

27. Collooney Mini-Plan



Village Profile

Collooney is located approximately 13 km to the south of Sligo City, in a designated Rural Area under Urban Influence. The village provides a range of important services for the population of a wider area and is identified as a Principal Gateway Satellite in the Settlement Structure (see Section 3.3 of the CDP).

Most of the village is bounded to the east by the N4 (Sligo-Dublin road), and to the west by the Sligo-Dublin Railway line. The N17 (Sligo-Galway road) forms the southern boundary of the village, while the disused Western Rail Corridor runs to the west of it.

The Owenmore River (part of Unshin River Special Area of Conservation), which runs behind the village core, is of particular historical, aesthetic and heritage value.

The traditional village centre stretches along Main Street and Old Street, with older terrace-style development mixed with some new residential/commercial developments.

The majority of new development in the village has taken place after 2000, with significant concentrations of residential areas to the south and south-west, together with large-scale commercial developments to the east and south-east.

Population and housing

According to 2006 Census information, Collooney had a population of 892 persons in 2006 (44 % higher than the 2002 population). The village experienced significant development after 2006 and the survey undertaken by Council planners in mid-2009 estimated the population at 1419 persons.

Recent growth can be largely attributable to the Rural Renewal Tax Incentive Scheme, along with the village's proximity to Sligo City and its good transport links. Residential development is in the form of suburban-type estates, with some apartment buildings along the banks of the Owenmore River.

The 2009 surveys found a residential vacancy rate of 10% (70 units). There are 80 further residential units already permitted.

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

Community facilities

There is a wide range of community facilities in Collooney: two primary schools, two churches, an extended burial ground, a health centre, playing pitches and crèches. It is anticipated that the increased population will need additional community facilities. While some lands have been zoned for these specific purposes, a flexible approach should be taken towards proposals for community developments on other suitable sites.

Commercial and enterprise development

Retail development is focused around Main Street. Convenience food retailing in the town is small-scale and the limited comparison shopping offer is commensurate with the area's population and its proximity to Sligo City. The Sligo City and County Joint Retail Planning Strategy 2010-2017 highlights the need to keep further retail development in the village centre.

A significant development in recent years has been the construction of business/enterprise and commercial units on the lands to the east of the N4. There are concerns regarding the scale and the type of development that has occurred at this location. It is considered that retail/retail warehousing development of this scale is inappropriate for Collooney, as evidenced by current unit vacancy rates on these lands. Therefore further retail/retail warehousing developments should be restricted. Concurrently, a flexible and supportive approach should be adopted towards proposals for non-retail uses for the vacant units.

Infrastructure

Collooney is very well served by the road network, located as it is at the junction of the N4 (Dublin Road) and N17 (Galway Road). The village is also served by the main Dublin – Sligo railway line, a strategic transport link. The Western Rail Corridor also offers the potential for improved transport links. Its protection and development are important for the future development of Collooney.

The water supply for Collooney is sourced from Lough Gill and currently there are no capacity issues.

The wastewater treatment plant, with a design capacity of 1,400 PE (population equivalent) is currently overloaded and it is proposed to upgrade the existing scheme to 5,000 PE.

Objectives

It is an objective of Sligo County Council to:

27.1 Natural heritage and open space

- A. Maintain and enhance the conservation value of the Unshin River SAC/pNHA, Union Wood pNHA, and Slieveard Bog 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 / river buffer zone.
- C. Protect and enhance the riverbanks west of the N4, and encourage improved access to the river.
- D. Encourage the provision of landscaped river walks through the village, on both sides of the Owenmore River. The provision of such facilities will be required in conjunction with the development of adjoining lands.
- E. 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.
- F. 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.
- G. Preserve the mature trees and parkland on the grounds of Glebe House.
- H. 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.
- I. Preserve the private green area located at the junction of the R 290 (old N4) with the Local Road L 2101 (Coolaney Road).

