

22. Bunnanaddan Mini-Plan



Village Profile

Bunnanaddan is located approximately midway between Tobercurry (8 km away), Ballymote (7 km away) and Gurteen (8 km away), in a designated *Rural Area in Need of Regeneration*, on lands classified as *normal rural landscape*.

Bunnanaddan is identified as a *village supporting the rural community* in the Settlement Structure (see Section 3.3 of the CDP).

Situated at the foot of Tymon's Hill, the village has grown around the junction of the R296 (Tobercurry – Ballymote road) and the Achonry road. The church, community centre, school, shop, pubs and 19th-century terraced dwellings are compactly arranged around this junction.

Recent housing developments have extended the built-up area outwards, particularly to the north-east.

Population and housing

There are no specific population statistics available for Bunnanaddan. According to census information, the Cloonaghill Electoral District had a population of 308 persons in 2006 (less than 1% higher than the 2002 population of 307 persons).

A significant number of houses were completed in the village after 2006 and a survey carried out by Council planners in mid-2009 estimated the village population at 112 persons.

The 2009 surveys found a high residential vacancy rate in Bunnanaddan, of 20% (13 units). Planning permission had also been granted for a further 59 units.

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

The village is well served with community facilities, the most recent addition being the primary school located to the rear of the community centre, which also incorporates a small crèche. The community sports park is located approximately 2 km away, on the Gorteen road.

Commercial and enterprise development

Bunnanaddan has a shop and two public houses. There are several commercial businesses located at the southern end of the village. Additional small-scale enterprises should be encouraged to locate in the village. Planning permission was granted for the development of a small hotel on the outskirts of the village in 2008.

Infrastructure

Bunnanaddan is located on the Regional Road R296, which links to Ballymote and Tobercurry.

The water supply for Bunnanaddan comes from Lough Talt. There were no capacity issues at the time of writing (March 2010).

The existing wastewater facilities are operating at capacity and a new wastewater treatment plant is proposed, with a design capacity of 350 PE (population equivalent).

Objectives

It is an objective of Sligo County Council to:

22.1 Natural heritage and open space

- A. Ensure the protection of the existing wetland site to the west of the village (indicated as site WET-1 on the Objectives Map).
- B. Encourage the protection and enhancement of the existing green area to the east of the church.

22.2 Built heritage and streetscape

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

- P-79** National School
- P-168** Bunnannaddan Mill, Ballynaraw South

22.3 Circulation and parking

- A. Require the extension of the public footpath from the Flower Hill housing scheme to the village footpath network on the north side of the regional road R296.

22.4 Village-centre mixed-use zone

- A. Encourage the assembly and development of lands within the mixed-use zones on the basis of an integrated design proposal/masterplan with appropriate pedestrian/cycle/vehicular links.
- B. Terraced buildings fronting the street are preferred in the village centre, with suitably designed buildings at road junctions to act as focal points.
- C. Any proposal for development on lands between the village centre road junction and Willie Gormley Villas shall demonstrate to the satisfaction of the planning authority that it would not be affected by the periodic flooding of adjoining lands (i.e. wetland site WET-1). The planning authority may require that any such proposal be accompanied by a detailed flood risk assessment carried out in accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities (DoEHLG and OPW, 2009).
- D. Any development proposal on village centre site VC-1 should:
 - create an attractive and coherent streetscape along the adjoining road;
 - be limited in height to two-storeys only and designed to reflect the scale and character of adjoining development;
 - restrict on-street car parking in order to facilitate the free flow of traffic along the public road;
 - include the provision of pedestrian linkages to adjoining lands;
 - retain, if possible, all the existing mature trees on site.

22.5 Community facilities

- A. Support the further development of the existing community centre and associated facilities.
- B. Facilitate the development of a children's playground in the village.

