

43. Tourlestraun Mini-Plan



Village Profile

Tourlestraun lies approximately 7 km to the 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).

Situated in an area of undulating countryside between the River Moy (SAC) and the foothills of the Ox Mountains, this small village originally developed around a crossroads.

With the exception of one small multiple housing scheme, development in recent years has been limited to one-off housing and ribbon development, particularly along the Banada road.

Population and housing

There are no specific population data available for Tourlestraun. The village is located within the Banada Electoral District, which, according to 2006 Census information, had a population of 579 persons in 2006 (1 % higher than the 2002 population). A survey carried out by Council planners in mid-2009 estimated the population of the village itself at 68 persons.

Unlike many other villages throughout the county, Tourlestraun did not experience significant development pressure, probably due to the absence of public wastewater treatment facilities and other services, along with an apparent lack of demand for multiple housing development.

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

Given the apparent lack of demand, together with the absence of adequate infrastructure, there is no demonstrable need for significant additional housing development or for zoning significant areas of land for residential purposes.

Community facilities

Being close to Banada, Tourlestraun has the benefit of shared community facilities. The church, primary school, community centre and sports ground are located in Tourlestraun, whilst the health centre, ball alley, public park and another larger community hall are located at Banada.

Whilst 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

In keeping with the scale of the village, there is very little retail/commercial activity and there are no enterprises or industrial undertakings providing significant local employment. Any such initiatives should be encouraged and facilitated, where appropriate.

Infrastructure

The village is well served by the local road network, which provides links with the Sligo-Galway road (N17) at Tobercurry, and the Boyle-Ballina road (R294) at Mullany's Cross.

The water supply for Toorlestraun comes from Lough Talt and currently there are no capacity issues.

There is no public wastewater treatment facility at present and it is not envisaged that such infrastructure will be provided in the short-medium term.

Objectives

It is an objective of Sligo County Council to:

43.1 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 zoned lands.
- B. Ensure that development is carried out in a manner which protects the areas designated as Sensitive Rural Landscape and the River Moy cSAC (site code 002298) to the south of the village.

43.2 Built heritage

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

RPS-248 St. Attracta's Church (RC), Tourlestraun

43.3 Circulation and parking

- A. Improve pedestrian / cycling links throughout the village, particularly the connections between the village centre and the school, community centre, playing pitches and parish church (as indicated on the Objectives Map). The provision of such links will be required in conjunction with the development of adjoining lands.
- B. Lands to the north of the church are reserved for the provision of community facilities. Any development proposal on these lands should include substantial car-parking facilities, which should be designed to cater for shared use between the church and any other proposed community facilities.
- C. Require improvement / realignment of the village-centre road junction (Tobercurry and Ballina roads) in tandem with the development of adjoining lands.

43.4 Village-centre mixed-use zone

- A. Development in the village centre area should ensure the creation of an appropriately designed streetscape along public roads.
- B. Any development proposal on village centre site VC-1 should:
 - retain, if possible, all the mature trees on the site;
 - be limited to two storeys in height and reflect the scale of existing development within the village;
 - provide on-site car-parking at a central location.

- C. Any development proposal on village centre site VC-2 should:

- retain, if possible, all the mature trees on the site;
- incorporate an appropriate setback / open space at the south-eastern corner to enhance visibility at this road junction;
- be limited to two storeys in height and reflect the scale of existing development within the village;
- provide on-site car-parking in order to facilitate the free-flow of traffic;
- strive to retain the existing building on site.

43.5 Community facilities

- A. Promote and facilitate the development of the existing community centre, school and sports facilities within the village.