27.2 Built heritage and streetscape

- A. The Objectives 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.
- B. 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.
- C. Maintain the masonry bridge spanning the River Unshin at Cloonmacduff.
- D. The open area at the Methodist Church should be redesigned as a village square, with appropriate landscaping, street furniture and parking spaces.

Note: The above 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.

- E. Seek the protection and conservation of the following Protected Structures and proposed Protected Structures:

Protected Structures

- RPS-12** Glebe House, except the modern flat-roof extension at the rear of the House, Ardcotten Td
- RPS-13** Railway bridge (over water), Ardcotten Td/Bleachgreen Td
- RPS-31** Ballynagrana Bridge
- RPS-48** Camp Hill House, Bleachgreen Td
- RPS-49** Collooney Mills Complex, including associated buildings and mills race, Bleachgreen Td
- RPS-50** Railway bridge (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
- RSP-89** Methodist Church, Collooney
- RPS-90** St Paul's Church (Col), Collooney
- RPS-91** Innishfree Crystal Factory Shop, only façade, gables and roof profile of the building,
- RPS-184** Markree Main Gate (current), Markree Demesne
- RPS-185** Markree former Gate Lodge (North Lodge 1)
- RPS-186** Markree Gate Lodge (North Lodge 2), Markree Demesne
- RSP-218** Quigley's shop front and house, Rinn Td, Leyny Barony
- RPS-251** Beehive Lodge, Deer Park, Union Td
- RPS-252** Deerpark Lodge, Union Td

Proposed Protected Structures

- P-64** Church of the Assumption
- P-63** Convent of Mercy
- P-35** Gate Piers, Union
- P-175** Collooney Railway Station & and associated engine shed, Bleachgreen

27.3 Circulation and parking

- A. Require new enterprise development west of the N4 to 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. Encourage the provision of a pedestrian bridge over the dual carriageway/N4.
- F. 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;
 - vi. the construction method is agreed in advance.
- G. Protect the Western Rail Corridor by preventing encroachment by any type of development onto or near the disused railway.
- H. Encourage the development of a commuter cycling route to link the village with Sligo City. The provision of any such route, when designed, will be required in conjunction with any development of adjoining lands.

27.4 Village-centre mixed-use zone

- 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 improved streetscape and ensure that new development is consistent in form and character with the exist-

ing 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 junctions, bridges and the Fair Green.

27.5 Commercial development

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

27.6 Community facilities

- A. Facilitate the relocation of Joseph's National School to a larger site on lands zoned for community facilities at the south of the town.

