

35. Gorteen Mini-Plan



Village Profile

Gorteen is located approximately 30 km to the south of Sligo City, in a designated *Rural Area in Need of Regeneration*, on lands classified as *normal rural landscape*. The village is situated at the junction of the regional roads R294 (Boyle-Ballina) and R293 (Ballymote-Ballaghaderreen). The settlement has generally developed in a linear pattern along the R294. The Rathmadder River, a tributary of the Owenmore River, flows just north of the existing built-up area.

Gorteen is identified as a *village supporting the rural community* in the Settlement Structure (see Section 3.3 of the CDP). The area has a strong association with traditional Irish music. The heritage centre in Gorteen, known as Ceolaras Coleman, is of national and international interest.

The historic village core lies between Gorteen Cross and the Culfadda road, where terraced two-storey buildings typify the character of development. More recently, some multiple housing developments have seen the settlement expand in a south-easterly and north-westerly direction along the R294.

Population and housing

According to census information, Gorteen had a population of 269 persons in 2006 (8 % higher than the 2002 population of 250 persons). The village continued to experience significant residential growth post-2006 and the survey carried out by Council planners in mid-2009 estimated the population at 409 persons.

This growth can be largely attributed to the Rural Renewal Tax Incentive Scheme and to the central location of Gorteen relative to Boyle, Ballymote, Ballaghaderreen and Tobercurry.

Recent residential development has mostly been in the form of suburban-type estates. The mid-2009 survey found a residential vacancy rate of 15% or 34 units in Gorteen. Planning permission had also been granted for a further 267 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

Community facilities in Gorteen consist of a crèche, community centre, sports field, church, burial ground and health centre. The former post-primary school is now vacant, with no immediate plans for its future use. The village and surrounding area are served by two primary schools at Carns and Mullaghroe. However, there are local aspirations to provide a single new school in the village.

It is likely that the recent population growth will result in demands for more or enhanced community facilities. Therefore, while some lands have been 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

Retail and commercial activities are generally located close to the junction of the two regional roads, locally known as Gorteen Cross. A basic range of services are provided to those living in the village and the surrounding rural area: supermarkets, convenience outlets, agri-supplies, professional services, public houses, a hotel, etc.

The Ceolaras Coleman traditional music heritage centre hosts a number of concerts throughout the year and is a very popular attraction for tourists and music enthusiasts.

The main source of employment is the frozen food processing plant operated by Green Isle Foods, which currently has a total workforce of 62 people and is of great economic importance to the locality.

Infrastructure

Gorteen is well served by the regional road network, which provides links to the N5 (Castlebar-Dublin) at Ballaghaderreen, the N4 (Sligo-Dublin) at Boyle, and the N17 (Sligo-Galway) at Tobercurry.

The water supply comes from the publicly-operated South Sligo Scheme. Currently there are no capacity issues. The wastewater treatment plant has been upgraded to 2,500 PE (population equivalent) and has sufficient capacity to cater for development in the foreseeable future.

Objectives

It is an objective of Sligo County Council to:

35.1 Natural heritage and open space

- A. Protect existing open spaces within the village and require the provision of additional open space in conjunction with the development of remaining lands as appropriate.

35.2 Built heritage and streetscape

- A. Seek the protection and conservation of the following Protected Structures and Proposed Protected Structures located within the plan limit:

Protected Structures

RPS-130 Churchview, Gorteen

RPS-131 Gorteen Church

Proposed Protected Structures

P-77 St. Patrick's Church, Rathmadder

- B. Seek to improve the streetscape by encouraging the enhancement of the front boundary treatment and forecourt area at O'Dowd's Garage, and the front boundary treatment of the ESB substation.

35.3 Circulation and parking

- A. Limit on-street car parking, particularly within the village centre area, to facilitate the free flow of traffic along the public road.
- B. Support measures to facilitate the safety and free flow of traffic at the junction of Regional Roads R293 and R294. The realignment of this junction will be required in conjunction with the development of adjoining lands.
- C. Encourage the provision of pedestrian/cycle links through the residential lands to the north and east of the village centre lands (as indicated on the Objectives Map). The links should ensure improved access to community facilities, playing fields and the village centre, and will be required in conjunction with the development of these lands.

35.4 Village-centre mixed-use zone

- A. Encourage the assembly and development of lands within the mixed-use zone on the basis of an integrated design proposal/masterplan. Terraced buildings are recommended along the Main Street and any new streets created within these zones.
- B. Promote the creation of a distinctive streetscape and ensure that new development is consistent in form, scale and character with the existing traditional buildings along the Main Street.
- C. Enhance existing civic space and, where feasible, provide additional small civic squares with appropriate furniture, planting, landscaping and public lighting.

