

Chapter 13. Mini-plans

The Draft CDP 2011-2017 contains mini-plans for thirty settlements throughout the County. The preparation of mini-plans serves the following principal purposes:

- to identify and reserve adequate land for residential and commercial (village centre) uses, to cater for anticipated population growth, and to identify and reserve adequate land for other uses such as community facilities, open space/recreation, enterprise and commercial/retail uses;
- to ensure that the growth rate of settlements is consistent with the Core Strategy and Settlement Structure, as well as with the capacity of existing and/or planned infrastructure;
- to establish a development limit for each settlement, outside which a buffer zone shall protect the existing rural area and reserve land for future expansion;
- to facilitate the application of Part V of the Planning and Development Act 2000 (as amended), whereby 20% of sites zoned for new residential development (or a mix of uses including residential) shall be reserved for the development of new social and affordable residential units;
- to provide guidance on the design and layout of future development in various areas of each settlement;
- to identify existing built and/or natural features to be protected;
- to facilitate improved circulation within and around settlements.

In order to ensure a consistent planning approach to future development in all thirty settlements, the policies set out in this chapter shall apply to all villages covered by a mini-plan.

Details of the individual mini-plans are set out in chapters 14 to 43.

In addition to maps showing zoning and other objectives, each mini-plan contains a number of settlement-specific written objectives. As these settlements are generally small rural villages, similar issues and circumstances prevail.

Each individual mini-plan must be read in conjunction with this chapter (Chapter 13). Furthermore, it should be noted that the policies and objectives outlined in the main CDP document (Volume 1, chapters 1 to 12) apply to all areas covered by the mini-plans.

The settlements for which draft mini-plans have been prepared are:

Aclare, Ballinacarrow, Ballinamad, Ballinciar, Ballintogher, Ballygawley, Ballysadare, Banada, Bunnadadden, Carney, Castlebaldwin, Cliffony, Cloonacoo, Collooney, Coolaney-Rockfield, Culfadda, Curry, Dromore West, Drumclif, Easky, Geevagh, Grange, Gurteen, Monasteraden, Mullaghmore, Ransboro, Rathcormack, Riverstown, Rosses Point and Tourlestraun.