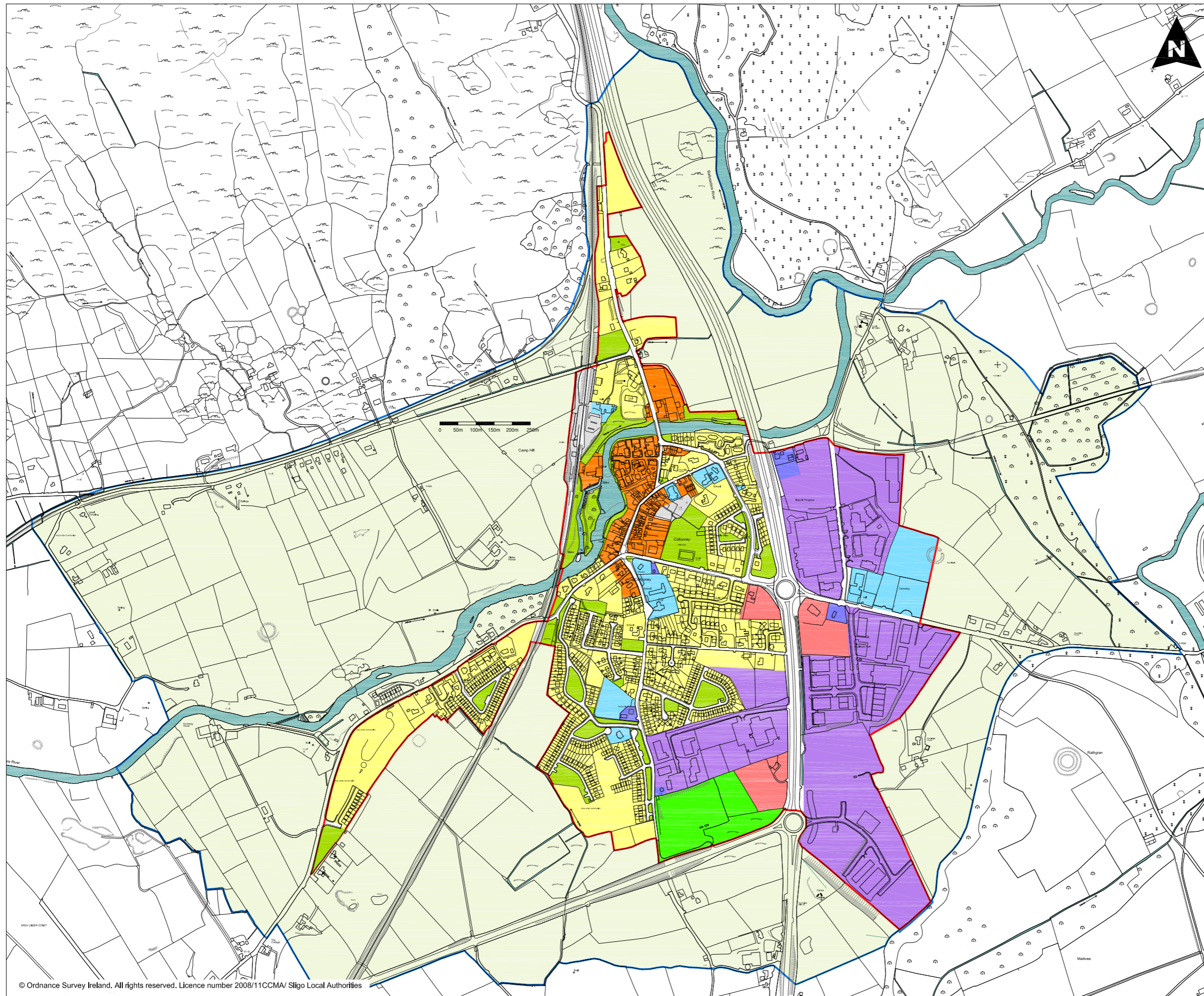
27.7 Business and enterprise

- A. Lands zoned for business, enterprise and light industry shall be restricted to uses that are consistent with this zoning category, as outlined in the zoning matrix. Retail or retail warehousing developments will not be permitted under any circumstances.
- B. Subject to the proper planning and sustainable development of the area, and particularly compliance with point A above, a flexible and supportive approach will be adopted towards proposals for alternative uses for existing vacant properties on these lands. In addition to details set out in the zoning matrix, the planning authority will consider a range of suitable uses for these properties, including activities relating to the creative industries, recreational and cultural uses, exhibitions etc.

27.8 Wastewater treatment
















- A. Reserve land for the expansion of the existing treatment plant (see Zoning Map), in order to increase capacity to 5,000 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.
- B. No additional development shall be allowed to connect to the existing WWTP until upgrading works are completed. Upon completion of the upgrading works, allow for development connecting to the WWTP up to a limit of 5,000 PE. However, notwithstanding any available 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).
- C. 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.

