

11.2 Collooney Mini-Plan

Collooney is located approximately 13 km (approximately 8 miles) to the south of Sligo Town. According to Census information, the village had a population of 619 persons in 2002 (8 % higher than the 1996 population).

Collooney is a designated Key Satellite Village under the Settlement Structure/Hierarchy for County Sligo, while in the Regional Settlement Structure set out in the Regional Planning Guidelines for the Border Region, Collooney is a designated Small-Sized Town for Urban Strengthening.



11.2.1 Landscape, natural heritage, open space objectives

- A. Maintain and enhance the conservation value of the Unshin River cSAC/ NHA.
- B. Keep the riverbanks and floodplain meadows located east of the N4 (Sligo-Dublin Road) generally free of development, to avoid flood damage to existing developments upstream. Preserve these areas as a wildlife corridor.
- C. Require new development along the river to set aside a 3-m wide buffer from the river edge to enable successful functioning of the wildlife corridor.
- D. Protect and enhance the riverbanks west of the N4, and provide improved access to the river.
- E. Provide landscaped river walks through the village, on both sides of the Owenmore River.
- F. Retain, enhance and extend the Fair Green as shown on the zoning map; facilitate the relocation of the existing structure sheltering the Ball Alley as a means of enhancing this valuable town park.
- G. Retain and enhance existing open space areas, in public or private ownership, especially through planting, landscaping or provision of street and park furniture, as appropriate.
- H. Preserve the mature trees and parkland on the grounds of Glebe House.
- I. Protect the setting of Markree Demesne by providing a buffer zone and ensuring that new development in the vicinity of the demesne is appropriately sited, designed, landscaped and screened.
- J. Preserve the private green area located at the junction of the R 290 (old N4) with the Local Road L 2101 (Coolaney Road).
- K. Retain, protect and integrate significant vegetation into new development – particularly mature trees or groups of trees, hedgerows and vegetation of importance to wildlife.

11.2.2 Built heritage, streetscape and building design objectives

- A. New development should seek to create coherent, attractive and visually enhanced streetscape, reflecting and respecting the prevailing architectural style and detailing of the adjacent buildings.
- B. 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 redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.

- C. 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.



- D. The remaining buildings of the Woollen Mills complex should be sensitively restored and converted for new use, preferably mixed uses including a tourist/heritage centre.
- E. Maintain the masonry bridge spanning the River Unshin at Cloonmacduff.
- F. The open area at the Methodist Church should be redesigned as a village square, with appropriate landscaping, street furniture and parking spaces.
- G. New development should respect and complement the form and scale of the existing village structure and should innovate by reinterpretation.
- H. 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.
- I. 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 protected.

- J. The design of shop fronts, advertisements and signs should match the overall form and structure of the buildings 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 not acceptable, but careful spotlighting of key buildings of particular architectural interest may be permitted. No signs may be internally illuminated, with the exception of signs indicating medical supplies.

- M. Existing overhead lines and cables should be placed underground, where possible.

Note: The design objectives are based on the recommendations contained in the Collooney Village Design Statement 2002 (Manogue Architects & Soltys Brewster Consulting). Prospective developers, or anyone interested in building, replacing or renovating a structure in Collooney should consult the Collooney Village Design Statement for detailed design guidance.

Protected Structures located inside and immediately outside the Plan area

- 12 Glebe House, except the modern flat-roof extension at the rear of the House, Ardcotten Td
- 13 Railway bridge (over water), Ardcotten Td/Bleachgreen Td
- 48 Camp Hill House, Bleachgreen Td

