

18. Ballintogher Mini-Plan



Village Profile

Ballintogher is located approximately 10 km south-east of Sligo City, along the regional road R290, in a designated *Rural Area under Urban Influence*.

The village, which provides a small range of services for the local community, is identified as a *Secondary Gateway Satellite* in the Settlement Structure (see Section 3.3 of the CDP).

The dismantled Sligo, Leitrim and Northern Counties Railway line runs to the south of Ballintogher, through undulating countryside.

The traditional village core is located along the Main Street, which consists mainly of 19th-century terraced development mixed with some new residential/commercial developments. Ballintogher has experienced significant growth in recent years, the majority of which has been housing development to the south and west of the village centre.

Population and housing

According to census information, the village had a population of 182 persons in 2006. There is no comparable 2002 census information available, but it is estimated that the village has experienced significant population growth post-2006. A survey undertaken by Council planners in mid-2009 estimates the village population at 227 persons.

This growth can be largely attributed to the Rural Renewal Tax Incentive Scheme, along with the proximity of the village to Sligo City. Residential development has largely been in the form of suburban-type estates.

The 2009 surveys found a high residential vacancy rate within the village: 18% (22 units). Furthermore, there are 35 units permitted but not yet commenced.

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

Community facilities

A range of community facilities exist in Ballintogher: a primary school, GAA ground, a church and community hall. A new sports ground is under construction.

It is anticipated that the population growth experienced in recent years will generate demands for additional facilities. Therefore, while some lands are specifically zoned to accommodate additional community facilities, a flexible approach should be taken towards proposals for community developments on other suitable sites.

Commercial and enterprise development

The lack of diversity in commercial and retail functions in Ballintogher limits its role as a service centre for the surrounding rural area. Efforts to address this issue should therefore be encouraged.

Enterprise activity in the village has increased in recent years, following the construction of a number of enterprise units, which have assisted in creating employment. The use and growth of the existing enterprise centre should continue to be promoted.

Infrastructure

Drinking water is provided through the Ballintogher Group Water Scheme (supplied from Cairns Hill Water Supply Scheme). There were no capacity issues at the time of writing (March 2010).

The wastewater treatment plant has a design capacity of 200 PE (population equivalent) and is currently overloaded. It is proposed to provide a new wastewater treatment with a capacity of 500 PE.

Objectives

It is an objective of Sligo County Council to:

18.1 Natural heritage and open space

- A. Retain and encourage the enhancement of the existing public open space as shown on the objectives map (site OS-1).
- B. Reserve land for the provision of a new public open space (site OS-2).
- C. Encourage the preservation and protection of the existing green area to the north of Kingsfort House, including the mature trees and stone walls.

18.2 Built heritage

- A. Seek the protection and conservation of the following proposed protected structures located within the plan limit:
 - P-58 Tiraghrill – Former Church of Ireland
 - P-59 Two-storey house
 - P-60 Two-storey house
 - P-61 Kingsfort House
 - P-62 Saint Therese's Church

18.3 Circulation and parking

- A. Maintain the existing public car park and reserve land for its expansion onto the adjacent site to the west (CP-1).
- B. Encourage the provision of a pedestrian link between the GAA pitch and the proposed new sports ground (SG-1).

18.4 Village-centre mixed-use zone

- A. Promote the consolidation and improvement of the streetscape and encourage the retention and redevelopment of vacant structures, particularly along the northern side of the Main Street.
- B. Any development proposal on site VC-1 should:
 - contribute to streetscape creation along the adjoining public road;
 - establish an appropriate definition/landmark feature for the northern entrance to the village;
 - be limited to a building height of two storeys and respect the scale and character of adjoining development.

18.5 Community facilities

- A. Facilitate the further development of the primary school;
- B. Promote the maintenance and enhancement of the existing sports grounds;
- C. Facilitate the development of a new sports ground on site SG-1;
- D. Encourage proposals to enhance the existing playground (CF-1).

18.6 Business and enterprise

- A. Support the further development of the existing enterprise centre.
- B. Reserve lands (ENT-1) to allow for the provision of additional enterprise units. Any development proposal on this site should:
 - be accessed from the public road to the north;
 - include a pedestrian access along the Main Street (south-eastern boundary);
 - provide car-parking to the rear (north) of the site;
 - create a suitably-designed frontage along the Main Street.
- C. Facilitate tourism-related activities (such as fishing holidays, walking trails etc.) and associated development within the village.