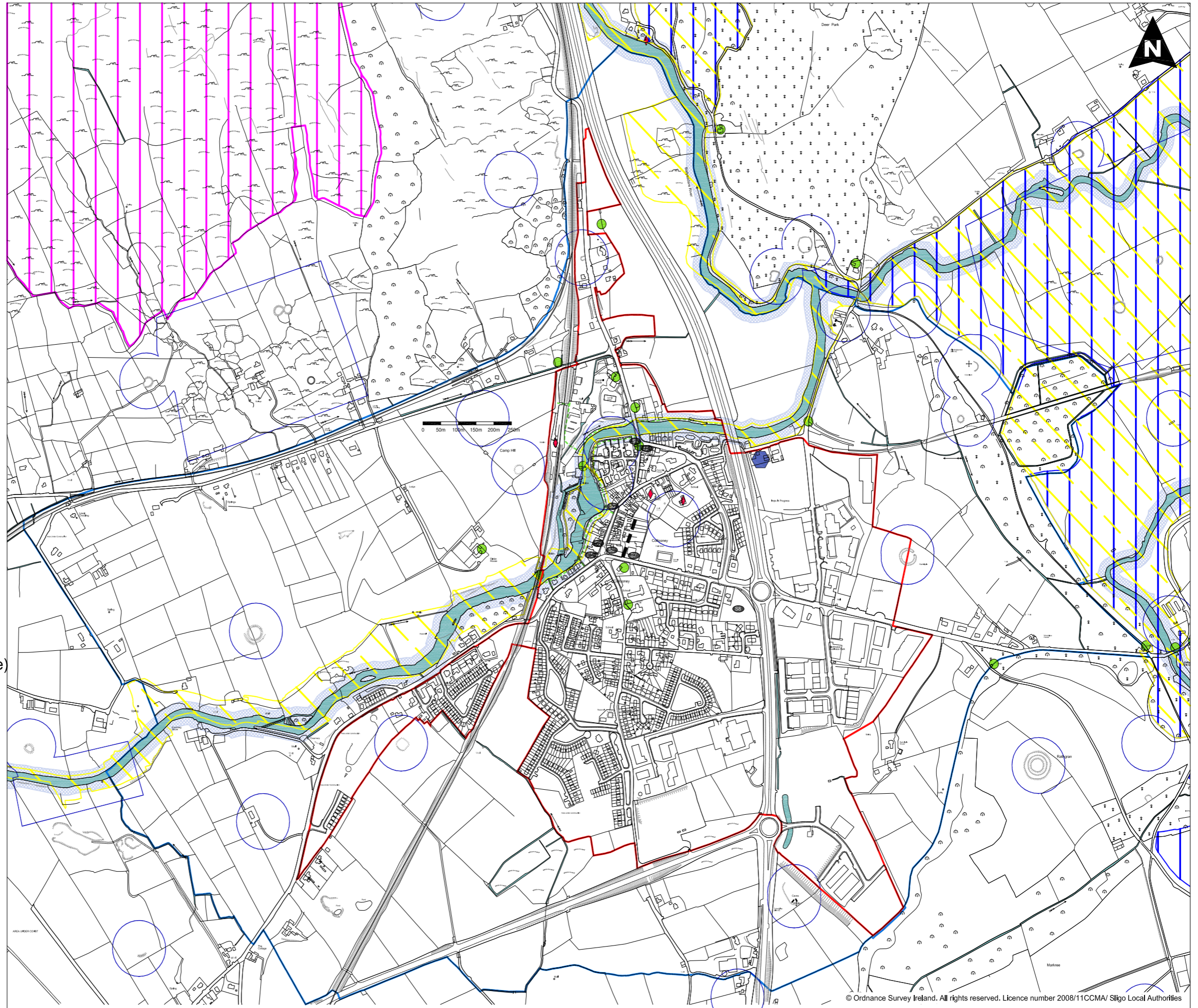
Collooney Zoning Map



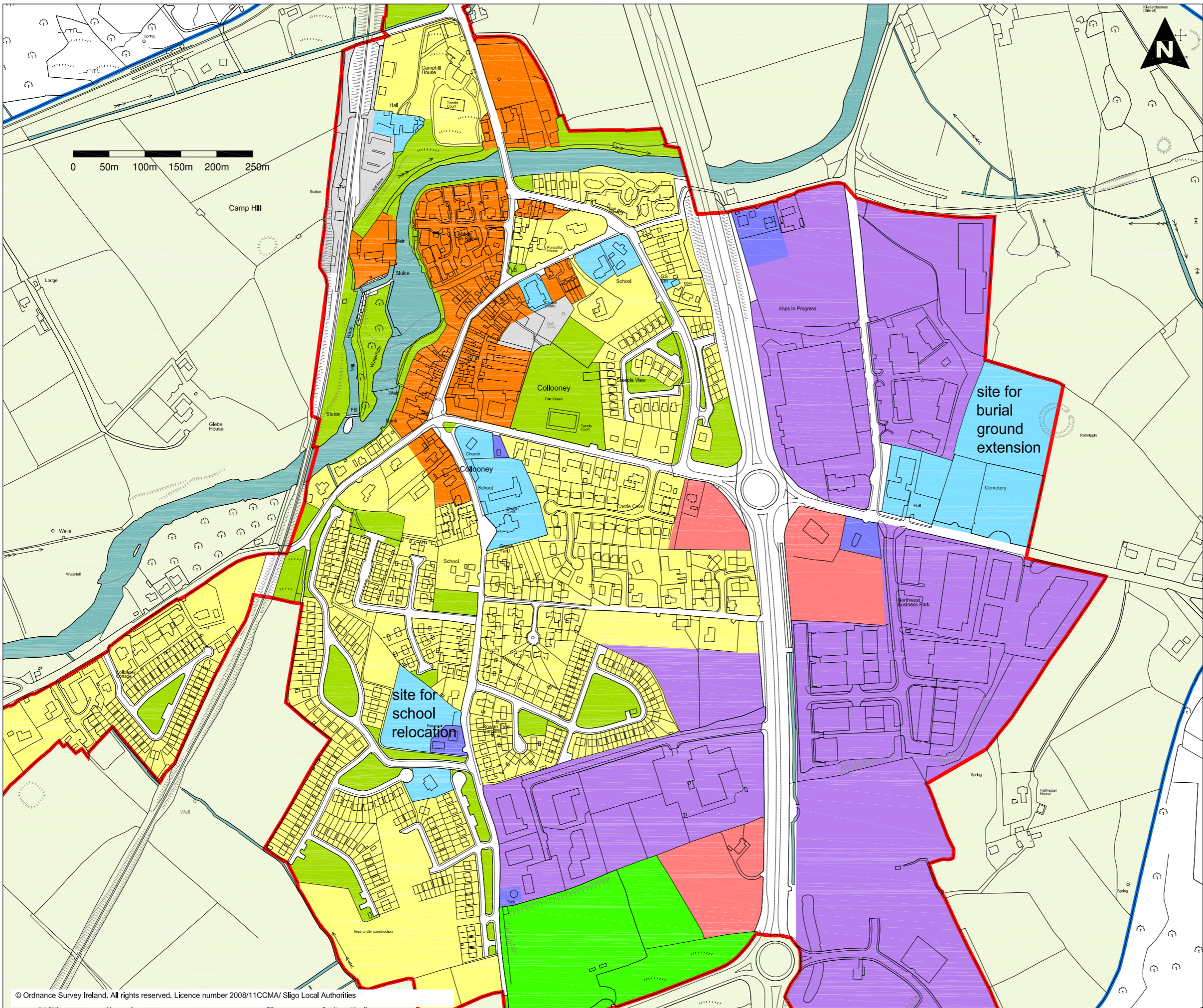
- plan limit
- development limit
- residential uses
- commercial uses
- mixed uses
- community facilities
- business & enterprise
- utilities
- open space
- sports and playing field
- transport node/carpar
- buffer zone

Collooney Objectives Map

-  plan limit
-  development limit
-  existing RPS structure
-  proposed addition to RPS
-  river walks, pedestrian and cycle links
-  scenic route
-  RMP
-  SAC
-  SPA
-  pNHA
-  NHA
-  WWTP Buffer zone (indicative)
-  Key sites for streetscape design
-  proposed road/street (indicative)
-  river buffer zone















Collooney Zoning Detail



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- █ business & enterprise
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- █ open space
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