

# 16. Ballinafad Mini-Plan



## Village Profile

**B**allinafad is located approximately 30 km south-east of Sligo City, in a designated *Rural Area in Need of Regeneration*. The village offers certain facilities to the local community, but Boyle, in nearby County Roscommon, acts as the main service provider in this area.

Ballinafad is bound to the west by the N4 Sligo-Dublin road and to the north and northeast by Lough Arrow (SAC/SPA/pNHA). The lake is of particular heritage, aesthetic and amenity value to the village.

The old village centre is linear, extending along Main Street, and consists of a mixture of terraced development and detached buildings. Proposals to strengthen the functions and form of the village should be supported.

## Population and housing

There is no census data available for the population of Ballinafad. The village is located within Aghanagh electoral division (ED), which recorded a population of 249 in 2002 and 315 in 2006 (an increase of approximately 26%). A survey undertaken by Council planners in mid-2009 suggests a village population of circa 92 persons.

Compared to other villages in the County, Ballinafad has experienced a low level of development between 1999 and 2008. Recent residential development, located to the east and south-east of the village centre, has been in the form of small-scale suburban-type estates.

The observed residential vacancy rate in 2009 was low. At the time of writing (March 2010), there were 20 residential units permitted but not yet commenced.

It is considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

## Community facilities

Community facilities within the village consist of the church, the community hall, the health centre and a community kitchen located within the Resource Centre, to the west of the village centre. The Resource Centre successfully facilitates a variety of uses and this should continue to be facilitated.

## Commercial and enterprise development

The small number of commercial and retail facilities in the village limits its role as a service centre for the surrounding rural area. Efforts to address this issue should be encouraged.

The Resource Centre, which also accommodates the National Parks and Wildlife Service field study centre, offers potential for the expansion of small-scale commercial/enterprise activities. Any such proposals should be encouraged at this location.

## Infrastructure

Ballinafad is well served by the surrounding road network, and in particular the N4 Dublin-Sligo road.

The water supply for Ballinafad is currently sourced from Lough Arrow via the privately operated Corrick/Ballinafad GWS. There were no capacity issues at the time of writing (March 2010).

However, the wastewater treatment plant is operating near its design capacity of 150 PE (population equivalent), even after the completion of a temporary upgrade. It is proposed to provide a new wastewater treatment plant with capacity of 350 PE.

# Objectives

It is an objective of Sligo County Council to:

### 16.1 Natural heritage and open space

- A. Promote the maintenance and enhancement of the conservation value of Lough Arrow SAC/SPA/pNHA.
- B. Ensure that development is carried out in a manner that preserves the views towards Lough Arrow.
- C. Support the improvement of access to Lough Arrow by encouraging the provision of pedestrian walkways (as indicated on the Objectives Map) and by requiring the provision of such links in conjunction with the development of adjoining lands.
- D. Retain the existing area of public open space (OS-2) and reserve land to accommodate its expansion (OS-1). The further development of this area should include the provision of a playground, picnic and viewing areas.
- E. Support the development and enhancement of public open space around Ballinafad Castle.

### 16.2 Built heritage

- A. Seek the protection of the archaeological integrity and the enhancement of the setting of Recorded Monuments Ballinafad Castle (SL040–189) and Red Earl Road (SL040–190).

### 16.3 Circulation and parking

- A. Promote and facilitate the provision of pedestrian links (as shown on the Objectives Map) between the village and surrounding amenities, as well as within the village, to improve connections between archaeological features, the public park, the resource centre, the church and the community hall. The provision of these links will be required in conjunction with the development of adjoining lands.
- B. Accommodate the provision of a small ancillary car park along the roadside of the proposed open space site OS-1.

### 16.4 Village-centre mixed-use zone

- A. Any development proposal for sites VC-1 and VC-3 should create appropriate streetscape along both adjoining public roads.
- B. Any development proposal for site VC-1 should:
  - incorporate a well-designed open space area at the junction of the two public roads;
  - limit building height to two storeys along the south-western boundary. An increase in height to up to three storeys may be permitted along the northern boundary where development should be designed to take advantage of the views of Lough Arrow.

- C. Tourism and activity-based development will be encouraged on the Anglers' Rest site and adjacent site (VC-2). Any development proposal at this location should:
  - retain the character of the existing building on site (Anglers' Rest);
  - limit any new development to two storeys in height; the design shall reflect and respect the scale and character of the Anglers' Rest building;
  - retain, where possible, the mature trees on site;
  - locate all associated car-parking to the rear of site.

### 16.5 Community facilities

- A. Facilitate the provision of additional community facilities within the Resource Centre site.
- B. Encourage the further development and provision of community facilities/activities in the community hall.