Collooney

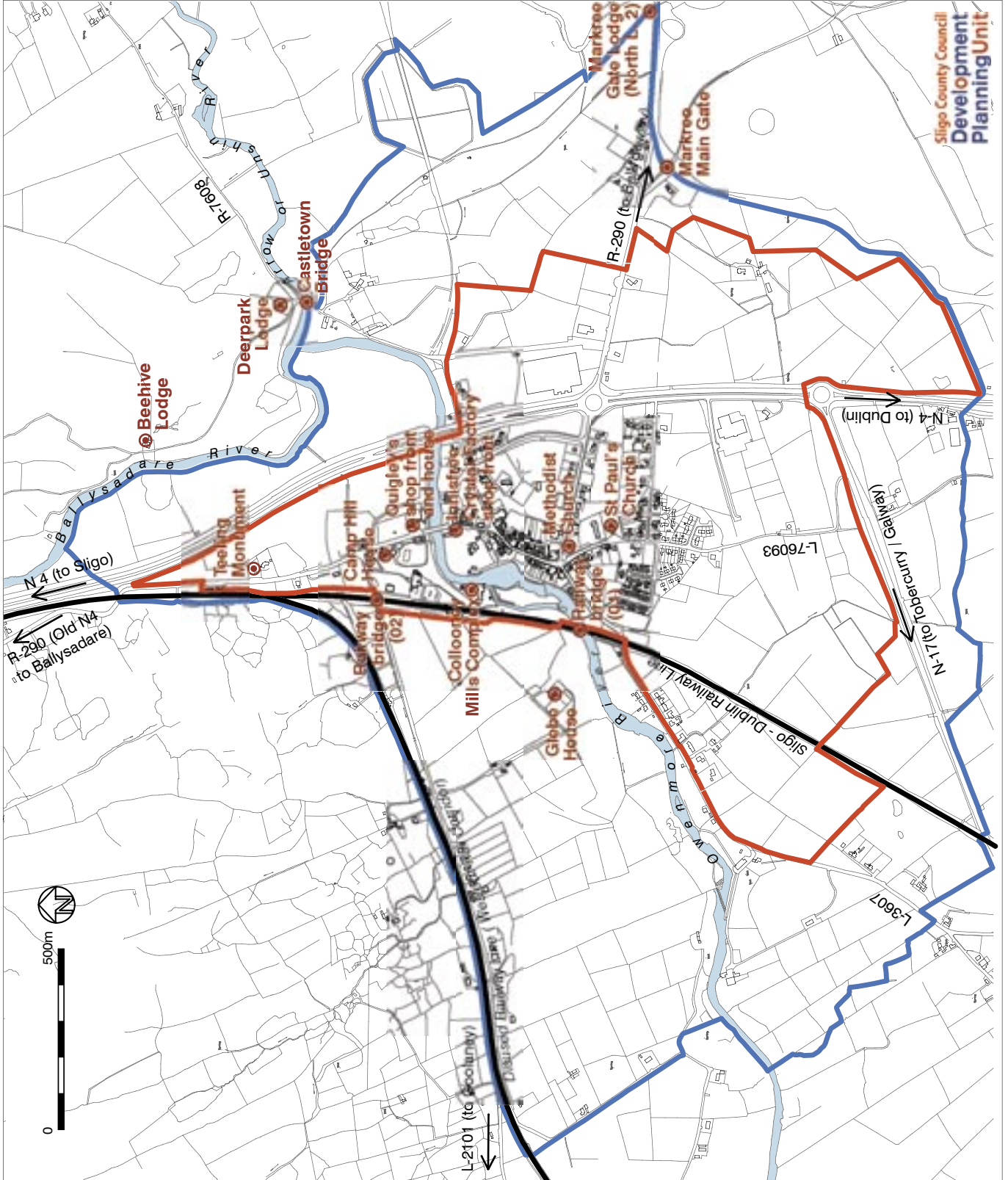
Location of Protected Structures

Protected Structures

- RPS 12 Glebe House, except the modern flat-roof extension at the rear of the House, Ardcothen Td
- RPS 13 Railway bridge (01 - over water), Ardcothen Td/Bleachgreen Td
- RPS 48 Camp Hill House, Bleachgreen Td
- RPS 49 Collooney Mills Complex, including associated buildings and mills race, Bleachgreen Td
- RPS 50 Railway bridge (02 - over road), Bleachgreen Td
- RPS 59 Teeling Monument, monument and plinth only, Carricknagat Td, Leyny Barony
- RPS 85 Castletown Bridge (Taheny's Bridge), Cloonmacduff Td
- RPS 89 Methodist Church, Collooney
- RPS 90 St Paul's Church, Collooney
- RPS 91 Innishfree Crystal Factory Shop, only façade, gables and roof profile of the building, Collooney
- RPS 184 Markree Main Gate (current gate), Markree Demesne
- RPS 186 Markree Gate Lodge (North Lodge 2), Markree Demesne
- RPS 218 Quigley's shopfront and house, Rinn Td, Leyny Barony
- RPS 251 Beehive Lodge, Deer Park, Union Td
- RPS 252 Deerpark Lodge, Union Td

