

Dromore West Mini-Plan

Section 11.6
Dromore West Mini-Plan

Variation No. 3

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
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**This publication
contains Variation No. 3
of the County Development Plan**

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



Variation no. 3 of Sligo County Development Plan 2005-2011, i.e. Dromore West 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. 3 - Dromore West Mini-Plan.

The Mini-Plan represents Section 11.6 in Chapter 11 Mini-Plans (Part III Development Plan Details) of the County Development Plan.

11.6 Dromore West Mini-Plan

Dromore West is a small village located at the junction of the N59 (Sligo-Ballina Road) and R-297 (Easky/Enniscrone road), 34 km (21 miles) to the west of Sligo City.

According to Census information, Dromore electoral division (ED) had a population of 308 in 2002, which was 6.1% lower than the 1996 population (328), but grew by 44.5% (137 persons) between 2002 and 2006 to a total of 445 people.

There are no Census/population data available for Dromore West itself. It was estimated that circa 250 people lived in the village in November 2005¹. Housing schemes permitted but not built at that time accounted for 90 units.

Under the County Development Plan Settlement Structure /Hierarchy for County Sligo, Dromore West is one of the 'villages sustaining rural communities', while in the Regional Settlement Structure set out in the Regional Planning Guidelines for the Border Region, it is included in the category of smaller towns and villages.

11.6.1 Landscape, natural heritage, open space objectives

- A. Maintain and enhance the conservation value of the Dunneill River pNHA (site code 1664) and establish a wildlife corridor along its course, i.e. a minimum 20-m wide buffer strip from the river edge.
- B. Given the sensitive nature and high amenity value of the Dunneill River, prioritise the retention of woodland, trees and vegetation along the riverbank and adjoining areas.
- C. Protect and enhance the waterfalls and riverbanks north and south of the N59.
- D. Encourage the development of an amenity area at the waterfalls, which would incorporate the old mills and the ball alley.
- E. Encourage the extension of the River Walk from the village to the sea.
- F. In the interest of preserving riparian habitats, river bank enhancement works and the development of community facilities along the Dunneill 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. 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 Dromore West: mature trees, groups of trees, woodlands, hedgerows.
- H. Ensure that the wooded areas on the grounds of Woodhill House and Dromore House are retained and properly managed.

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).

- I. Preserve the scenic views from the N59 (Atlantic Ocean and Ox Mountains) and R297 (Atlantic Ocean and Killala Bay) designated Scenic Routes.
- J. Having regard to the volume of traffic on the N59 (Sligo-Ballina Road), endeavour to provide a lay-by/picnic area to the east or west of the village, as indicated on the zoning map.

11.6.2 Built heritage, streetscape and building design objectives

- A. New development should seek to create a coherent and attractive streetscape, reflecting and respecting the prevailing architectural style and detailing of adjacent buildings.
- B. New development should respect and complement the form and scale of the existing village structure and should innovate by reinterpretation.
- C. On lands adjoining the Woodhill House estate, the incorporation of design elements that reflect those of the Protected Structure will be encouraged in new development.
- D. Encourage the redevelopment of vacant and derelict structures/sites within the village.
- E. The old mills buildings should be sensitively restored and converted for new use, preferably mixed uses, which might include a tourist/heritage facility. Special attention should be afforded to the protection and careful management of the natural setting of the building complex.
- F. The masonry bridges spanning Dunneill River at Donaghintraîne and Ballygilcash should be maintained.
- G. The zoning map identifies key sites or 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.
- H. Where possible, new developments should use existing redundant buildings that contribute significantly to the village character. Wherever possible, original stonewalled buildings should be protected and renovated for new use.
- I. Where feasible, stone walls should be preserved, enhanced and extended in a manner that is in-keeping with the traditional stone-walling in the vicinity. Other important non-structural elements of the built heritage should be protected.
- J. The design of shop fronts, advertisements and signs should match the overall form and structure of the building to which they pertain.
- K. 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.
- L. 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.
- M. Existing overhead lines and cables should be placed underground, where possible.