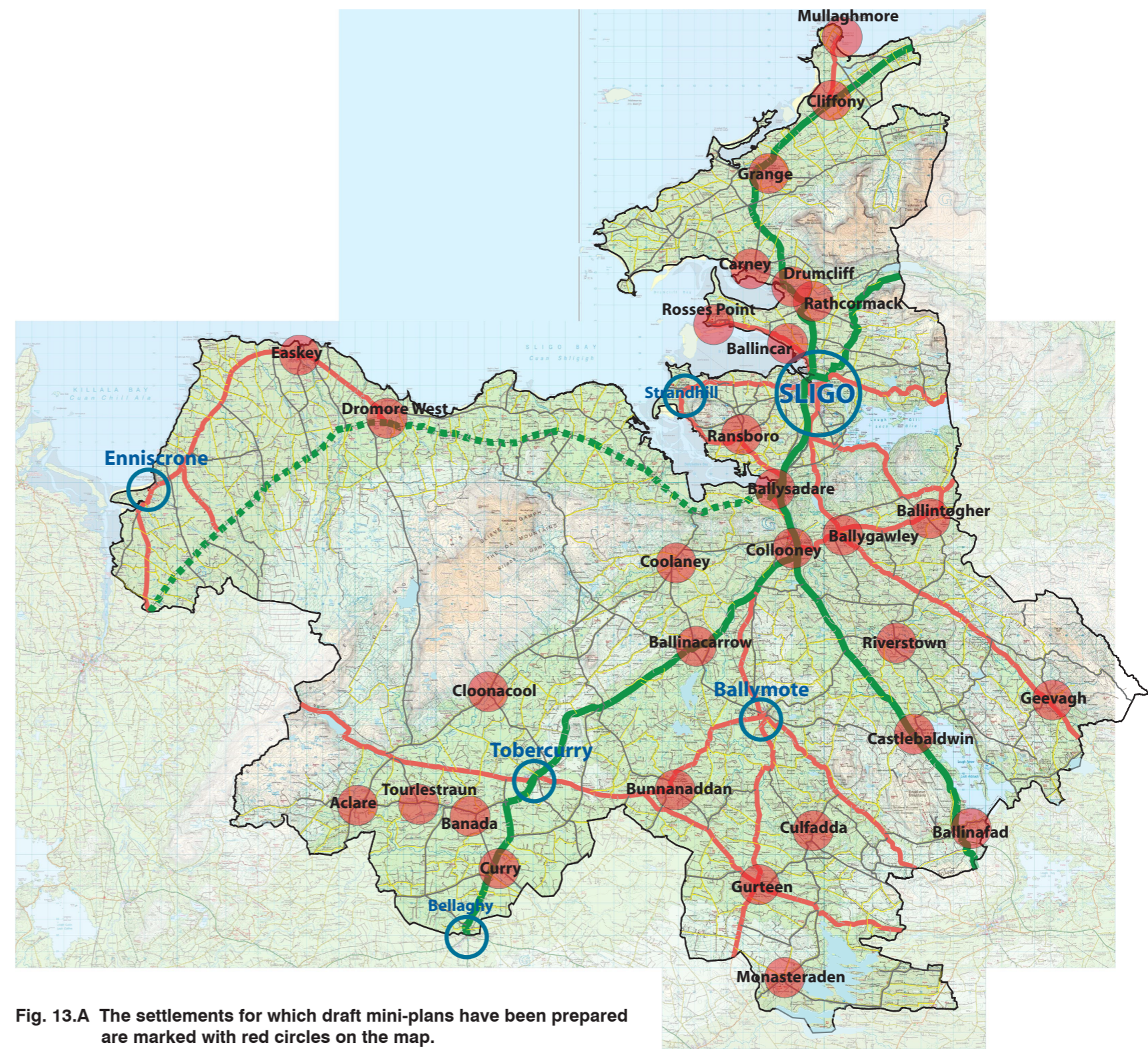


Fig. 13.A The settlements for which draft mini-plans have been prepared are marked with red circles on the map.

Mini-plans: general policies

It is the policy of Sligo County Council to:

13.1 Landscape, natural heritage and open space

- A.** Protect and enhance all river banks as wildlife corridors. In order to assist in this regard, the planning authority will establish a 20-metre wide river buffer zone along both sides of all rivers.
- B.** Require development proposals to maintain the river buffer zone free from development (apart from river bank enhancement works). Exceptions may also be considered in the case of brownfield sites and in cases where the maintenance of the zone is not practically achievable. In such cases, a reduced buffer width may be accepted. Any such cases will be assessed on an individual basis.
- C.** Ensure that river bank enhancement works and any other development along rivers are undertaken only after consultation with the North Western Regional Fisheries Board and the National Parks and Wildlife Service of the Department of Environment, Heritage and Local Government.
- D.** Retain important habitats and natural features through protection from development or integration into new developments as necessary. Although not exclusive, the following are considered to be important biodiversity habitats: mature trees, groups of trees, woodlands, hedgerows.
- E.** In accordance with the policies outlined in section 7.1 of this Plan, protect and maintain the conservation value of all natural heritage sites designated or proposed for designation in accordance with European and national legislation and in other relevant international conventions, agreements and processes. This includes sites designated or proposed as Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Ramsar sites and Statutory Nature Reserves.
- F.** When considering any proposed development within the mini-plan areas, the planning authority must comply fully with Article 6 of the EU Habitats Directive (as transposed into Irish Law by the EU Habitats Regulations 1997 and subsequent amendments) and assess whether the proposed development is likely to have a significant impact upon the integrity, conservation objectives and qualifying interests of any Natura 2000 site, notwithstanding any particular mini-plan objective that may apply to the relevant lands.

