

Carney Mini-Plan



Section 11.4
Carney Mini-Plan
Variation No. 1
of the
Sligo County Development Plan
2005-2011

September 2006

Sligo County Council

The County Development Plan
was adopted by Sligo County Council
on 18 April 2005
and came into force
on 16 May 2005

The County Development Plan
comprises three separate parts:
the main document,
the Record of Protected Structures
and the Housing Strategy

All three publications
may be inspected or purchased
at the Planning Office
of Sligo County Council,
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They are available for free download
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**This publication
contains Variation No. 1
of the County Development Plan**

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the Members of Sligo County Council
during the 2005-2011 period

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the Council's website
or check with the Planning Section
for up-to-date information
regarding variations

Design and layout by the
Development Planning Unit
of Sligo County Council



Variation no. 1 of Sligo County Development Plan 2005-2011, i.e. Carney Mini-Plan, was prepared in accordance with Section 13 of the Planning and Development Act 2000-2002.

At their Ordinary Meeting on 11 September 2006, the Members of Sligo County Council decided to make Variation No. 1 - Carney Mini-Plan.

The Mini-Plan represents Section 11.4 in Chapter 11 Mini-Plans (Part III Development Plan Details) of the County Development Plan.

11.4 Carney Mini-Plan

The village of Carney, or Fearann Uí Cearnaigh, is located approximately 10 km (6 miles) to the north-north-west of Sligo Town. Carney provides a range of services for the population of a wider area, which covers the electoral divisions (EDs) of Lissadill East and Carney.

According to Census figures, the combined population of the above-mentioned EDs was 1078 in 1991, 1097 in 1996 and 1214 in 2002, with an increase of 17.1% or 74 persons, recorded between 1996 in 2002 in Lissadill East ED, which contains the village of Carney. Over the intercensal period 2002-2006, Lissadill East ED recorded a 25.2% population increase, from 507 to 635 people (128), largely attributable to the expansion of Carney village.

There are no Census/population data available in relation to the village itself, but it was estimated that circa 150 people lived in the village core in mid-2005¹. One housing scheme (62 units) was approaching completion at the time of adoption of the mini-plan.

Under the Settlement Structure/Hierarchy for County Sligo, Carney is designated as a village sustaining the rural community.

11.4.1 Landscape, natural heritage, open space objectives

- A. Maintain and enhance the conservation value of Drumcliff Bay SPA/cSAC/pNHA.
- B. Protect and enhance the remaining woodland around the village, especially Oxfield Wood, Flood's Wood and Paddy McGowan's Wood (all woodland is designated Sensitive Landscape in the County Development Plan).
- C. Preserve the scenic views of Ben Bulbin and King's Mountain from the Local Road L-3402 (Oxfield-Milltown Road), a designated Scenic Route.
- D. Protect and enhance the banks of Carney River, both east and west of the bridge, and the floodplain meadow located to the west of the village, and preserve these areas as a wildlife corridor. New development along the river shall set aside a 20-m wide buffer strip from the river edge.
- E. Provide improved/extended access to the river and pedestrian walkways along its course.
- F. In the interest of preserving riparian habitats, river bank enhancement works and the development of community facilities along Carney River should only be undertaken following consultation with the North Western Regional Fisheries Board and the National Parks and Wildlife Service of the Department of Environment, Heritage and Local Government.
- G. Encourage the establishment of walkways through Oxfield Wood, Flood's Wood and Paddy McGowan's Wood, linked with a walkway along the seashore from the village to Lissadell Beach.

¹ The estimate is based on a house count conducted in November 2005 and the average household size for Co. Sligo, i.e. 2.84 persons per household (according to Census 2002).

- H. Provide a landscaped public park south-west of the Lissadell Road/Cashelgarran Road junction. The mature tree at this location shall be retained and protected from damage.
- I. Extend Riverside Park northwards, as indicated on the zoning map, thereby creating a public amenity that will afford views of Drumcliff Bay. This extended village park will ensure the preservation of existing mature vegetation and will link with the public park at the junction. A picnic area could be provided and public car parking should be included.
- J. Maintain important biodiversity habitats and features through protection from development or integration into new developments as necessary. The following are considered to be important biodiversity habitats in Carney: mature trees, groups of trees, woodlands and hedgerows.

