

21. Banada Mini-Plan



Village Profile

Banada is located approximately 6 km west of Tobercurry, in a designated *Rural Area In Need of Regeneration*, on lands classified as *normal rural landscape*. It is identified as a *village supporting the rural community* in the Settlement Structure (see Section 3.3 of the CDP).

This small village has developed in a dispersed manner along the River Moy (Special Area of Conservation) and close to Banada Abbey. The river and woodlands contribute significantly to the character and amenity of the village setting.

Population and housing

There are no specific population statistics available for the village itself. According to census information, the Banada Electoral District (which includes the village of Tourlestraun) had a population of 579 persons in 2006 (1% higher than the 2002 population of 576 persons). The survey undertaken by Council planners in mid-2009 estimated Banada's population at 42 persons.

Unlike many other villages throughout the county, Banada did not see significant development in recent years, most likely because of the lack of wastewater treatment facilities and other infrastructure/services.

The 2009 survey found a low residential vacancy rate within the village, with the majority of dwellings being built on family lands for permanent occupation.

Given this lack of demand, together with the absence of adequate infrastructure, it is considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

Community facilities

Being close to Tourlestraun, Banada has the benefit of shared community facilities such as the primary school and church. The village itself also boasts its own facilities: the health centre, ball alley, John Hume Peace Gardens, Ancient Ireland Theme Park and community centre.

It is important that any future community facilities demands are adequately catered for.

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

At present there is no retail or enterprise activity within the village. Local employment is generally restricted to agriculture. Small-scale enterprises should be encouraged within the village.

It is considered that Banada Abbey buildings and the surrounding lands have great potential in this context. The former convent building and school are vacant at present and proposals involving their refurbishment and regular usage would have a positive impact upon the village.

Infrastructure

Banada is well served by the local road network, which provides links with the Sligo-Galway road (N17) south of Tobercurry, and the Boyle-Ballina road (R294) west of Tobercurry.

Drinking water comes from Lough Talt and currently there are no capacity issues. There is no public wastewater treatment facility available at present and it is not planned to provide such infrastructure in the short-medium term.

Objectives

It is an objective of Sligo County Council to:

21.1 Natural heritage and open space

- A. Encourage the protection and enhancement of the conservation value of the River Moy SAC (site code 002298) and establish a wildlife corridor/river buffer zone along its course.
- B. Given the sensitive nature and high amenity value of the River Moy, encourage the retention of woodland, trees and vegetation along the riverbank and adjoining areas.
- C. Support improved access to the River Moy by providing riverside walkways with links to adjoining woodlands (as indicated on the Objectives Map) and by requiring the provision of such walkways in conjunction with the development of any adjoining lands.
- D. Encourage proposals to protect and enhance the amenity of the existing public open spaces – the John Hume Peace Park and the Ancient Ireland Theme Park.

21.2 Built heritage and streetscape

- A. Seek the protection and conservation of the following Protected Structures and Proposed Protected Structures:

Protected Structures

RPS-40 Banada Bridge

RPS-41 Banada Abbey Convent and Church (façade(s) only)

RPS-42 Mullarkey's Pub and House

Proposed Protected Structures

P-73 The Lodge

P-167 Cast-iron water pump

- B. The former convent, church buildings, the former secondary school and the associated outbuildings at Banada Abbey should be sensitively restored for new use. Any such development proposal should:
 - include a detailed conservation report and detailed architectural assessment. The Council will require the preservation of features considered to be of sufficient architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
 - make provision for uses that are appropriate to the site and existing buildings, in particular, uses that would provide economic and/or social benefits to the local community, such as tourist/heritage facilities, community uses, office-based business/enterprise and sports/recreation facilities;
 - afford special attention to the protection and careful management of the natural setting of the buildings;
 - protect and preserve the stone wall along the perimeter of Banada Abbey.

21.3 Circulation and parking

- A. Require the improvement/realignment of the road junction to the south-east of Banada Bridge in conjunction with development of the adjoining lands.
- B. Support the improvement of pedestrian connectivity throughout the village and particularly between the village centre lands and Banada Abbey Convent, the Primary Health Care centre and public open spaces/amenities (as indicated on the Objectives Map). The provision of such links will be required in conjunction with the development of any adjoining lands.
- C. Encourage the provision of a pedestrian bridge over the River Moy in order to facilitate the development of a looped walking route along the river banks.

21.4 Village-centre mixed-use zone

- A. Development of the village centre should respect and reflect the existing settlement pattern whilst facilitating co-ordination in terms of access roads, car-parking, entrances, pedestrian connectivity etc.
- B. The design of development within the village-centre area should respect and reflect the scale, setting and character of Mullarkey's pub and house (Protected Structure).