Protected Structures located inside or immediately outside the Plan area

- RPS 84 St. Mary's Church (CoI), Cloonascoffagh
- RPS 113 Donaghintraîne Bridge, Donaghintraîne
- RPS 117 Dromore House, Dromore
- RPS 161 Woodhill House, Knockaculleen

11.6.3 Transport, circulation and parking objectives

- A. Construct the following new roads/streets:
 - i. vehicular link from the R297 (Easky Road) into lands zoned for residential and mixed use development to the north of the N59 and pedestrian/cycle links from those lands onto N59.
 - ii. a link into the lands zoned for residential development to the north of the R-297 and N59
 - iii. a pedestrian connection from the village core/community centre, through the Council-owned lands zoned for residential development, to the area at the western end of the village zoned for community, sports and recreation (dotted line on the zoning map).
 - iv. pedestrian connections linking the residential lands adjoining Woodhill House to the village core (via an existing lane) and to the river walk (through the wooded area at the eastern end of the village).

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. Improve roads and footpaths within the village wherever possible, with extended provision of pavements appropriate for wheelchair users.
- C. 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.
- D. An area of off-street car parking shall be provided within the mixed-use zone directly to the south of the N59/R-297 junction, which would serve development within this zone, in addition to the remainder of the village core. This car parking area shall remain open to the use of the public and shall be consolidated into a single location.
- E. Retain access to important natural and archaeological features.
- F. Realign or improve road junctions J1 (Easky Road junction), J2 (Lecarrow Crossroads) and J3 (Easky Road R297/Local Road L-63071), as indicated on the zoning map.
- G. Provide pedestrian and cycle linkages within and between existing and new housing/mixed development throughout the village.
- H. All new developments with road frontage on the N59 to the west of the western 50 km/h speed limit shall be set back 30 metres from the centre of the road to allow for future road widening and the provision of traffic calming installations.
- I. Support the introduction of pedestrian crossings on the N59 at appropriate locations within the village.
- J. As a long term objective, seek to provide a pedestrian/cycle track linking the existing primary school and the village. All new development to the south of the village shall make provision for this route.

11.6.4. Village-centre-type mixed use objectives

- A. Facilitate a blend of mainly residential and commercial activities in the areas zoned for mixed uses.
- B. Give special attention to the siting, layout and design of new or redeveloped buildings around junctions, at the N59 bridge over the Dunneill River and in the vicinity of natural amenity areas, i.e. waterfalls and mature trees/parkland at Woodhill House.
- C. Terraced buildings are preferable along the existing and new streets of the village.

- D. Require high standards of design and landscaping for new development, integrated with old and new streetscape.
- E. Enhance existing civic space and, where feasible, provide additional small civic squares or street pockets with appropriate furniture, planting, landscaping and public lighting.
- F. Provide pedestrian-only spaces within the mixed-use zones, with particular attention to the needs of wheelchair users.
- G. With regard to the lands that make up the southern mixed-use nucleus, it is required that:
 - these lands be assembled and developed on the basis of an integrated design proposal/masterplan. Terraced buildings fronting a public square are preferred at this location and the square should incorporate public parking areas.
 - any development at the southern end of the zone shall be designed sensitively and appropriately having regard to the proximity to Dromore House, a Protected Structure.

11.6.5. Community facilities objectives

- A. Reserve sufficient land at the western end of the village for the provision of community, sports and recreational facilities, and as a long-term objective, for the possible future relocation of the primary school.
- B. Promote the development of crèche facilities in the village.
- C. Encourage the provision of additional recycling facilities on lands zoned for community uses.

11.6.6 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.

11.6.7 Business, enterprise and industrial development objectives

- A. New business, enterprise or industrial units built adjacent to existing similar development shall have shared access arrangements, where possible.

- B. Screen and landscape new business, enterprise and industrial development to a high standard. Improve and enhance existing industrial development, especially where structures are located in highly visible positions or fronting main roads.
- C. If industries requiring large volumes of water wish to locate in Dromore West, 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.
- D. Facilitate the relocation of the pre-cast concrete works to the business, enterprise and industrial zone.
- E. As a long-term objective, facilitate the relocation of the petrol filling station to a more suitable location.

11.6.8 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 planned expansion of the village;
 - preserving the following views from designated Scenic Routes:
 - a. views of the Atlantic Ocean and Ox Mountains from the N59 (Sligo-Ballina Road)
 - b. views of the coast from the R297 (Easkey Road)
 - c. views of the Atlantic Ocean, Aughris Head, Sligo Bay, Knocknarea, Benbulbin and the Ox Mountains from Local Road L-2302 (coastal road)
 - protecting the integrity of archaeological sites and monuments in the area surrounding the village;
 - preventing encroachment of development on the Dunneill River pNHA, the river floodplain and on lands towards the coast.
- B. The next planned expansion of the village shall be to the south, as opposed to a westerly, easterly or northerly direction (along the N59 or along the Easkey Road).
- C. Reserve the buffer zone principally for agricultural use.
- D. Within the buffer zone, the rural housing policy is identical to that applying to the Rural Area Under Urban Influence in North Sligo.
- E. In relation to housing, give preference to the sensitive renovation or replacement of existing vacant or derelict structures, subject to planning permission.
- F. Site and construct new roads and buildings in the buffer zone so as to minimize their visual and environmental impact.