11.4.2 Built heritage, streetscape and building design objectives

- A. New development should seek to create coherent and attractive streetscape, reflecting and respecting the prevailing architectural style and detailing of the adjacent buildings.
- B. New development should respect and complement the form and scale of the existing village structure and should innovate by reinterpretation.
- C. The zoning map identifies key sites/structures that have potential or already contribute to the village character by closing a view or containing a space. These sites and buildings should be developed, redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.
- D. The design of new development fronting the pedestrian connection and the new roads/streets should be particularly sensitive to the picturesque, rural character of the old village core.
- E. Where possible, new development should use existing redundant buildings that contribute significantly to the village character. Wherever possible, stonewalled barns should be protected and renovated for new use.
- F. Where feasible, stone walls should be preserved, enhanced and extended, in a manner that is in keeping with traditional stone-walling in the vicinity. Other important non-structural elements of the built heritage should be preserved, e.g. the old village water pump.
- G. The façade of Laura's Pub and those of the cottages on the west side of the Main Street should be preserved and enhanced.
- H. Carney Bridge should be maintained and protected. The County Council will consider its possible inclusion on the Record of Protected Structures.
- I. The design of shop fronts, advertisements and signs should match the overall form and structure of the buildings to which they pertain.
- J. The size, design, colour, material and illumination of signs should be subdued. Signs should generally be positioned well below the first-floor window level. Hanging signs should be restricted to one per shop or business and their size should be proportional to the building.
- K. External illumination of buildings and signs is acceptable only by use of appropriate spot-lighting of key buildings of particular architectural interest. Internal illumination of signs will not be permitted.
- L. Existing overhead lines and cables should be placed underground, where possible.

Note: there are no Protected Structures located inside or immediately outside the Plan area.

11.4.3 Transport, circulation and parking objectives

- A. Construct the following new roads/streets:
 - i. linking the Drumcliff-Carney (L-3305) and Oxfeld-Milltown (L-3402) roads, combined with a bridge over the river and a pedestrian connection to the village Main Street (pedestrian link indicated as a dotted line on zoning the map). Appropriate provision should be made for a commuter bus stop along this new street
 - ii. linking the Oxfeld-Milltown (L-3402) and Carney-Cashelgarran (L-3305) roads
 - iii. linking the Carney-Lissadell (L-3303) and Carney-Cashelgarran (L-3305) roads
 - iv. link from the Main Street, south of the new village park, to the western frontage of the mixed-use zone located to the west of the street.

NOTE: the route of the new roads/streets and pedestrian connection, as shown on the zoning map, is indicative. The roads/streets/pedestrian connections shall be constructed as an integral part of new development in the area concerned. The exact route of these links shall be agreed with applicants/developers at planning application stage.

- B. Provide pedestrian and cycling linkages within and between existing and new housing/mixed-use/sports and recreation development throughout the village. Ensure that the new primary school has pedestrian and cycle connections with the proposed public-private partnership (PPP) development on the adjoining site.
- C. Improve roads and footpaths within the village wherever possible, with extended provision of pavements appropriate for wheelchair users.
- D. Realign or improve the junction of the Lissadell and Cashelgarran Roads (J1). Pedestrian crossing facilities should be provided in conjunction with these improvements.
- E. Support the introduction of pedestrian crossings at appropriate locations within the village.
- F. Require new development to provide sufficient on-site parking, which should be designed and landscaped to a high standard. Off-street parking associated with road/street frontage development should be located at the rear of the structures.
- G. Ensure the provision of off-street public car parking in conjunction with the extended village park and the pedestrian street and bus stop (see 11.4.3.A above).
- H. Prepare a traffic management plan for Carney. This plan will examine all existing problems relating to traffic, parking, mobility and pedestrian movement and will identify appropriate solutions for the locality.
- I. Support the construction of a separate stand-alone structure or a cantilever footpath along Carney Bridge over the river, in order to ensure continuity of pedestrian footpaths/walkways at this point in Carney.
- J. Improve the Drumcliff-Lissadell Road, Oxfeld-Milltown Road and Cashelgarran Road and their respective junctions with the N15, where necessary.
- K. Retain access to important natural and archaeological features.

11.4.4 Village-centre-type mixed use objectives

- A. Facilitate a blend of mainly residential and commercial activities in the areas zoned for mixed uses, i.e. in the village core and in the area located north-east of the junction of Oxfeld-Milltown and Cashelgarran roads.
- B. Promote the creation of an interesting streetscape and ensure that new development is consistent in form and character with the existing old/traditional buildings along the main street.