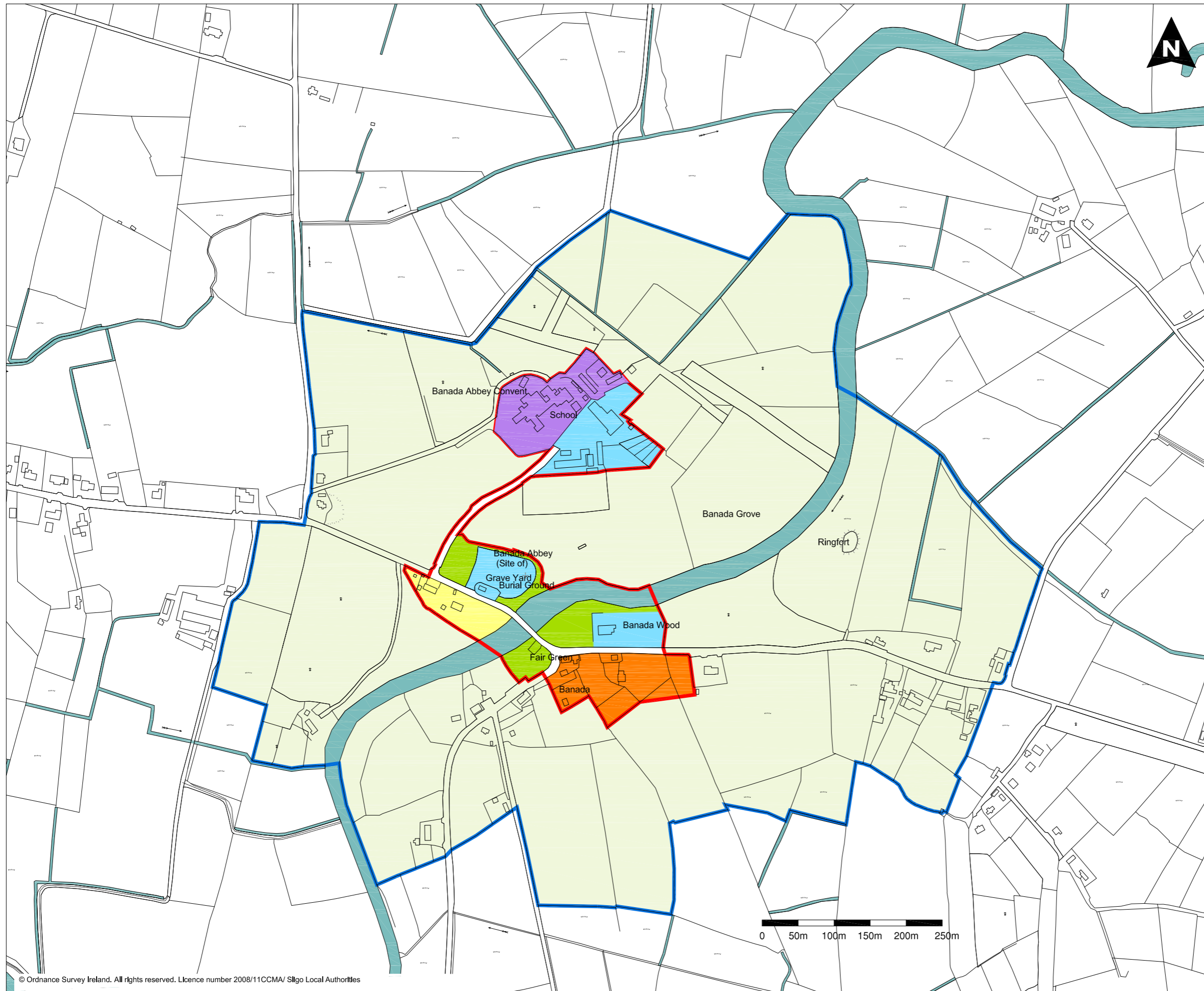
21.5 Community facilities

- A. Support the development/redevelopment of the existing community centre and sports facilities.
- B. Encourage the redevelopment of the former national school building for community use or for use as a local business/enterprise centre aimed at promoting local employment and providing serviced units for start-up enterprises.

21.6 Wastewater treatment

- A. In the absence of public wastewater treatment facilities in the village, individual on-site wastewater treatment proposals will be considered, subject to appropriate scale, assessment, design and conditions. However, communal wastewater systems will not be permitted.

Banada Zoning Map



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

Banada Objectives Map

- plan limit
- development limit
- existing RPS structure
- ◆ proposed addition to RPS
- - - river walks, pedestrian and cycle links
- river buffer zone
- RMP
- SAC

