

40. Rathcormack Mini-Plan



Village Profile

The village of Rathcormack is located approximately 5 km north of Sligo City, along the N15 Sligo-Donnegal road. The village is situated in a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*. The surrounding landscape is sensitive, especially the nearby coastline to the west and the Dartry Mountain range to the north-east. The village is identified as a *Secondary Gateway Satellite* in the Settlement Structure (see Section 3.3 of the CDP).

Rathcormack provides a limited range of services for the population of the surrounding rural area. The village has a somewhat disjointed core area consisting of the church, school and some commercial developments. The remainder of the village is low-density residential development and some dispersed commercial developments.

Population and housing

There is no census population data available for Rathcormack. The village is located within the Electoral Divisions of Drumcliff West and Drumcliff East, which recorded population changes of 0% and -9% respectively during the 2002-2006 inter-censal period. A survey carried out by Council Planners in mid-2009 estimated the actual village population at 150 persons.

Unlike other similar villages, Rathcormack has experienced only little growth in recent years, due to the absence of public wastewater infrastructure and other services, along with the apparent lack of demand for multiple housing developments. It is not envisaged that this situation will change significantly within the lifetime of this development plan.

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 within the village consist of the primary school, the Catholic Church, the graveyard and the parish historical museum. Whilst population growth has been limited, the village acts as an important community facilities provider for a large surrounding area (including Drumcliff, Carney and parts of the Rosses Point peninsula). Specific lands have been zoned to accommodate additional community facilities. However, a flexible approach should also be taken towards proposals for community developments on suitable alternative sites.

Commercial and enterprise development

Rathcormack offers a limited range of convenience retailing goods together with a diverse range of comparison and speciality businesses. These are mainly concentrated in the craft centre along the N15 and along the Ballynagalliagh road. A flexible and supportive approach should be adopted in order to help sustain and develop such businesses, where appropriate.

Infrastructure

Rathcormack is well served by the N15 Sligo-Donnegal road. It is proposed to by-pass the village with the provision of a realigned N15 to the west.

Water supply is provided through the Drum East Group Water Scheme and currently there are no capacity issues. There is no public wastewater treatment facility in the village and it is not envisaged that such facility will be provided during the lifetime of this plan.

Objectives

It is an objective of Sligo County Council to:

40.1 Natural heritage and open space

- A. Encourage the protection and enhancement of the conservation value of Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC/pNHA.
- B. Encourage the enhancement of the existing open space between the school and the N15 (site OS-1) and encourage the development of a new landscaped open space near the church. (site OS-2).
- C. Ensure that development is carried out in a manner which preserves views from the N15 (designated Scenic Route), particularly on the approach to the village from the north and south.

40.2 Built heritage

- A. Seek the protection and conservation of Protected Structures located within the plan limit:
 - RPS-11** St. Columba's Church (RC)
 - RPS-160** Thatched Cottage, Kintogher

40.3 Transport, circulation and parking

- A. Ensure that development does not interfere with the preferred route corridor for the N15 realignment and associated works to the west of the village.
- B. Improve the traffic calming measures along the N15.
- C. Facilitate the provision of a pedestrian link between the existing open space (OS1), via the school and parochial house, to the church and the proposed open space (OS2).
- D. Improve the pedestrian facilities within the village, particularly along the N15.
- E. Development along the N15 should provide off-street car-parking to the rear of the site and should include appropriate measures to prevent roadside car-parking. In such cases, site access should be gained via non-national roads or existing entrances, where feasible.

40.4 Village-centre mixed-use zone

- A. Encourage a mix of commercial and residential uses in the village centre.
- B. Development within the village centre should generally take the form of two-storey terraces, in order to establish a village streetscape.
- C. Require land assembly with shared access roads and entrances, in order to facilitate coordinated development.

- D. Village centre site VC-1 is identified as a site with significant development potential. The relocation of the existing filling station will be facilitated, in order to replace it with more appropriate village -entre uses. Any development proposal on this site should:
 - address both public roads by providing frontage to create village streetscape;
 - be designed to a high standard, to reflect the prominent position of the site at the centre of the village;
 - comprise two-storey development, reflecting the character of the existing village;
 - prohibit on-street car parking to facilitate the free flow of traffic;
 - gain vehicular access off the adjoining local road to the southeast.

40.5 Community facilities

- A. Facilitate the development of Rathcormack National School through the reservation of lands in its vicinity to allow for expansion and/or the provision of other community facilities.
- B. Encourage the maintenance and enhancement of the existing village green (OS-1).
- C. Facilitate the development of a multi-purpose community facilities on the site marked CF-1. The shared use of services and facilities between various community groups would be encouraged in any such proposal.
- D. Encourage the maintenance and enhancement of the Parish History Museum.

