

38. Mullaghmore Mini-Plan



Village Profile

The village of Mullaghmore is a coastal settlement located on a headland approximately 25 km north of Sligo City. It is accessed via Regional Road R284, from the N15 Sligo-Donnegal road. The village is situated in a *Rural Area under Urban Influence*. Whilst the existing built-up area is on lands classified as *normal rural landscape*, the surrounding coastal landscape is extremely sensitive, with large areas classified as *sensitive rural landscape* and *visually vulnerable coastline*.

Large parts of the surrounding lands are covered by the Bunduff Lough and Machair/Trawalua/Mullaghmore SAC/pNHA. Classiebawn Castle (a Protected Structure) overlooks the village from an elevated position to the south-west of the settlement. There is an excellent harbour and a beach to the east of the village.

The core of Mullaghmore is defined by a short stretch of tightly-knit street-fronting buildings close to the harbour. The remainder of the village generally consists of low-density housing development.

Population and housing

According to 2006 Census information, the village had a population of 146 persons (a 7% increase on the 2002 figure of 137 persons). This population figure is not correlated to residential development in the village, as the vast majority of units are holiday homes and therefore not permanently occupied. A survey carried out by Council planners in mid-2009 counted approximately 250 residential units (including 115 mobile homes).

Mullaghmore has experienced a relatively low level of residential development over the last ten years. Due to the absence of adequate wastewater treatment infrastructure, development has been largely limited to one-off housing. Local demand for housing was apparently absent. It is not envisaged that this situation will change significantly within the plan period.

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

Community facilities in Mullaghmore include the community hall (old national school) and the Star of the Sea Convent and Church. 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

The type of commercial activities in the village is evidence of its significant role as a tourist centre. Enterprise is generally based in the hospitality sector. The harbour is also an important asset for the village and plays an important role in the local economy. A flexible and supportive approach should be adopted to extend the range of services in Mullaghmore.

Infrastructure

Mullaghmore is served by Regional Road R284, which links to the N15 Sligo-Dublin road at Clifony.

Significant breakwater improvements were carried out at the harbour in 2003 and this has greatly enhanced fishing, sailing and other recreational amenities.

The water supply for the Mullaghmore is sourced from the North Sligo Regional Scheme, which has some capacity deficiencies (upgrading works are planned).

The existing wastewater facilities are overloaded, particularly during peak tourist season. A new wastewater treatment works is planned, with a design capacity of 1,600 PE (population equivalent).

Objectives

It is an objective of Sligo County Council to:

38.1 Natural heritage and open space

- A. Encourage the protection and enhancement of the conservation value of Bunduff Lough and Machair / Trawalua / Mullaghmore SAC/pNHA.
- B. Encourage improved access to the seashore by providing walkways and open space (as indicated on the Objectives Map) and by requiring the provision of such facilities in conjunction with any development of adjoining lands.
- C. Ensure that development is carried out in such a way as to capitalise upon and protect public scenic views of the Atlantic Ocean, Donegal Bay, the Dartry Mountain Range and Knocknarea, particularly from the designated scenic routes in and around the village.
- D. Ensure the ongoing preservation of the existing trees on the Tree Preservation Order site (see the Objectives Map). These trees shall be preserved in accordance with the terms of the Tree Preservation Order that covers this area.
- E. 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.

38.2 Built heritage

- A. Seek the protection and conservation of the following Protected Structures:
 - RPS-146 Mullaghmore Harbour
 - RPS-147 Star of the Sea Convent & Church
 - RPS-148 McGloin's (former shop)
 - RPS-149 Mullaghmore National School (former)
 - RPS-150 Classiebawn Watchtower
 - RPS-151 House at Sand Hill, south of Mullaghmore
 - RPS-199 Classie Bawn Castle
 - RPS-200 Classie Bawn Gate Lodge
 - RPS-201 White House, Mullaghmore

38.3 Circulation and parking

- A. Support the provision and improvement of pedestrian links between the village and surrounding natural amenities (as indicated on objectives map). The provision of such links will also be required in conjunction with any development of adjoining lands.
- B. Improve traffic calming measures along the regional road R279, particularly along the south-western approach to the village.
- C. Ensure that additional development is not permitted in existing residential schemes where the roads have not been completed to an adequate standard.