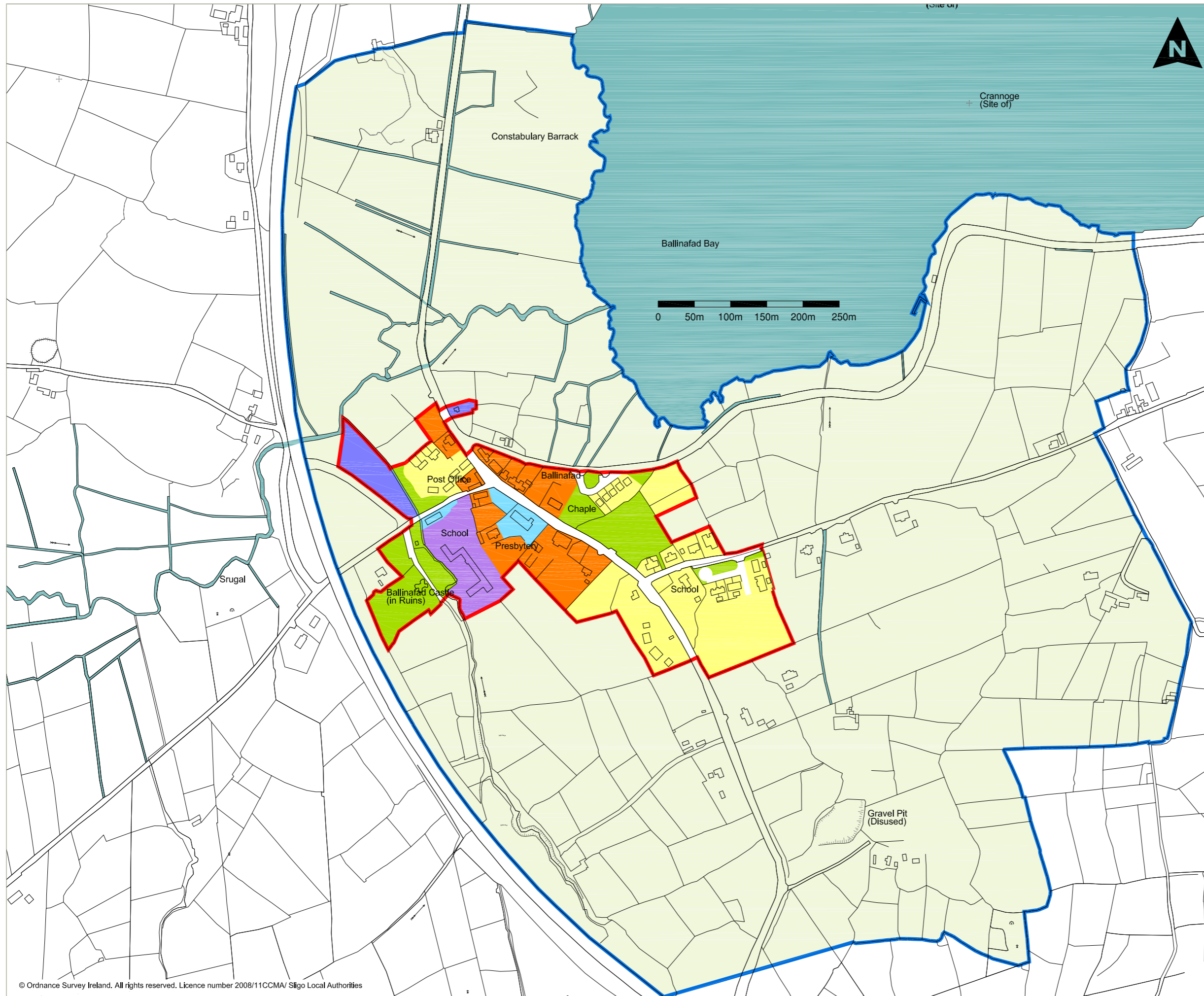
### 16.6 Business and enterprise

- A. Support the location of small-scale enterprise units on the Resource Centre site. The types of uses accommodated shall be restricted to those that are compatible with other existing and permitted uses in the surrounding area, and shall be appropriately designed to integrate with the existing structures on the site.
- B. Facilitate proposals to broaden the retail and commercial offer in the village and direct such developments into the village-centre area.

### 16.7 Wastewater treatment











- A. Provide a new wastewater treatment plant with a design capacity of 350 PE (population equivalent).
- B. No additional multi-unit development shall be permitted in the village until the new wastewater treatment plant is completed and operational.
- C. Upon completion of the new wastewater treatment plant, allow for development up to 350 PE. However, notwithstanding the availability of such capacity, residential development shall be permitted only at a rate that is consistent with the Core Strategy and Settlement Structure (see Chapter 3 of this Plan).
- D. Carry out appropriate landscaping works in conjunction with the construction of the new wastewater treatment plant.
- E. A buffer zone shall apply in the vicinity of the existing/proposed 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.

# Ballinafad Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- utilities
- open space
- buffer zone

# Ballinafad Objectives Map

-  plan limit
-  development limit
-  river walks, pedestrian and cycle links
-  for objectives relating to individual site refer to written objectives
-  scenic route
-  RMP
-  SAC
-  SPA
-  NHA
-  WWTP