- D. Any development proposal on village centre site VC-1 should:

- create appropriate streetscape along the public road (R293);
- be limited to two storeys in height and reflect the scale and character of existing development within the village;
- incorporate pedestrian links to Main Street;
- locate car parking to the rear of the site.

- E. Facilitate the relocation of the filling station (at the junction of R293 and R294) to a more suitable site outside the village centre area, and encourage redevelopment of this important site with village centre-type uses. Any redevelopment proposal should aim to improve the village streetscape and circulation at this point.

35.5 Community facilities

- A. Facilitate the potential redevelopment of the vacant vocational school building and grounds for community uses.
- B. Reserve land for the possible future development of a primary school and/or other community uses on site CF-2 (see the Objectives Map).
- C. Support the redevelopment of the existing basketball court and adjoining lands as a public park / playground (site CF-1).
- D. Encourage the shared use of community facilities, particularly on the existing and proposed school sites, for the benefit of the wider community.
- E. Reserve lands around the existing sports ground to facilitate the expansion of these and related recreational facilities.

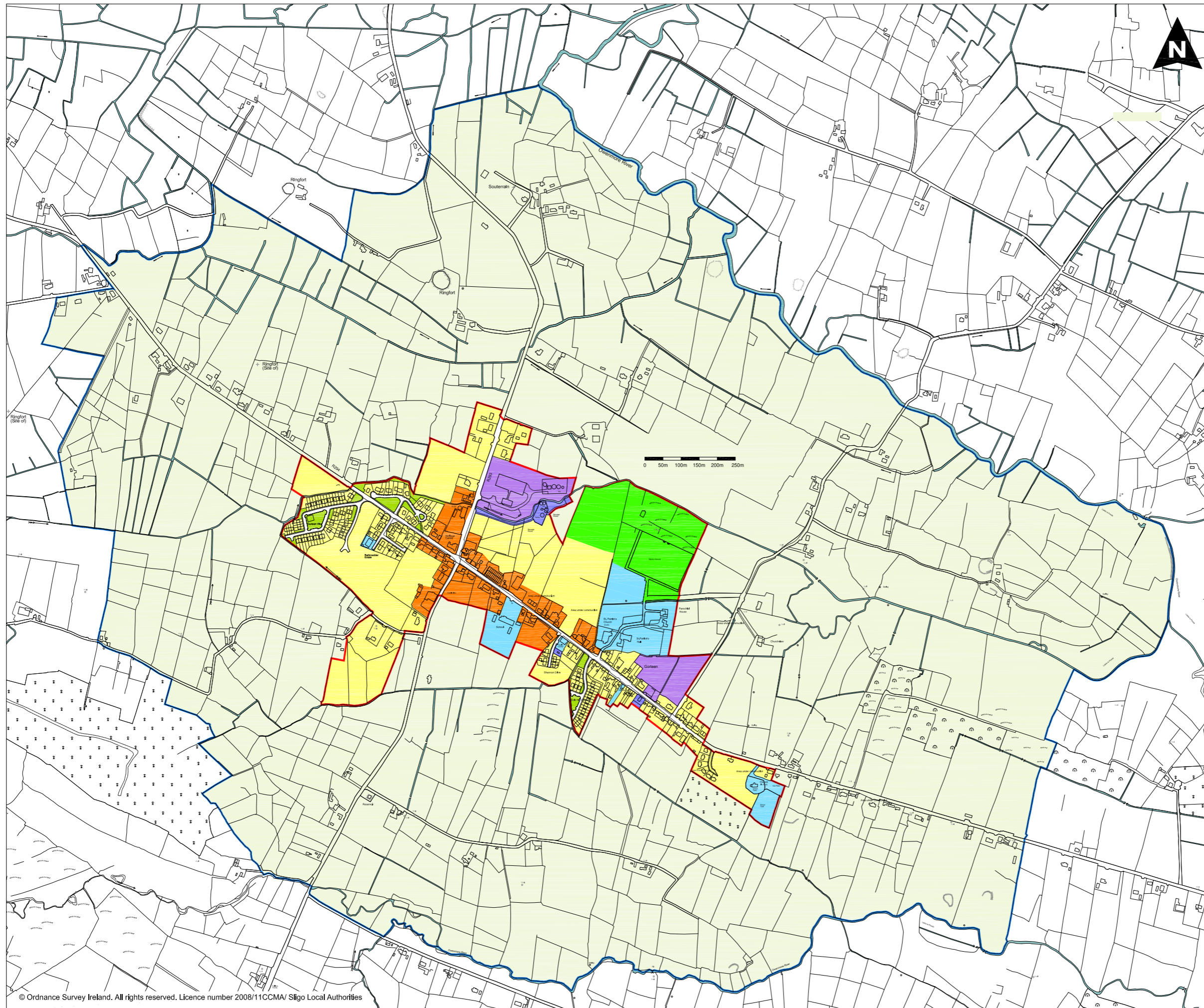
35.6 Business and enterprise

- A. Support the development of a business and enterprise complex to facilitate indigenous enterprises and create local employment (site ENT-1).
- B. Encourage shared access, car-parking and other servicing arrangements between occupants of the business and enterprise complex.
- C. Ensure that an appropriate buffer zone is maintained at the perimeter of the complex in order to adequately protect the residential amenity of neighbouring dwellings.

35.7 Wastewater treatment










- A. Allow for development connecting to the wastewater treatment plant up to a limit of 2,500 PE (population equivalent). However, notwithstanding this 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).
- B. A buffer zone shall apply in the vicinity of the existing 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.