- C. Require that lands within the mixed-use zones be assembled and developed on the basis of an integrated design proposal/masterplan. Terraced buildings are recommended along the main street, the new roads/streets and the pedestrian connection.
- D. Require new development locating in the mixed-use zone to the west of the Main Street to front onto both the the Main Street and the new town park to its north and east.
- E. Require high standards of design and landscaping for the proposed public-private partnership (PPP) development and the new streets/roads, including the pedestrian link, while seeking coherence between the old and the new streetscape.
- F. Give special attention to the siting, layout and design of new or redeveloped buildings around junctions. Particular care should be afforded to the design of business/enterprise units and residential development located at the village entrance from the Sligo direction.
- G. Enhance existing civic space and create a village-scale civic space along the new pedestrian street, with appropriate furniture, planting, landscaping and public lighting. Where feasible, provide additional small civic squares or street pockets.
- H. Provide pedestrian-only spaces within all mixed-use zones, with particular attention to the needs of wheelchair users.
- I. Require new mixed-use development in the vicinity of the river to provide public access to the river and make provision for a river walk extending as far as is feasible.

11.4.5 Community facilities objectives

- A. Maintain and enhance existing facilities such as the sports grounds at Oxfield Park and the playing pitches of Yeats United FC.
- B. Support the redevelopment of the community centre and encourage the provision of additional community facilities (e.g. medical centre) as part of the Oxfield Complex.
- C. Make provision for the establishment of a primary school for up to 150 students on an adequately-sized site to the north of the proposed PPP development.

11.4.6 Residential development objectives

- A. Residential development should generally take place incrementally, from the core towards the edges, in a manner capable of consolidating the existing village and at a pace consistent with its infrastructural capacity (in terms of physical and community infrastructure) to accommodate further development.
- B. Promote residential development, such as terraced townhouses and apartments with communal parking and service areas, on sites located within or in the vicinity of the village centre.
- C. New residential schemes should incorporate a variety of house types and sizes, to offer choice and cater for a mix of households of different sizes.
- D. Encourage the development of backlands through land assembly, using shared access arrangements and creating pedestrian and cycling linkages with existing developments.
- E. Support the sensitive renovation or redevelopment of vacant or derelict buildings that contribute to the character of the village.
- F. Encourage the provision of additional residential units on lands where current densities are very low, subject to appropriate scale and the protection of existing residential amenities.
- G. Preserve and enhance public or incidental open space within existing housing estates and provide high-quality, suitably located and well-landscaped open space in every new residential development.

- H. Design the open space associated with new development to connect with, or integrate, adjoining natural features such as woodland, mature trees, groups of trees, hedgerows etc.
- I. Require new residential development in the proximity of the river to provide public access to the river and make provision for a river walk extending as far as is feasible.

11.4.7 Business, enterprise and industrial development objectives

- A. New business, enterprise or industrial units shall have shared access arrangements, where possible.
- B. Screen and landscape new business, enterprise and industrial development to a high standard.
- C. Give special attention to the design of structures located in highly visible positions or fronting the main public road.
- D. Require new business, enterprise and or industrial development in the proximity of the river to provide public access to the river and make provision for a river walk extending as far as is feasible.
- E. If industries requiring large volumes of water wish to locate in Carney, they should seek to use a private water source and provide the necessary wastewater treatment facilities, in the event that the public services do not have the required capacity to deal with the extra loading.

11.4.8 Buffer zone objectives

- A. Establish a buffer zone around the village, between the plan limit and the development limit, with a view to:
 - consolidating and containing the village;
 - safeguarding land for the future expansion of the village;
 - preserving the views of Ben Bulbin and King's Mountain from the designated Scenic Route L-3402 (Oxfield-Milltown Road)
 - protecting the integrity of archaeological sites and monuments in the area surrounding the village;
 - preventing encroachment of development on Drumcliff Bay, a heritage site with multiple designations – pNHA/cSAC/SPA.
- B. The next planned expansion of the village shall be to the north, along Cashelgarran Road, as opposed to a westerly or easterly direction (Lissadell or Drumcliff roads).
- C. Reserve the buffer zone principally for agricultural use.
- D. In relation to housing, give preference to the sensitive renovation or replacement of existing vacant or derelict structures.
- E. Site and construct new roads and buildings in the buffer zone so as to minimise their visual and environmental impact.