- Plan limit
- development limit
- railway line

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- 49 Collooney Mills Complex, including associated buildings and mills race, Bleachgreen Td
- 50 Railway bridge (over road), Bleachgreen Td
- 59 Teeling Monument, monument and plinth only, Carricknagat Td, Leyny Barony
- 85 Castletown Bridge (Taheny's Bridge), Cloonmacduff Td
- 89 Methodist Church, Collooney
- 90 St Paul's Church (CoI), Collooney
- 91 Innishfree Crystal Factory Shop, only façade, gables and roof profile of the building, Collooney
- 184 Markree Main Gate (current), Markree Demesne
- 186 Markree Gate Lodge (North Lodge 2), Markree Demesne
- 218 Quigley's shop front and house, Rinn Td, Leyny Barony
- 251 Beehive Lodge, Deer Park, Union Td
- 252 Deerpark Lodge, Union Td

11.2.3 Transport, circulation and parking objectives




















- A. New industrial development west of the N4 shall share the existing access road to the IDA industrial estate.
- B. Provide access to the new GAA pitch and adjacent residential lands exclusively via the existing built-up area. There shall be no vehicular access to these developments off the N17 (Galway Road).

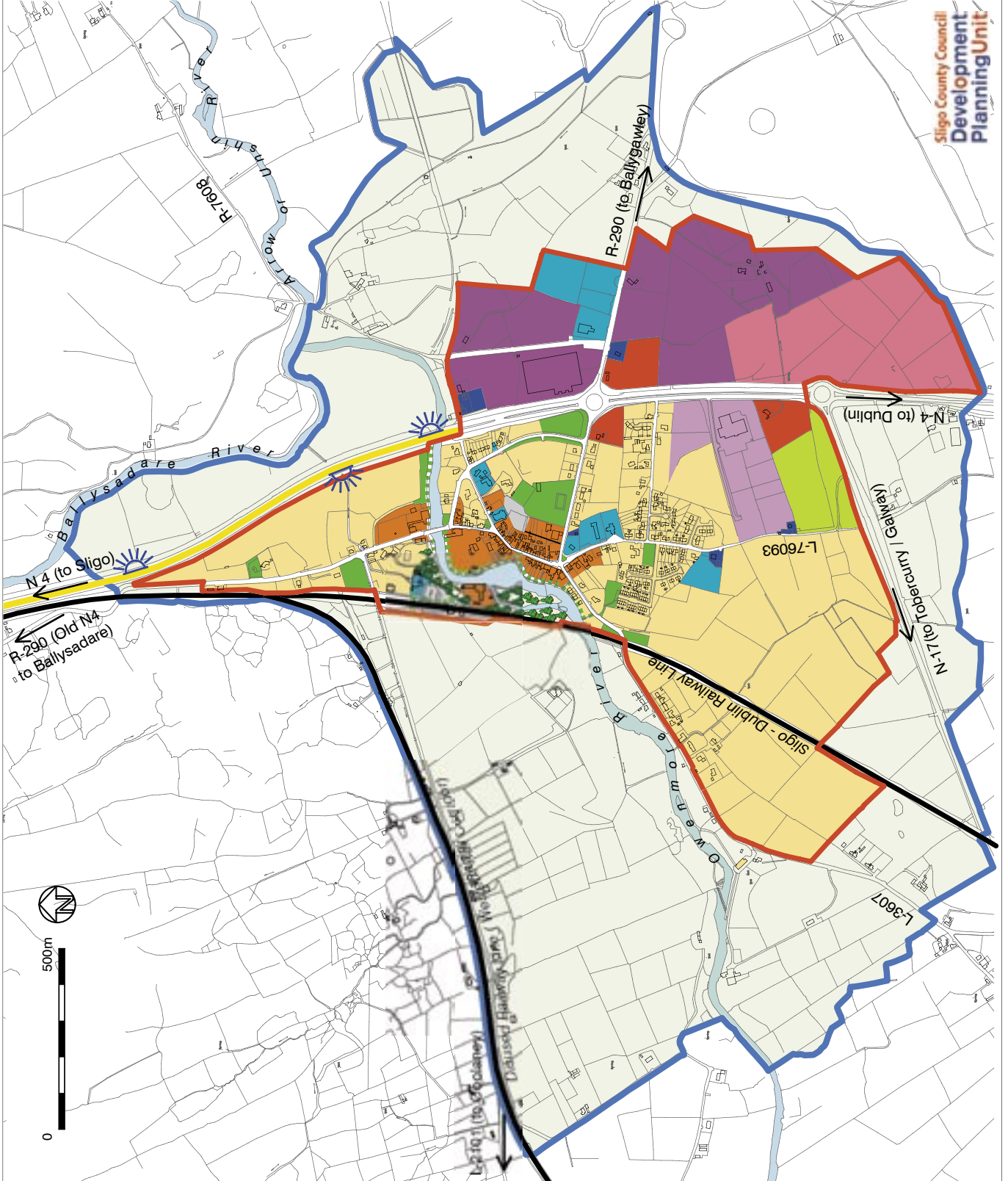


- C. Promote the use of the car park located on the community-owned site east of the railway as a park-and-ride facility. Facilitate the pedestrian use of the existing crossing under the railway linking the railway station with the car park. Provide access to this car park off the L 2101 (Coolaney Road), via the existing lane west of the railway.
- D. Facilitate the provision of a town car park by reserving sufficient land between the Fair Green and the central mixed-use zone (see Zoning Map).
- E. Provide pedestrian and cycling linkages within and between existing and new housing/mixed development throughout the village.
- F. Improve roads and footpaths within the village wherever possible, with extended provision of pavements appropriate for wheelchair users.
- G. Retain access to important natural and archaeological features.
- H. Encourage the provision of a pedestrian bridge over the dual carriageway/N4.
- I. Create a new access to residential areas (east of the railway line) off the old Galway road (L-3607).
- J. Encourage the provision of a pedestrian bridge over the river, to link the town centre with the railway station, on condition that:
 - i. the project is financed from independent sources;