11.6.9 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 should be protected, retained and enhanced where possible. All new landscaping and screen planting shall be in keeping with the existing vegetation at the location, in terms of species choice, mix and wildlife value.
- D. This mini-plan allows for development up to 2,500 PE (PE = population equivalent) to be served by the new wastewater treatment works. Any additional development beyond this limit will not be permitted until such time as further upgraded facilities are commissioned.

Dromore West — Zoning Matrix

Zoning categories: RES residential uses • MIX village centre-type mix of uses • CF community facilities • OS open space • CSR community, sports and recreation
 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	CSR	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.

Dromore West

Protected Structures and archaeology

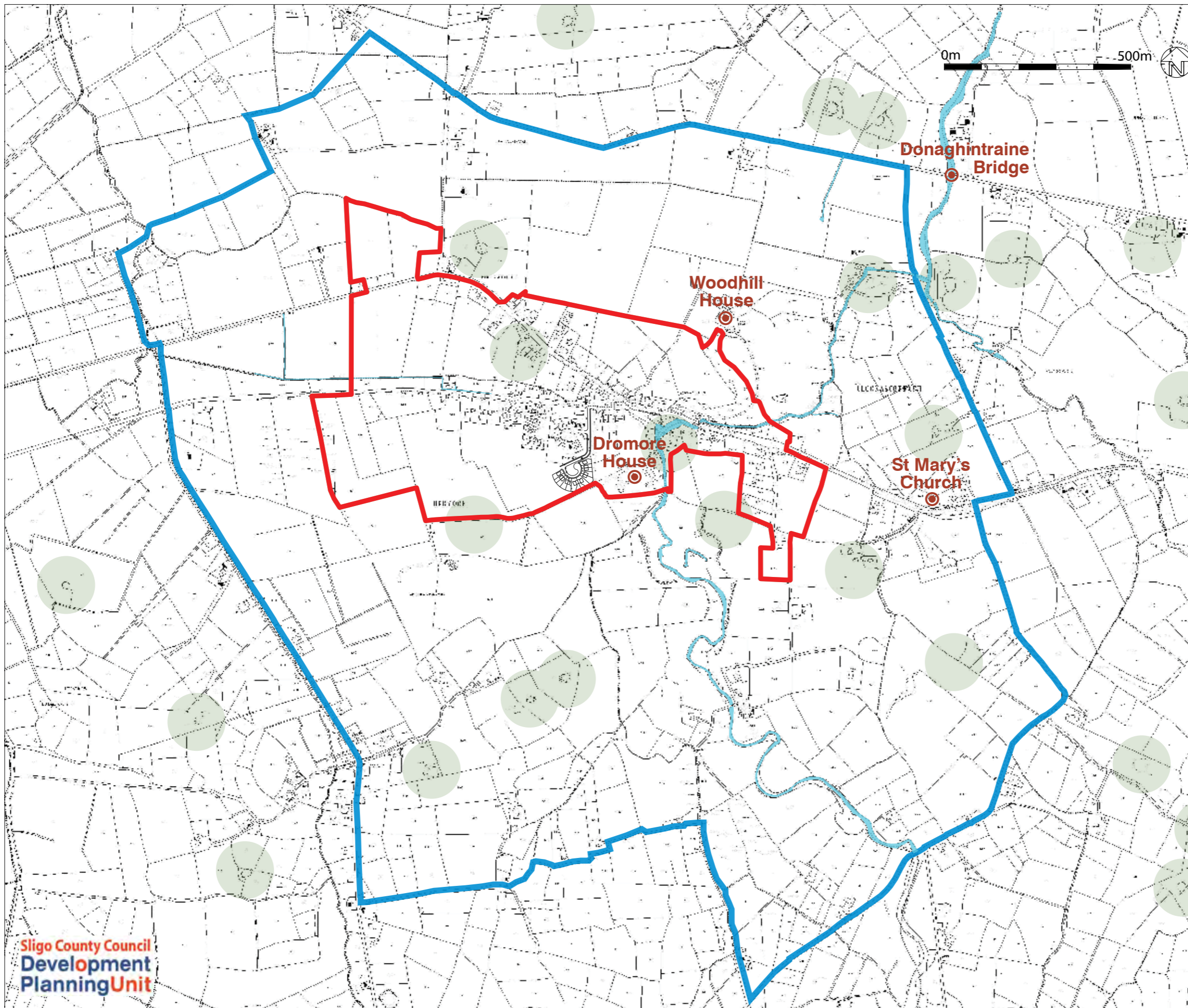
⊙ Protected Structures

- RPS 84 St Mary's Church (Col)
- RPS 113 Donaghintraine Bridge
- RPS 117 Dromore House
- RPS 161 Woodhill House