11.4.9 Water quality, water supply and wastewater treatment objectives

- A. The County Council will endeavour to ensure the protection of, and where necessary the improvement of water quality within the mini-plan area. Consideration will be given to establishing a programme of surface- and groundwater monitoring within and immediately around the mini-plan area.
- B. Provide each area with an adequate and reliable water supply and a network from which to accommodate an increase in domestic, commercial and industrial growth.
- C. Ensure that the new wastewater treatment works are incorporated as sensitively as possible into the surrounding landscape. All existing trees and vegetation surrounding the plant shall be protected, retained and enhanced where possible. All new landscaping and screen planting shall be in keeping with the existing vegetation, in terms of species choice, mix and wild-life value.
- D. This mini-plan allows for development up to 2,500 PE (PE = population equivalent) to be served by new wastewater treatment works. Any additional development beyond this limit will not be permitted until such time as further upgraded facilities are commissioned.

Note on Development Contributions

Permitted developments will be liable for the payment of Contributions, levied under the Development Contribution Scheme, including Special Contributions where appropriate, prepared in accordance with Sections 48-49 of the Planning and Development Act 2000.








Zoning categories: RES residential uses • MIX village centre-type mix of uses • CF community facilities • OS open space • SPF sports and playing fields • BUS business, enterprise and light industry • WPA woodland protection area • BUF buffer zone
 ○ normally permitted ● normally not permitted ◐ open to consideration