 - ii. the design (type, shape, materials etc.) of the structure is agreed in advance with the County Council's Marine & Structures Section;
 - iii. the river flow remains unobstructed;
 - iv. funding is made available to maintain the structure;
 - v. the access on both sides of the river and bridge remains open to the public.

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Zoning Map

-  residential uses
-  village centre-type mix of uses
-  commercial uses
-  business, enterprise and light industry (BUS)
-  business, enterprise and light industry with added commercial uses (BUS-COM-1)
-  business, enterprise and light industry with added commercial uses (BUS-COM-2)
-  community facilities
-  utilities
-  open space
-  sports and playing fields
-  transport node / parking
-  wooded area
-  buffer zone
-  river walks, pedestrian/ cycle links (illustrative only)
-  Scenic Route
-  scenic view to be preserved
-  Plan limit
-  development limit
-  railway line



11.2.4 Village-centre-type mixed zones objectives

- A. Facilitate a blend of mainly residential and commercial activities in the areas zoned for mixed uses, i.e. in the old town core and in the proposed new mixed-use nucleus to the north of the river.



B. Promote the creation of an interesting streetscape and ensure that new development is consistent in form and character with the existing buildings along the main street. Terraced buildings are preferable along the main street.

C. Require high standards of design and landscaping for new development associated with the northern nucleus, while seeking coherence between the old and the new streetscape.

- D. Give special attention to the siting, layout and design of new or redeveloped buildings around junction, bridges and the Fair Green.
- 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.

11.2.5 Commercial development objectives

- A. Give special attention to the siting and layout of commercial developments located near the town's gateways, i.e. at the roundabouts on the Sligo-Dublin Road. Require high standards of design and landscaping for this type of development.

11.2.6 Community facilities objectives

- A. Facilitate the relocation of Joseph's National School to a larger site at the south of the town, as shown on the zoning map.
- B. Provide an extension to the burial grounds at Rathrippin townland, as indicated on the zoning map.