- D. In cases where on-site car-parking requirements cannot reasonably be provided, a shortfall may be accepted, subject to satisfactory alternative proposals such as the payment of a financial contribution or the provision of parking at a suitable alternative location.

38.4 Village-centre mixed-use zone

- A. Encourage an appropriate mix of residential and commercial uses within the village centre in order to protect the vitality and viability of this area. In order to facilitate development at this location, car-parking policy will be applied in accordance with point 38.3 D above.
- B. Ensure that new development within the village centre is appropriately scaled and designed to be in keeping with the character of existing development.
- C. Except in the case of site VC-1 (as identified on objectives map) and other sites which already contain buildings higher than two storeys, development / redevelopment proposals within the village centre should be limited to two storeys in height. The development of the village centre should incorporate an appropriate feathering towards lower building heights as development progresses northwards.
- D. Any redevelopment of the Beach Hotel building (on site VC-1) shall include the retention of the building's front façade.
- E. In order to retain the character and rhythm of the existing streetscape, encourage the retention and refurbishment of existing properties rather than demolition and reconstruction.
- F. Encourage the redevelopment of the site to the north of the Pier Head Hotel with more appropriate village-centre-type uses. Any development proposal on this site should:
 - create suitable streetscape along the adjoining public road and present an aspect onto Donegal Bay;
 - be designed to a high standard, reflecting the prominent position of the site at the centre of the village.

38.5 Community facilities

- A. On lands zoned for community facilities, encourage the development of a multi-purpose community building, with shared use of services and resources.

38.6 Residential development

- A. Apart from within the village centre area, new residential development will be encouraged at relatively low densities, in keeping with surrounding development.
- B. New residential development should be sited and designed to ensure that it is satisfactorily absorbed into the landscape. The design should respond to the existing site characteristics without the need for excessive excavation or landscaping. Ideally, development should take place in an organic manner and should avoid the linear patterns which are evident in some parts of the village.
- C. Residential development should generally be restricted to single-storey or low-profile dormer height. However, each case will be assessed on its merits at planning application stage and the determining factor

will be the capacity of the particular site/location to absorb the proposed development.

- D. Coordinated development of residential lands will be encouraged, including shared use of access roads, entrances etc. Whilst individual houses will be permitted, such proposal should not compromise the future development of surrounding lands.