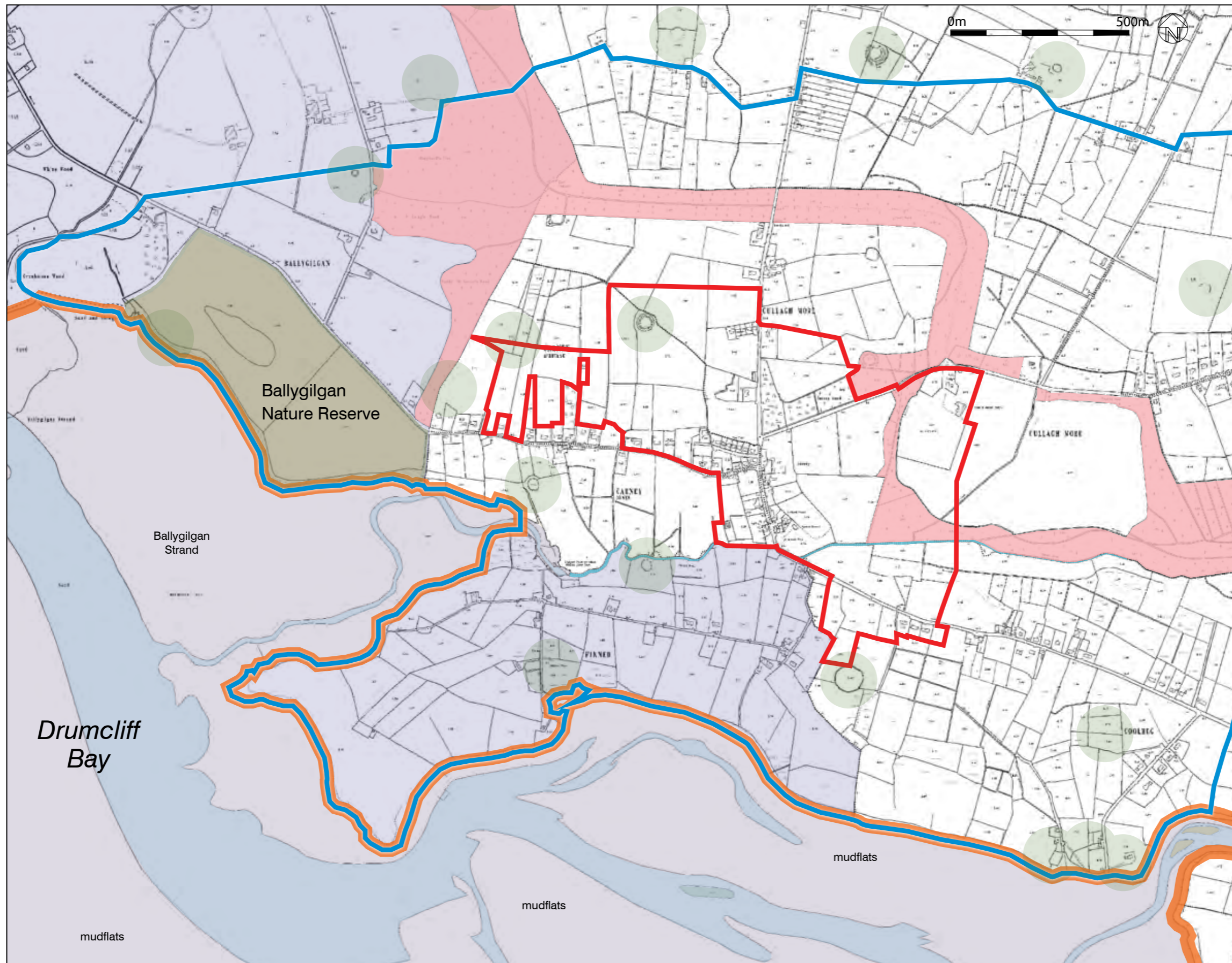
Possible use \ Zoning category	RES	MIX	CF	OS	SPF	BUS	WPA	BUF
advertisements and advertising structures	●	◐	●	●	●	◐	●	◐
agricultural buildings	●	●	●	●	●	●	●	◐
bank/financial services	●	○	●	●	●	◐	●	●
bed and breakfast	○	○	●	●	●	●	●	◐
betting office	●	○	●	●	●	●	●	●
boarding kennels	●	●	●	●	●	●	●	◐
camping and caravan park (holiday)	●	●	●	●	●	●	●	◐
car park	●	○	◐	◐	◐	◐	◐*	◐
cash & carry or wholesale outlet	●	●	●	●	●	◐	●	●
cemetery	●	●	●	●	●	●	●	◐
church	○	○	○	●	●	◐	●	●
community facility	●	○	○	◐	◐	◐	◐*	◐
crèche or nursery school	○	○	○	●	●	○	●	◐
discotheque or nightclub	●	○	●	●	●	●	●	●
doctor or dentist	◐	○	◐	●	●	◐	●	●
education or training	●	○	○	●	●	◐	◐*	●
enterprise centre	●	○	◐	●	●	○	●	●
funeral home	●	◐	●	●	●	◐	●	●
garden centre	●	◐	●	●	●	◐	●	◐
guest house	◐	○	●	●	●	●	●	◐
health centre	◐	○	◐	●	●	◐	●	●
heavy vehicle park	●	●	●	●	●	◐	●	●
hotel or motel	●	○	●	●	●	●	●	●
household fuel depot	●	●	●	●	●	◐	●	●
industry - general	●	●	●	●	●	◐	●	●
industry - light	●	●	●	●	●	○	●	●
motor sales outlet	●	●	●	●	●	◐	●	●
offices less than 100 m ²	●	○	●	●	●	○	●	●
offices 100 m ² and over	●	○	●	●	●	◐	●	●
petrol station	●	●	●	●	●	◐	●	●
public house	●	○	●	●	●	●	●	●
recreational buildings (commercial)	●	○	●	●	●	●	●	●
recreational facility / sports club	◐	○	○	◐	○	◐	●	◐
refuse transfer station	●	●	●	●	●	◐	●	●
residential	○	○	●	●	●	●	●	◐
residential institution or day care centre	○	○	◐	●	●	●	●	●
restaurant/café	●	○	◐	●	◐	◐	●	●
retail warehouse	●	●	●	●	●	●	●	●
retirement home or nursing home	○	◐	○	●	●	●	●	●
science and technology-based enterprise	●	◐	●	●	●	○	●	●
service garage	●	◐	●	●	●	◐	●	●
shop	●	○	●	●	●	●	●	●
swimming pool	◐	○	◐	◐	○	◐	●	●
veterinary surgery	◐	○	●	●	●	◐	●	●
warehousing	●	●	●	●	●	○	●	●

*Development that would promote/enhance awareness of, or interpret biodiversity may be permitted in Woodland Protection Areas.