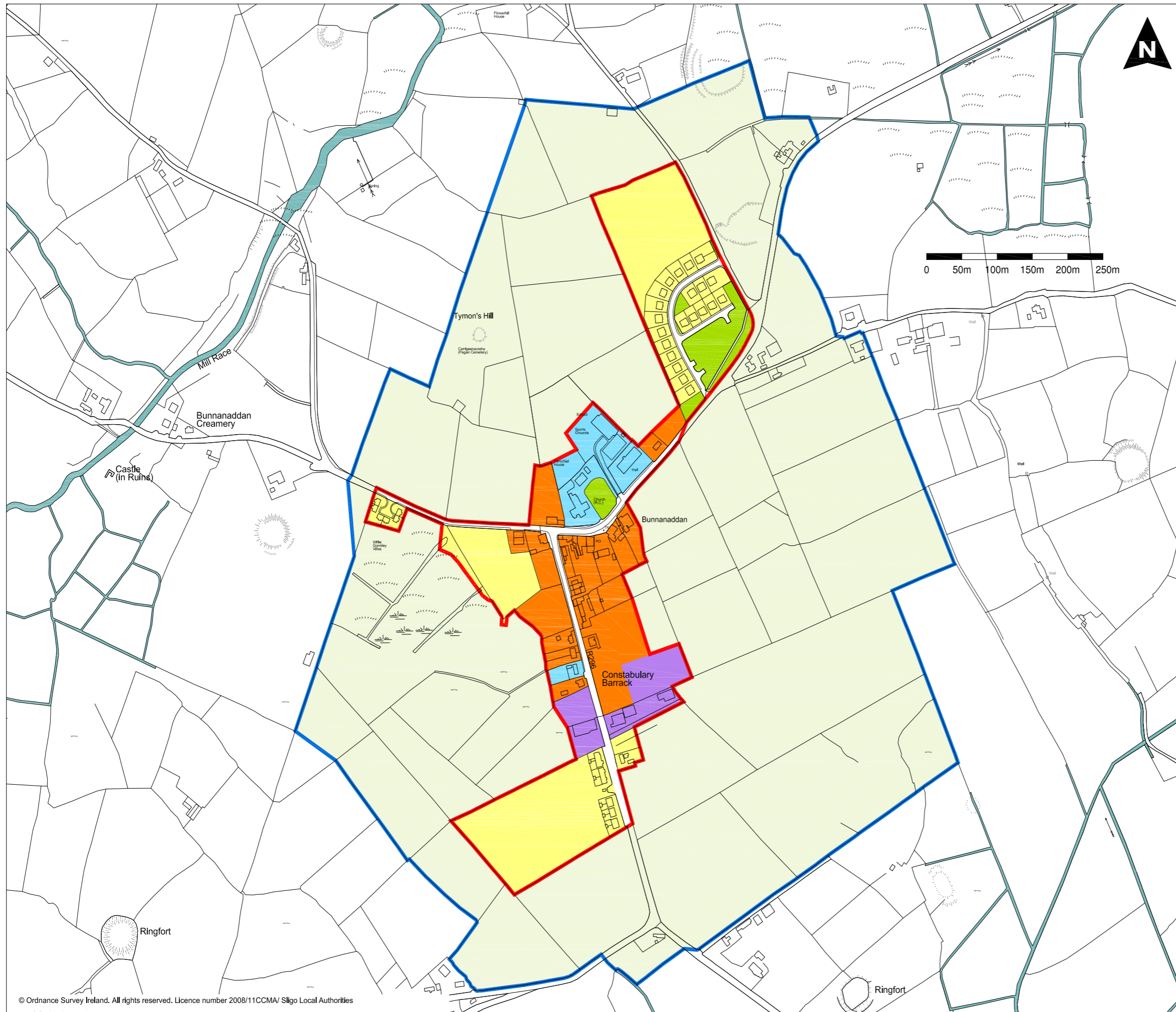
22.6 Business and enterprise

- A. Support the development of existing enterprises at the southern end of the village and reserve adjoining lands to cater for expansion of these activities.
- B. Where feasible, encourage shared access, car-parking and services arrangements between existing and new developments on lands zoned for business and enterprise uses.
- C. Ensure that any development on these lands is of an appropriate scale, layout and design, and protects the amenities of existing / proposed uses on adjoining lands.

22.7 Wastewater treatment

- A. Upgrade the existing wastewater treatment plant (WWTP) to a capacity of 350 PE (population equivalent).
- B. No additional multi-unit housing developments shall be permitted in the village until completion of the upgrading works.
- C. Upon completion of the upgrading works, 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. 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.

Bunnannaddan Zoning Map



- █ plan limit
- █ development limit
- █ residential uses
- █ mixed uses
- █ community facilities
- █ business and enterprise
- █ utilities
- █ open space
- █ transport node/carparking
- █ buffer zone

Bunnannaddan Objectives Map

- █ plan limit
- █ development limit
- ◆ proposed addition to RPS
- river buffer zone
- for objectives relating to individual site refer to written objectives
- RMP