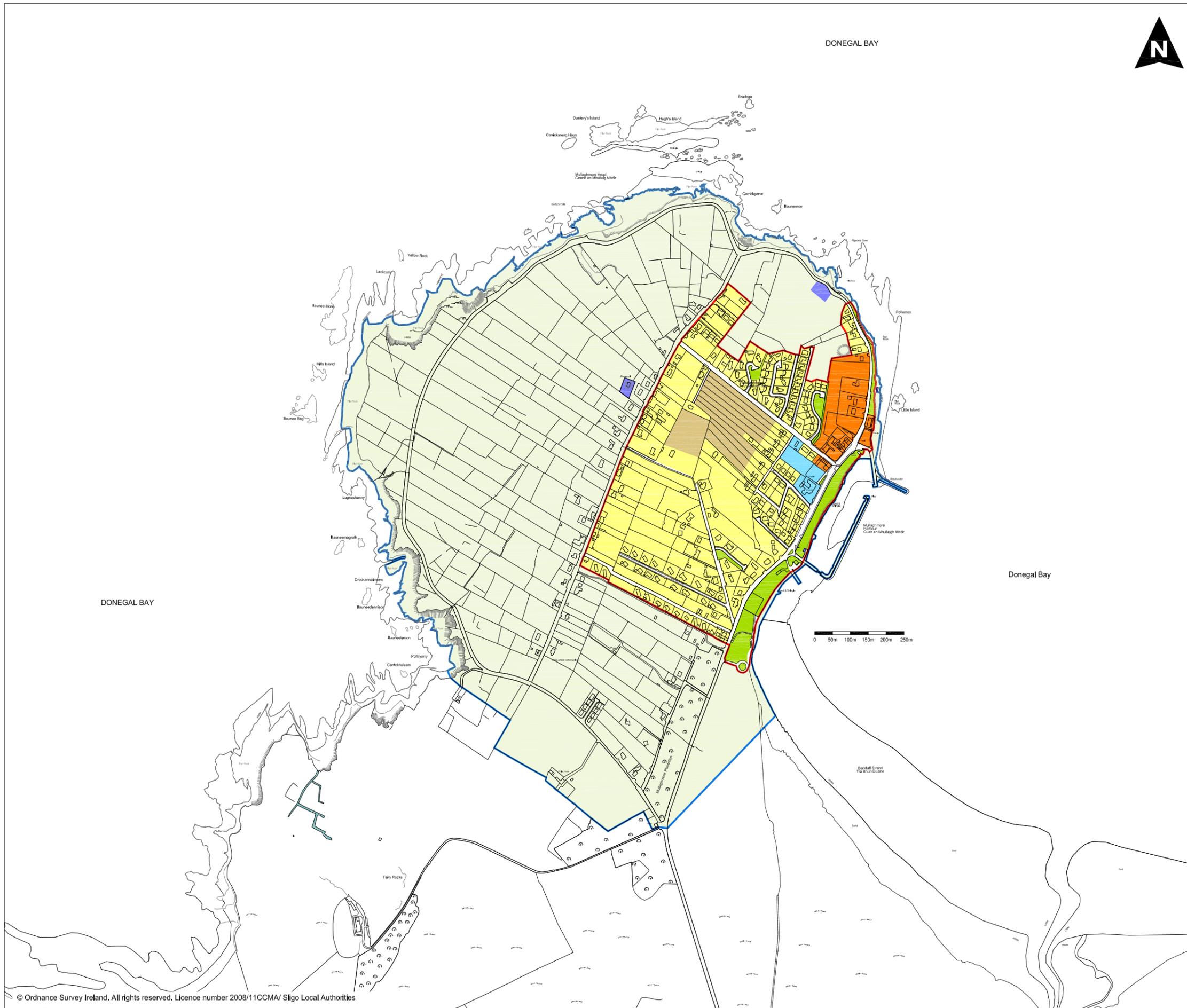
38.7 Business and enterprise

- A. Encourage the maintenance and enhancement of existing tourism / recreational assets such as Mullaghmore Sailing Club.
- B. Support the continued development of the harbour and associated facilities.
- C. Facilitate tourism-based developments within the village centre area.
- D. The Zoning Map identifies a large area which is reserved for the provision of tourism-related uses. Residential development (apart from short-term accommodation such as hotel, hostel etc) will not be permitted on these lands. Any development proposal for these lands should:
 - be based on a masterplan coordinating the development of individual landholdings;
 - provide an appropriate aspect when viewed from the surrounding public roads and other main vantage points, including the N15 designated scenic route;
 - be sited and designed to a high standard, having appropriate regard to the topography and protecting scenic views towards Donegal Bay and the Atlantic Ocean.

38.8 Wastewater treatment

- A. Reserve land for the provision of a new wastewater treatment plant with a design capacity of 1,600 PE (population equivalent).
- B. No additional multiple-unit developments shall be permitted to connect to the existing public wastewater system until the new treatment plant is completed and operational. In the absence of treatment capacity, on-site wastewater treatment proposals for individual developments will be considered, subject to appropriate design, site assessment etc. Communal systems will not be permitted in any case.
- C. Upon completion of the new WWTP, allow additional development up to a limit of 1,600 PE (population equivalent). Notwithstanding this available capacity, residential development shall be permitted only at a rate that is consistent with the Core Strategy and the Settlement Structure (see Chapter 3 of this Plan).
- D. Carry out appropriate landscaping and screening works in conjunction with the development of the WWTP.
- E. A buffer zone shall apply in the vicinity of the 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.

