed uses
- █ community facilities
- █ business & enterprise
- █ utilities
- █ open space
- █ sports and playing fields
- █ buffer zone

Geevagh Objectives Map

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

