



3. View along the Calry Road

2. Setting and Existing Urban Form

2.1 Existing Land Usage in the Area and Site Vicinity

Map 2 shows the existing land uses in the area. The predominant land use is agricultural and a significant portion of the site in the south of the plan area adjoining the Garvoge River comprises a natural/semi-natural woodland. In terms of development, the most significant use in the area is residential in nature. Rathquarter contains some older low density developments, mostly dating from the 1970's and 80's. Other low density and one-off housing in the form of ribbon development is spread along the Calry Road and the Hazelwood Road R286. More recent residential activity has developed as smaller housing estates near the junction of Ash Lane, Molloway Hill and Calry Road. These include the developments of Glencarrig and Yeat's Village.

There is a small area of commercial development in the plan at the junction of the Calry Road, Hazelwood Road, Molloway Hill and Ash Lane. This includes a service station and associated convenience shop, a public house and a retail storage facility. The only other use in the plan is a timber yard/lumberyard noted in Hazelwood Demesne.

A notable feature of the land use structure in the area is the significant amount of public/institutional lands to the west of the plan area. These include Sligo Institute of Technology, Sligo General Hospital and the Sligo Grammar School. West of these there is a good mix of residential, commercial and office uses that lead to the town centre.

North and west of the plan, the predominant use is agricultural.

2.2 Location and Context - Relationship to Town

The study area is in relative close proximity to the town centre. The western boundary - in the vicinity of Rathquarter - is just approximately 800 metres from the bridge on Stephen Street. The western boundary of the study area is approximately 2.5 Kilometres from the town centre (along the Hazelwood Road).

The site adjoins the Garvoge River which flows from Lough Gill a short distance south and east, to the town centre immediately west. With the exception of Rathquarter, views of the river from the masterplan are blocked or obscured by the almost impenetrable woodlands in the southern portion of the site.

The proximity of the area to the third level educational institution and to the local general hospital is likely to generate a significant demand for rental accommodation, which might best be provided for in the western part of the study area.

The presence of the college in particular is likely to generate a demand for local commercial uses and services that would serve the needs of students.



4. Existing agricultural lands in the masterplan.