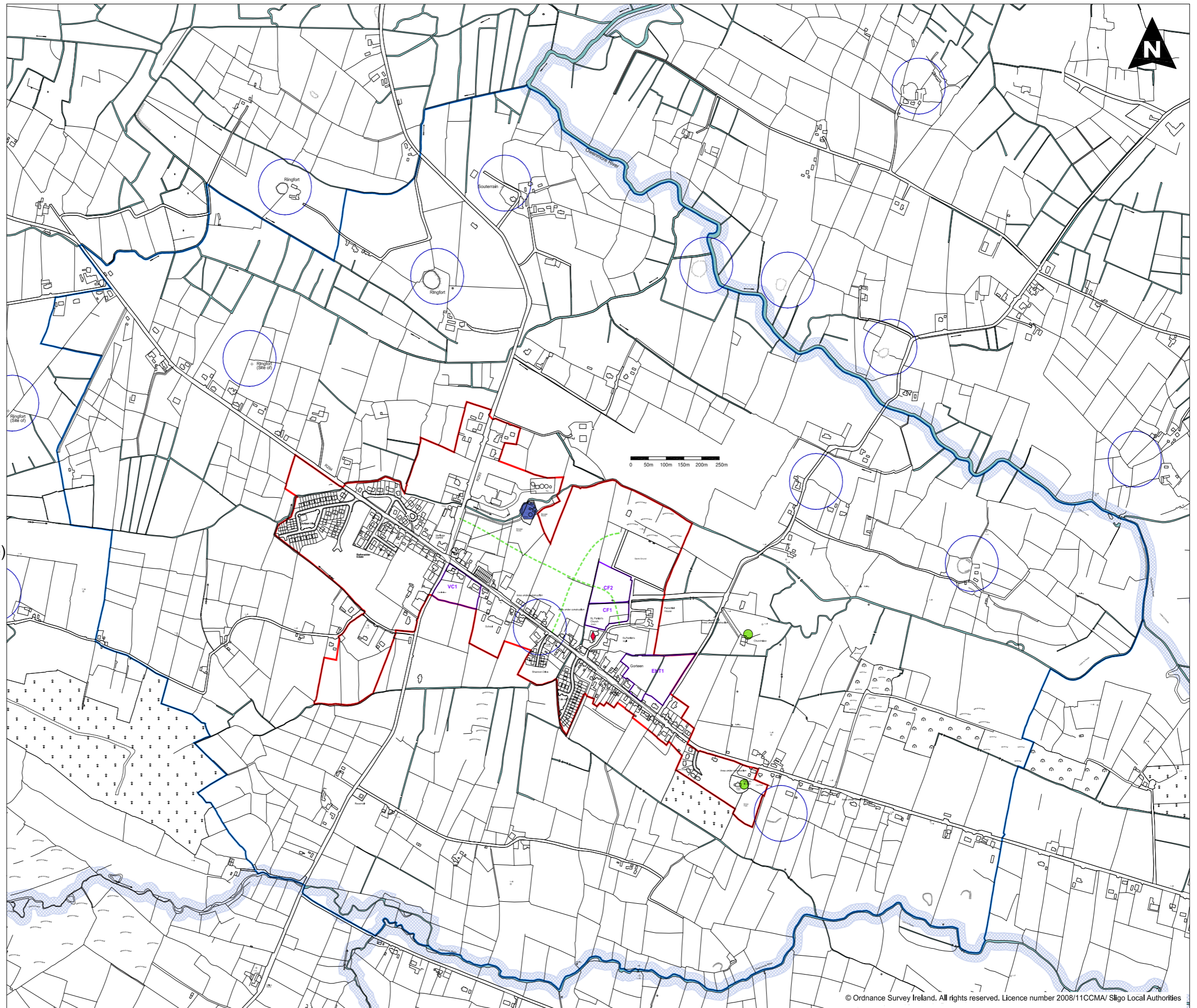
Gorteen Zoning Map



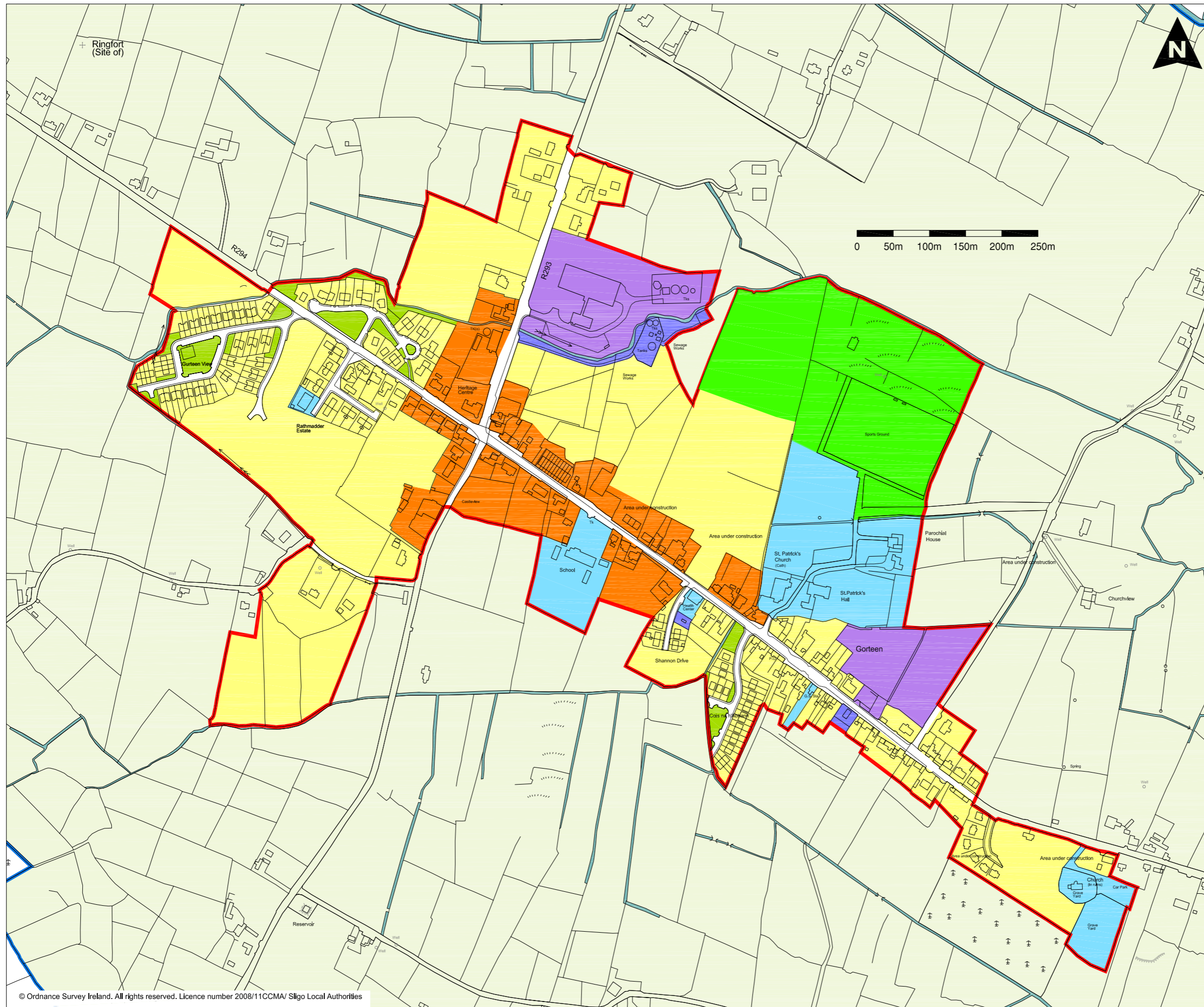
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- utilities
- open space
- sports and playing fields
- buffer zone

Gorteen Objectives Map

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












Gorteen Zoning Detail



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