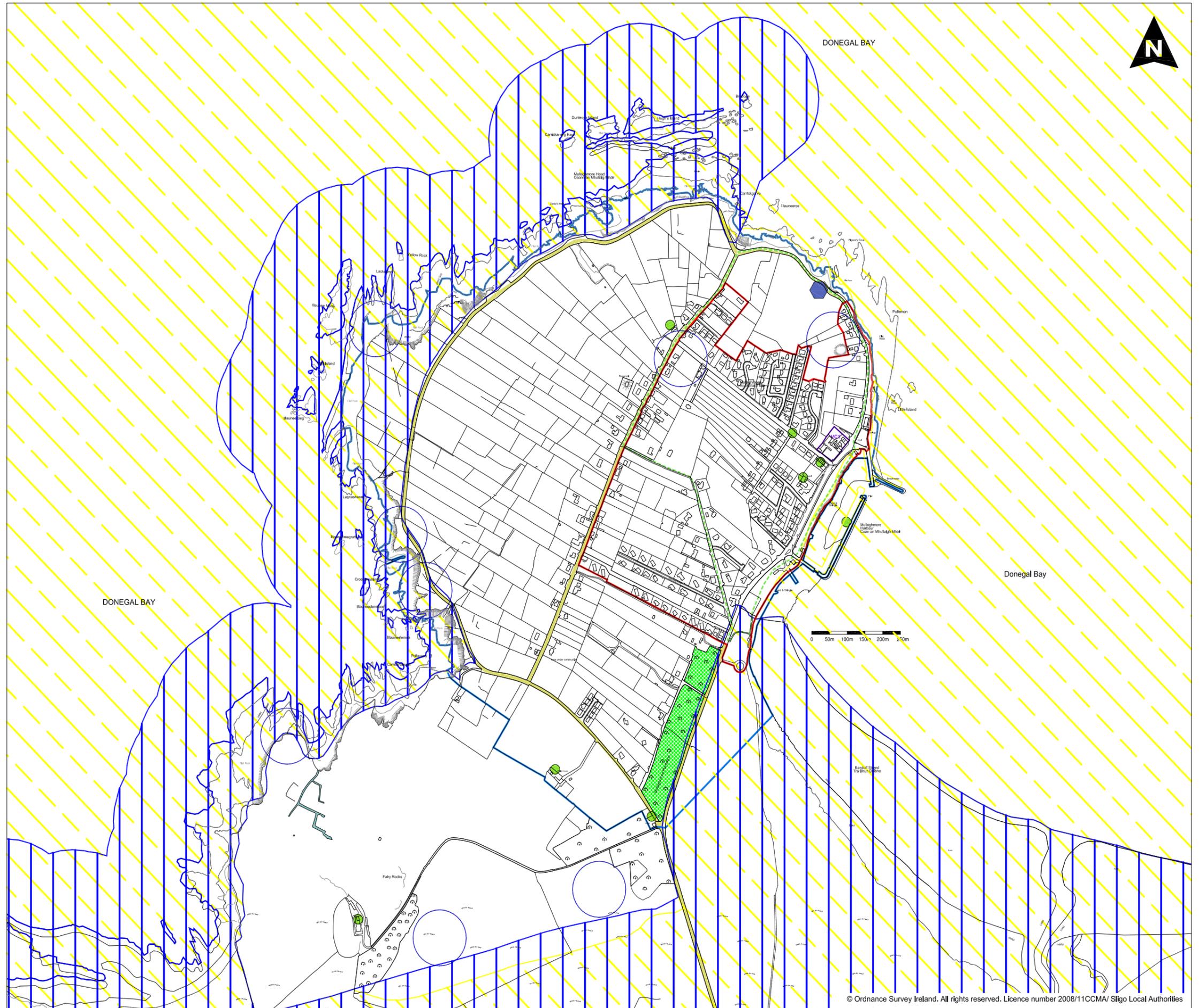
Mullaghmore Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- utilities
- open space
- tourism related uses
- buffer zone