11.2.7 Residential development



A. Develop new residential schemes at a gross density of minimum 25 units per hectare (approximately 10 units per acre).


















B. Promote higher-density 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.

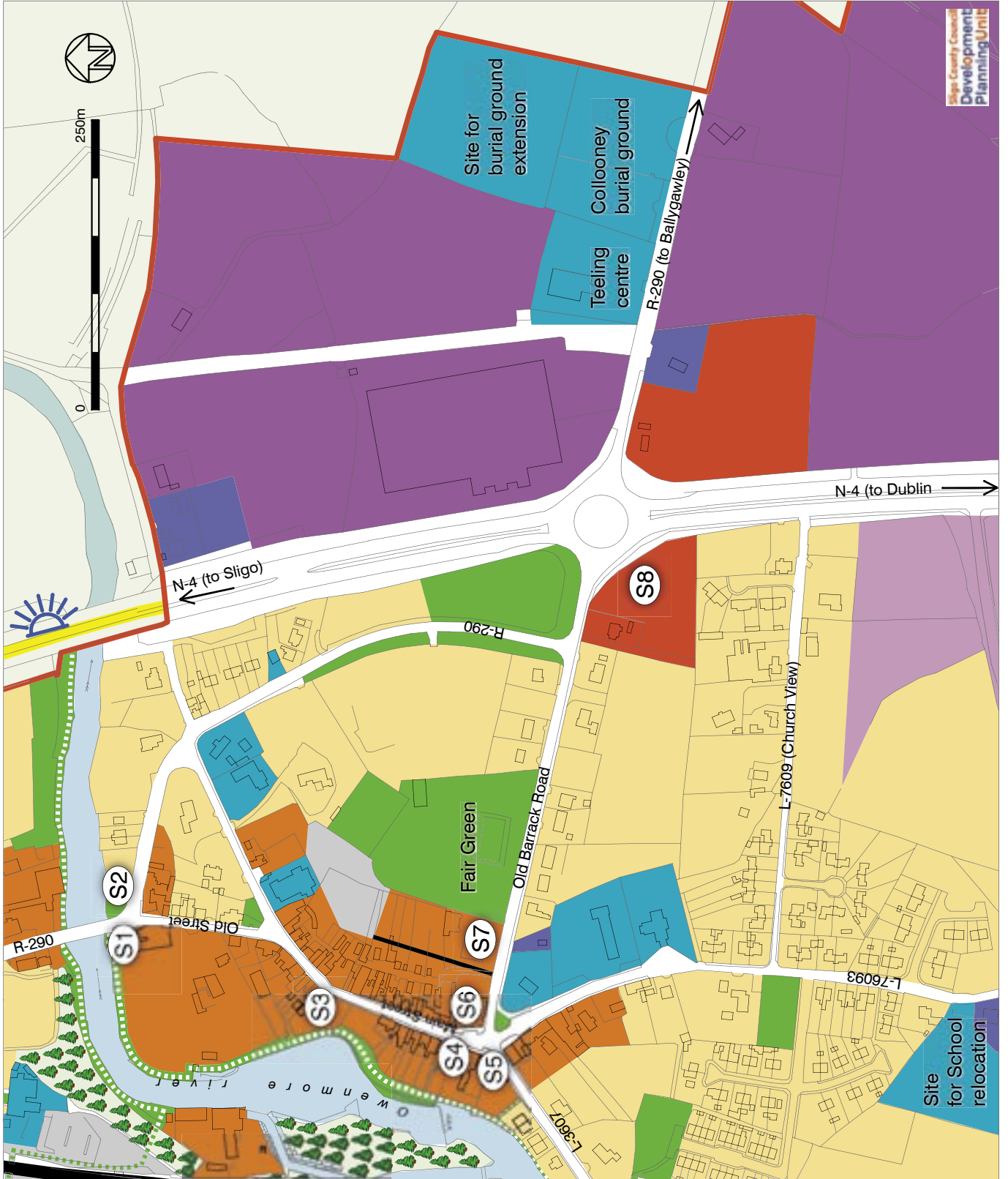
C. New residential schemes should incorporate a variety of house types and sizes, to offer choice and cater for a mix of households of different sizes.