Carney

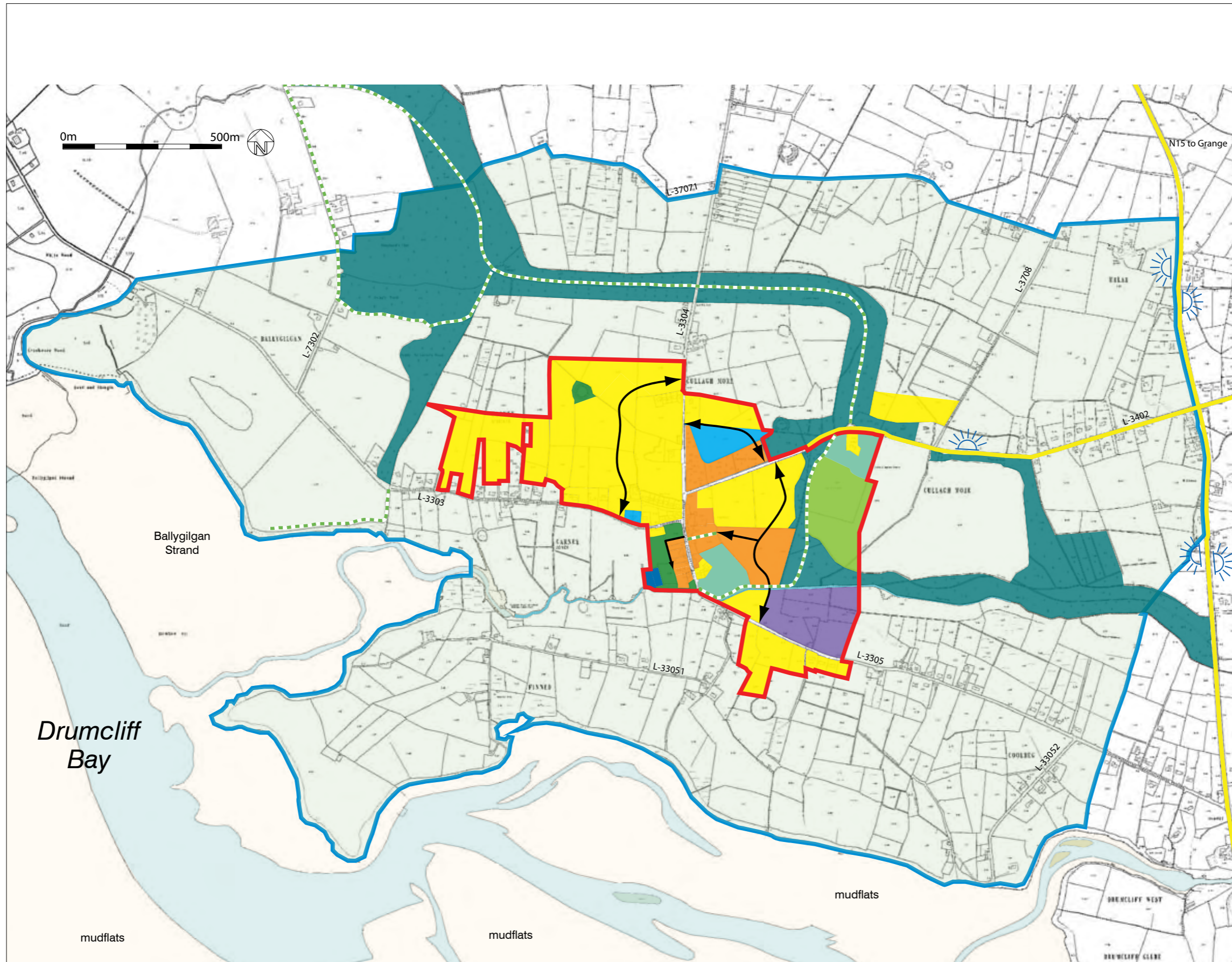
Designated areas and archaeology


















-  designated sensitive landscape
-  Ballygilgan Nature Reserve
-  designated nature conservation sites (including SPA and cSAC)
-  designated sensitive coastline
-  archaeological monument
-  Plan limit
-  development limit