Mullaghmore Objectives Map

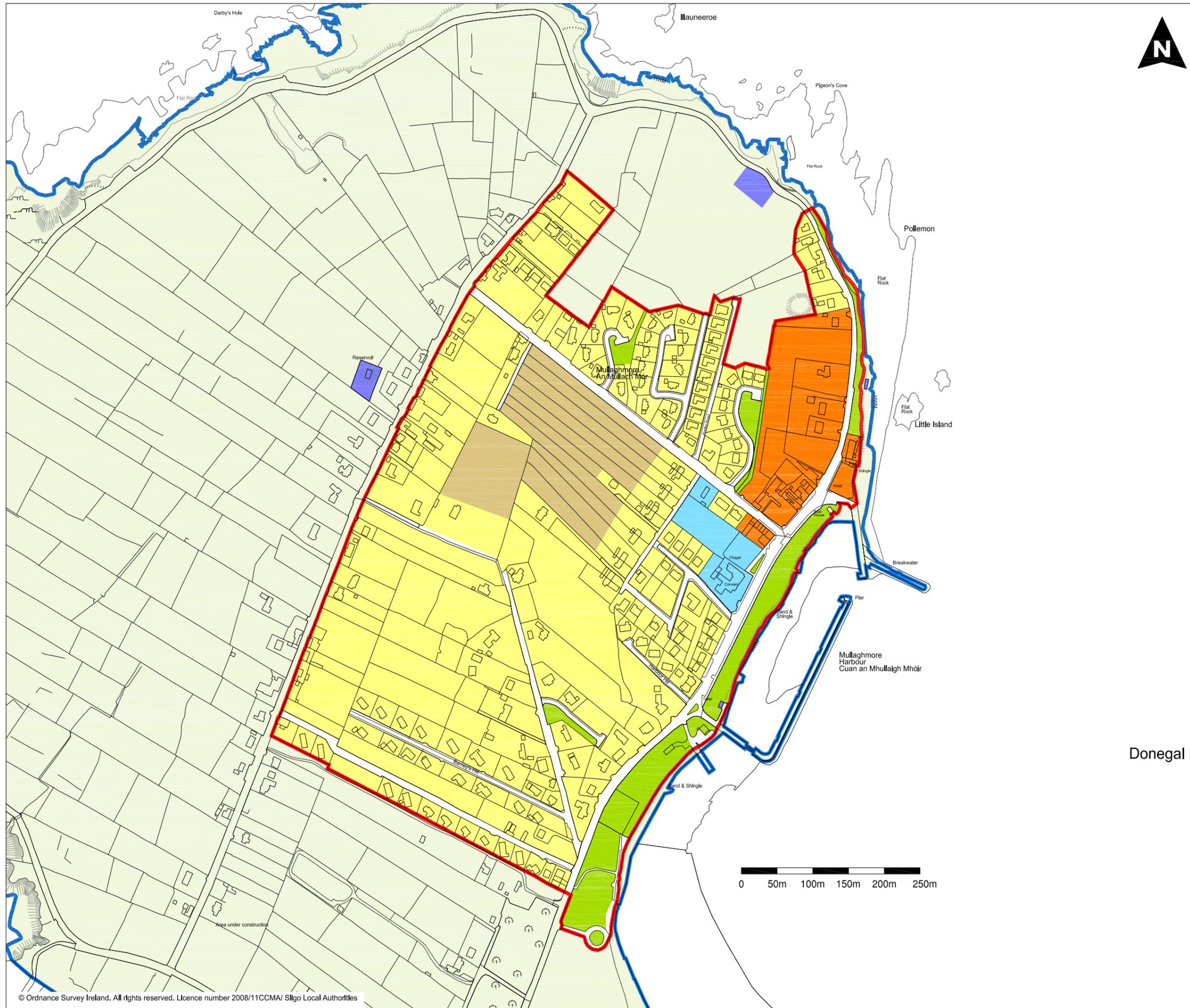
-  plan limit
-  development limit
-  existing RPS structure
-  pedestrian and cycle links
-  scenic route
-  RMP
-  SAC
-  pNHA
-  WWTP Buffer zone (indicative)
-  tree preservation order
-  for objectives relating to individual site refer to written objectives