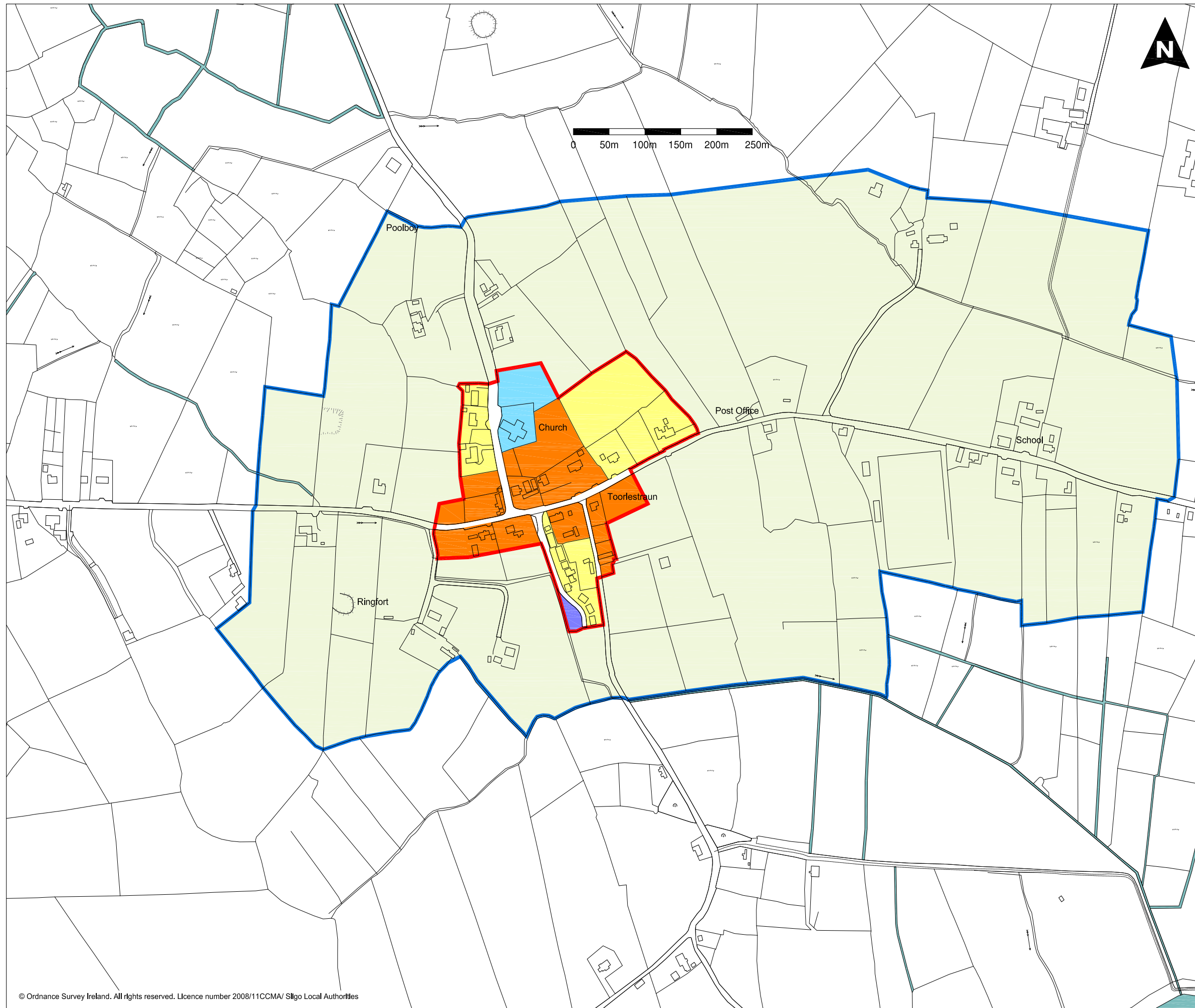
43.6 Residential development

- A. Residential development should generally be consistent with the existing pattern of development in the village.
- B. Any future substantial residential development (i.e. beyond the time-frame of this plan and subject to the provision of appropriate infrastructure) should be located east of the current development limit, in the area between the existing village and the school and community centre.

43.7 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 treatment systems will not be permitted.

Toorlestraun Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- utilities
- buffer Zone

Toorlestraun Objectives Map

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