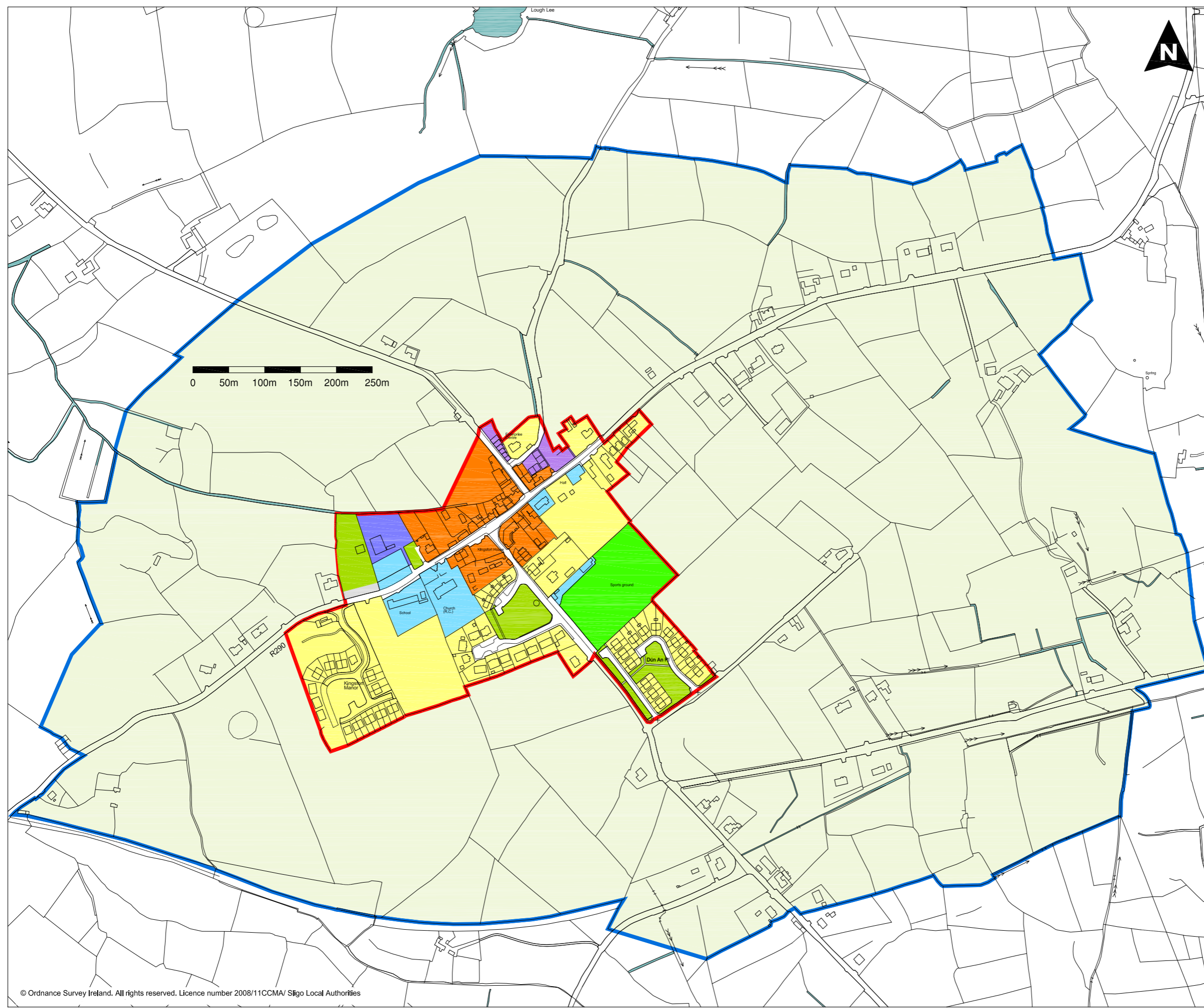
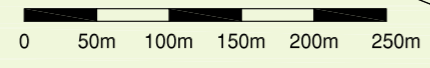
18.7 Water supply, wastewater treatment

- A. Provide a new wastewater treatment plant with a design capacity of 500 PE (population equivalent).
- B. No additional multi-unit housing 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 500 PE. However, notwithstanding the availability of any 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. Retain and enhance existing landscaping at the site of the wastewater treatment works.
- 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.

Ballintogher Zoning Map



-  plan limit
-  development limit
-  residential uses
-  mixed uses
-  community facilities
-  business & enterprise
-  utilities
-  open space
-  sports and playing fields
-  transport node / parking
-  buffer zone



Ballintogher Objectives Map

- ▬ plan limit
- ▬ development limit
- ◆ proposed addition to RPS
- - - river walks, pedestrian and cycle links
- for objectives relating to individual site refer to written objectives
- RMP
- ▬ WWTP buffer zone (indicative)