40.6 Business and enterprise

- A. Facilitate the expansion of the existing craft centre in keeping with the scale and character of existing development.
- B. Facilitate the consolidation and enhancement of existing enterprises located along the Ballynagalligh Road.

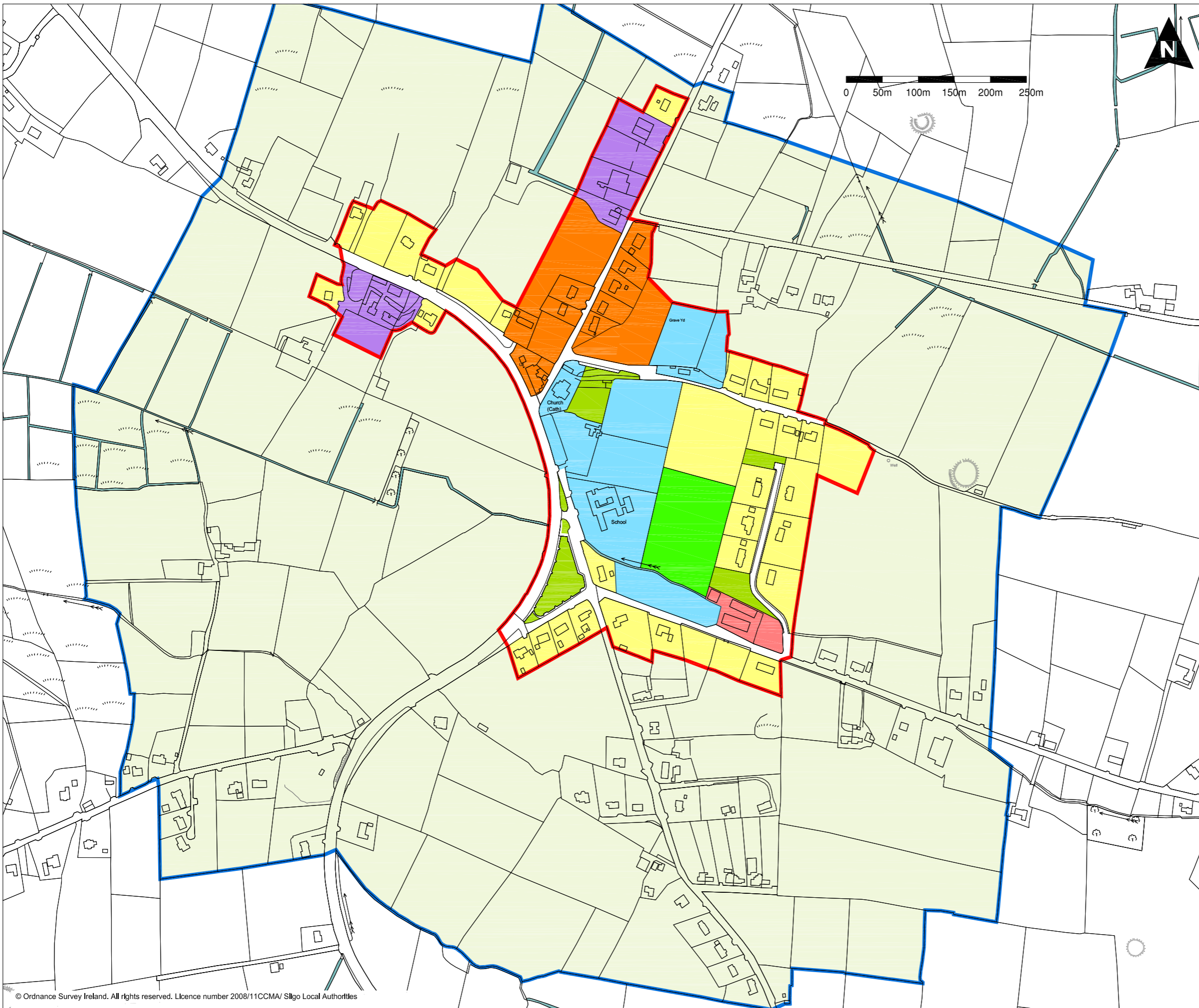
40.7 Residential development

- A. Residential development should generally take the form of detached houses, consistent with the existing dispersed pattern of development in the village.

40.8 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.

Rathcormac Zoning Map



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

Rathcormac Objectives Map

-  plan limit
-  development limit
-  existing RPS structure
-  river walks, pedestrian and cycle links
-  for objectives relating to individual site refer to written objectives
-  scenic route
-  N15 realignment preferred route (indicative only)
-  RMP
-  WWTP