- 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

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Zoning Detail

-  residential uses
-  village centre-type mix of uses
-  commercial uses
-  business, enterprise and light industry (BUS)
-  business, enterprise and light industry with added commercial uses (BUS-COM-1)
-  community facilities
-  utilities
-  open space
-  transport node / parking
-  wooded area
-  buffer zone
-  river walks, pedestrian/ cycle links (illustrative only)
-  Scenic Route
-  scenic view to be preserved
-  development limit
-  railway line
-  key sites for streetscape design



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densities are very low, subject to appropriate scale and the protection of existing residential amenities.

- G. Provide Travellers' accommodation facilities on the lands zoned for residential use at Rathrippin townland.
- H. 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.

11.2.8 Industrial development objectives

- A. New industrial units built adjacent to existing similar development shall have shared access arrangements, where possible.
- B. Screen and landscape new industrial development to a high standard.



C. Improve and enhance existing industrial development, especially where structures are located in highly visible positions or fronting main roads.

D. If industries requiring large volumes of water wish to locate in Collooney, they should seek to use a private water source and provide the necessary waste water treatment facilities, should the public services not have the required capacity to deal with the extra loading.

11.2.9 Buffer zone objectives

- A. Establish a buffer zone around the town, between the plan limit and the development limit, with a view to:
 - consolidating and containing the town;
 - safeguarding land for the future expansion of the village;
 - minimising the potential for flood damage;
 - preserve the views of Union Wood, Slieve Daeane and Slieve Dargan from the N 4 (Sligo-Dublin Road);
 - protecting the integrity of archaeological sites and monuments in the area surrounding the village;
 - preventing encroachment of development on the Unshin river SAC and the Markree Demesne.
- B. Reserve the buffer zone principally for agricultural use.



C. In relation to housing, give preference to the sensitive renovation or replacement of existing vacant or derelict structures, subject to planning permission.

D. Construct new roads and buildings in the buffer zone so as to minimise their visual and environmental impact.

E. Protect the Western Rail Corridor by preventing encroachment by any type of development onto or near the disused railway.

Collooney Zoning Matrix

Zoning categories:

RES residential use • **COM** commercial uses • **MIX** village centre-type mix of uses • **CF** community facilities • **BUS** business, enterprise and light industry • **BUS-COM-1** business and commercial uses (retail warehousing is open to consideration) • **BUS-COM-2** business (and commercial uses (retail warehousing & hotel are normally permitted)) • **OS** open space • **SPF** sports and playing fields • **BUF** buffer zone

○ normally permitted ● normally not permitted ◐ open to consideration

Zoning category Possible use	RES	COM	MIX	CF	BUS	BUS-COM-1	BUS-COM-2	OS	SPF	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	◐	●	○	◐	●	◐	◐	◐	◐	●
traveller accommodation	○	◐	◐	◐	◐	◐	◐	◐	◐	◐
veterinary surgery	◐	◐	○	●	◐	◐	◐	●	●	●
warehousing	●	●	●	●	○	◐	◐	●	●	●

11.2.10 Water supply and wastewater treatment objectives

- A. Service sufficient land east and south of the existing built-up area in order to facilitate the expansion of the town.
- B. Provide a new water pipe along the R-290 (Ballygawley Road) from the Sligo and Environs Water Supply Scheme at Ballygawley and connect it to the existing supply at the northern Collooney roundabout on the N4.
- C. Reserve land for the expansion of the existing treatment plant (see Zoning Map), in order to increase capacity to 5000 PE (population equivalent), subject to approval of funding during the life of the County Development Plan. At the same location, reserve land for a sludge management station, in accordance with the Sludge Management Plan for County Sligo.

11.2.11 Development contributions

- A. The monies collected in relation to new development in Collooney shall be used mainly for the upgrading of existing water mains and for the servicing of land to the south and west (beyond the railway) of the existing built-up area, to allow for the expansion of the town, for the enhancement of the town park and the provision of river walks.

11.2.12 Percent for Art Scheme

- A. Commission a public art piece, in conjunction with the development of the Council housing scheme planned close to the northern roundabout.