Mullaghmore Zoning Detail

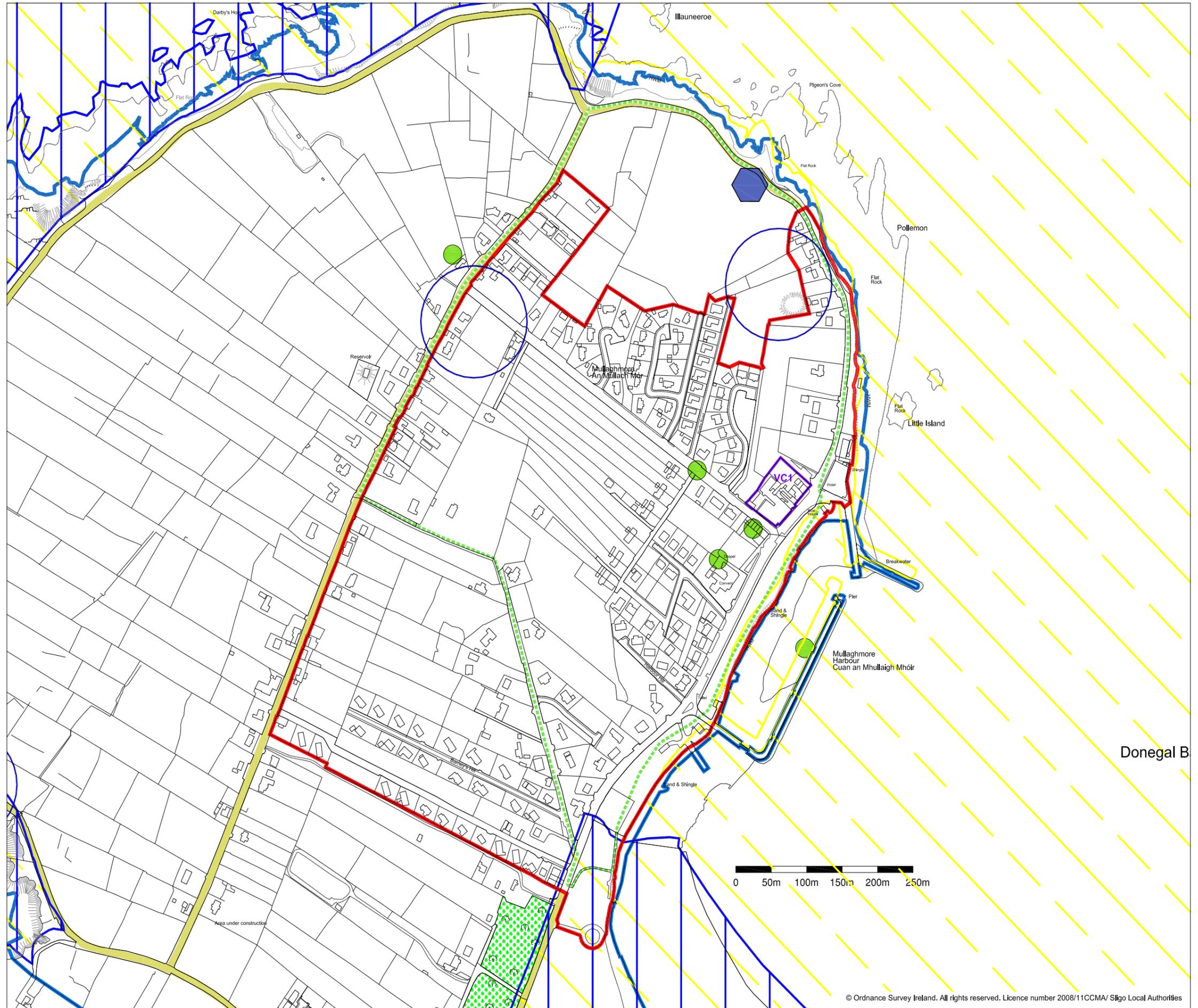


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Donegal B