Carney

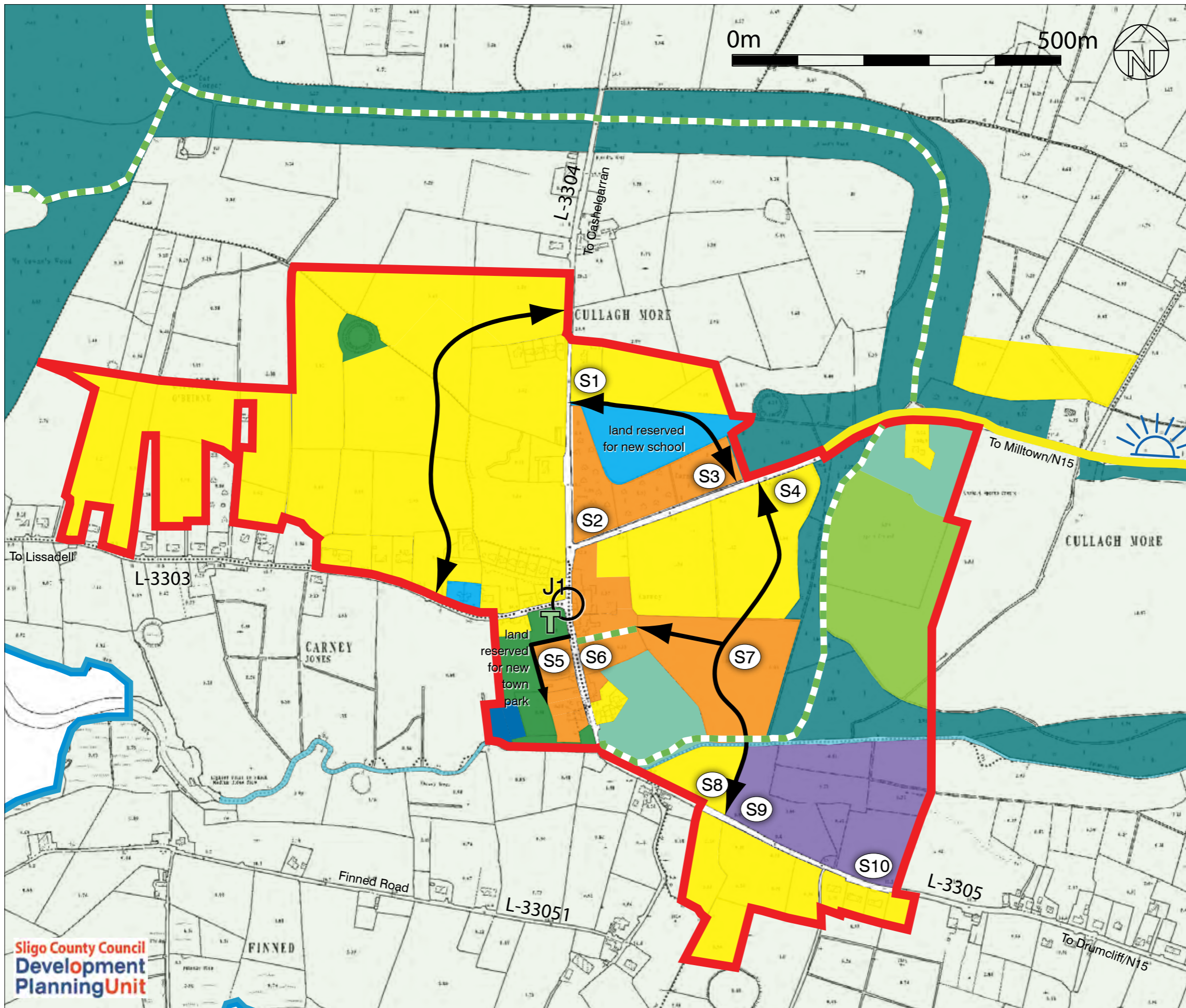
Zoning Map









-  residential uses
-  village centre-type mix of uses
-  community facilities
-  business, enterprise and light industry
-  utilities
-  open space
-  sports and playing fields
-  community, sports and recreation
-  transport node / parking
-  woodland protection area
-  buffer zone
-  scenic view to be preserved
-  designated Scenic Route
-  Plan limit
-  development limit
-  proposed road / street (indicative only)
-  river / forest walks, pedestrian / cycle links

Carney

Zoning Detail



-  residential uses
-  village centre-type mix of uses
-  community facilities
-  business, enterprise and light industry
-  utilities
-  open space
-  sports and playing fields
-  woodland protection area
-  buffer zone
-  scenic view to be preserved
-  designated Scenic Route
-  Plan limit
-  development limit
-  proposed road / street (indicative only)
-  river / forest walks, pedestrian / cycle links
-  key sites for streetscape design
-  junction to be improved
-  tree to be incorporated into open space

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