● archaeological monument

— Plan limit

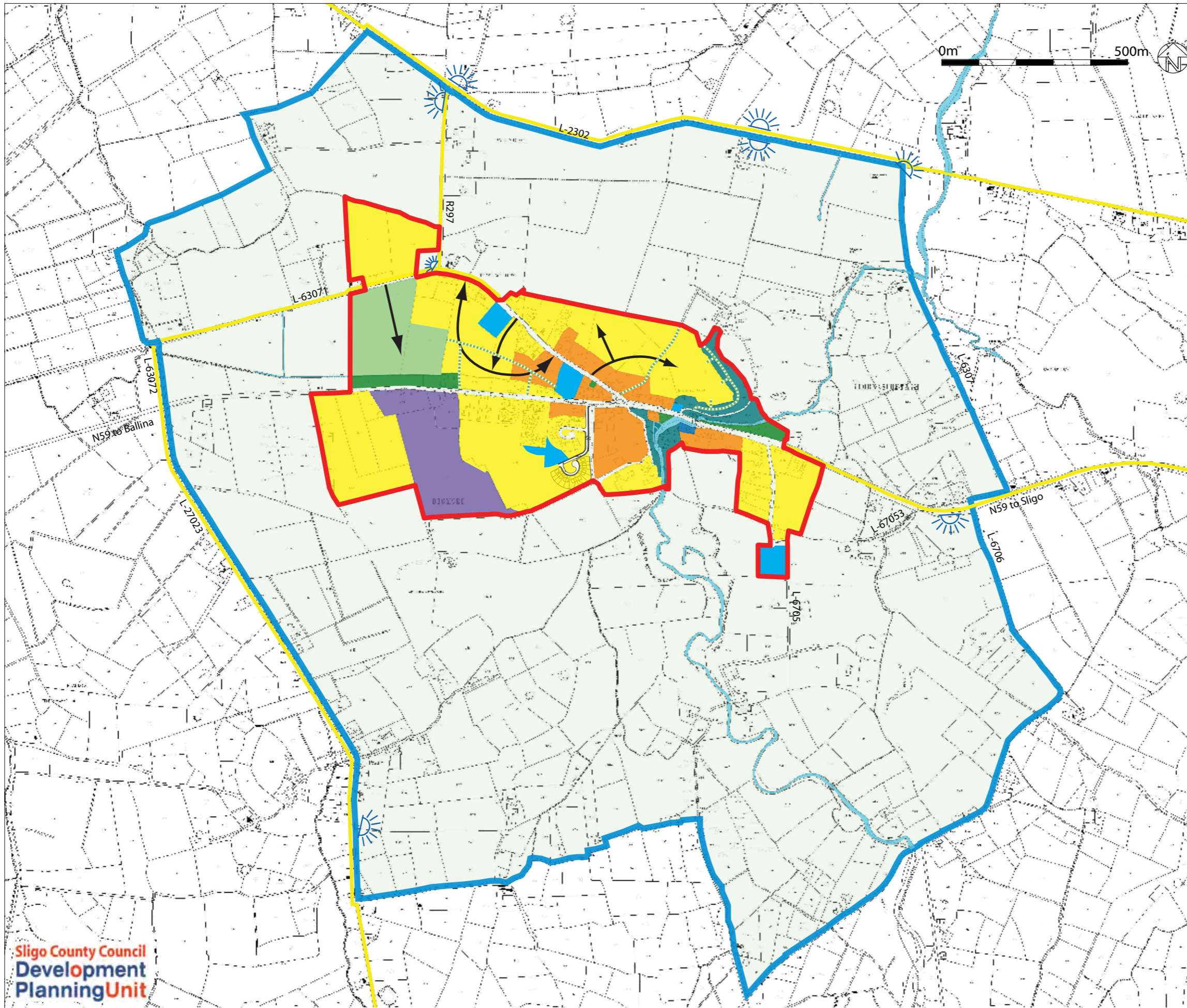
— development limit




















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Dromore West

Zoning Map

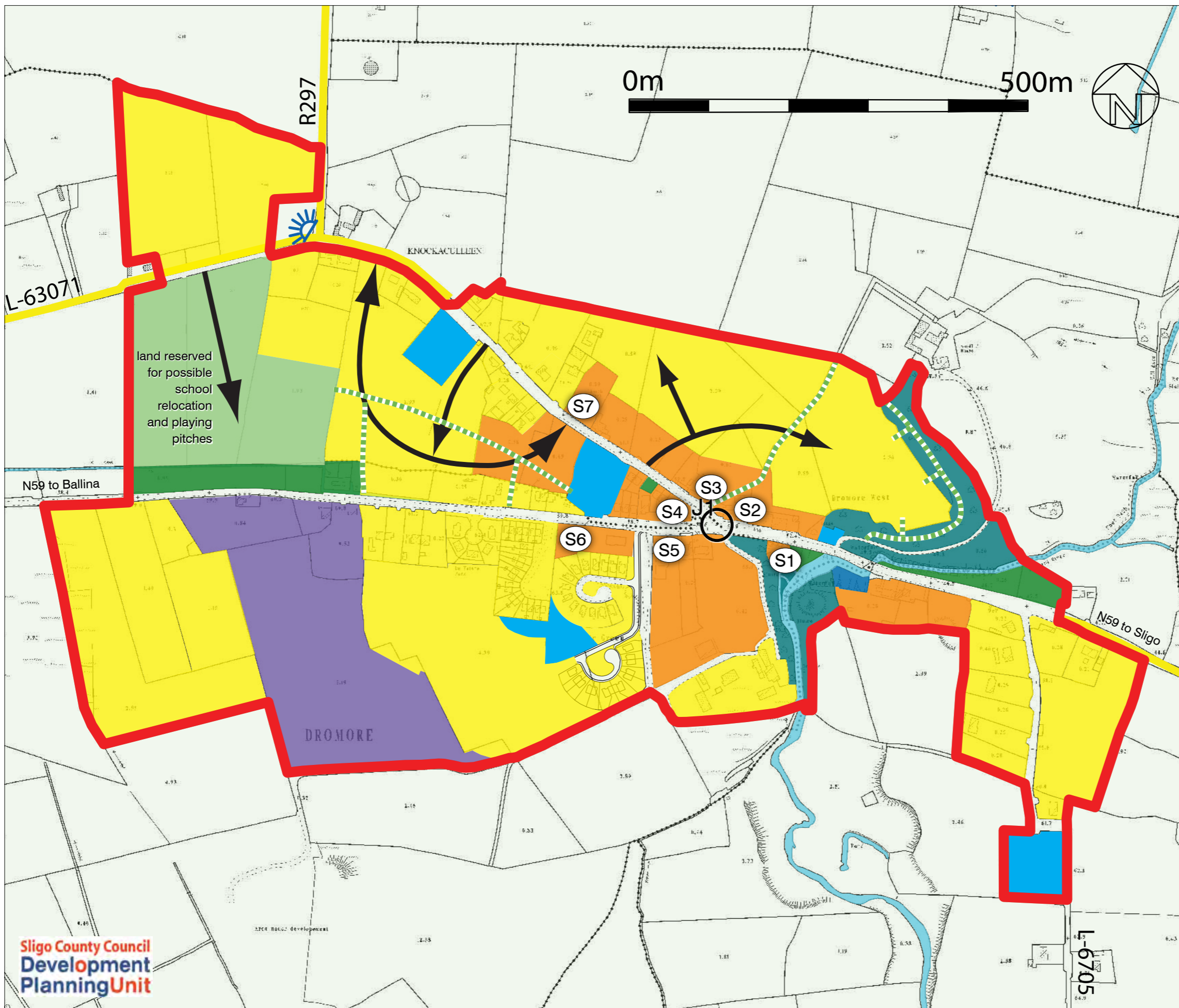


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Planning Unit

-  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

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Dromore West Zoning Detail



- 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
- key sites for streetscape design
- junction to be realigned

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