13.2 Built heritage, streetscape and building design

- A.** New development should seek to create coherent and attractive streetscape, reflecting and respecting the prevailing architectural style and detailing of the adjacent buildings.
- B.** New development should respect and complement the form and scale of the existing village and should innovate by reinterpretation. The incorporation of design elements that reflect those traditional to the village streetscape will be encouraged in new development.

- C.** Encourage the redevelopment of vacant and derelict structures/sites within the village.
- D.** Some objectives maps identify key sites or 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 developed, redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.
- E.** Where possible, new development should use existing redundant buildings that contribute significantly to the village character. Wherever possible, stonewalled buildings should be protected and renovated for new use.
- F.** Where feasible, stone walls should be preserved, enhanced and extended, in a manner that is in-keeping with traditional stone-walling in the vicinity. Other important non-structural elements of the built heritage should also be protected.
- G.** The design of shop fronts, advertisements and signs should match the overall form and structure of the buildings to which they pertain.
- H.** The size, design, colour, material and illumination of signs should be subdued. Signs should generally be positioned well below the first-floor window level. Hanging signs should be restricted to one per shop or business and their size should be proportional to the building.
- I.** External illumination of buildings and signs is acceptable only by use of appropriate spotlighting of key buildings of particular architectural interest. Internal illumination of signs will not be permitted.
- J.** Overhead lines and cables should be placed underground, where possible.
- K.** Public lighting should be maintained and improved where possible.

13.3 Transport, circulation and parking

- A.** Within villages the Council shall strive to achieve the upgrading of roads, footpaths, entrances, car-parking and junctions wherever possible, along with the development of traffic-calming measures where appropriate and the extended provision of pavement appropriate for wheelchair users.
- B.** Require new development to provide sufficient on-site parking, which should be designed and landscaped to a high standard. Off-street parking associated with road/street frontage development should be located at the rear of the structures.
- C.** Provide pedestrian and cycling linkages within and between existing and new housing/mixed-use/sports and recreational development throughout the area. Note: The routes of the proposed linkages, as indicated on the objectives maps for each settlement, are indicative only. The precise route of any such linkage shall be agreed with developers/applicants during the planning application process and shall be included as an integral part of new developments.
- D.** Retain access to important natural and archaeological features.

- E.** Endeavour to prepare a traffic management plan for each village. This plan shall examine all existing problems relating to traffic, parking, mobility and pedestrian movements and will identify appropriate solutions for the locality. Prospective developments shall incorporate the provisions of any such plan when prepared.
- F.** Require the provision of secure cycle parking facilities within new developments where appropriate.
- G.** Any proposal for the provision of pedestrian/cycle links along riverside areas shall be screened for the requirement of an appropriate assessment in compliance with Article 6 of the EU Habitats Directive (as transposed into Irish Law by the EU Habitats Regulations 1997 and subsequent amendments), and in accordance with the policies outlined in Section 7.1 of this Plan.

13.4. Village-centre mixed-use zones

- A.** Facilitate a mix of mainly residential and commercial/retail activities in the areas zoned for mixed uses.
- B.** Require high standards of design and landscaping for new development, integrating with old and new streetscape.
- C.** Give special attention to the siting, layout and design of new or redeveloped buildings around junctions. Such development should ensure that a suitable façade is presented when viewed from surrounding vantage points, whilst also ensuring that appropriate building setbacks are incorporated in order to facilitate improved traffic and pedestrian circulation.
- D.** Enhance existing civic space and, where feasible, provide additional small civic squares or street pockets (pocket squares) with appropriate furniture, planting, landscaping and public lighting.
- E.** Provide pedestrian-only spaces within mixed-use zones, with particular attention to the needs of wheelchair users.
- F.** Facilitate proposals for the appropriate re-use of existing vacant properties.
- G.** Maintain an appropriate balance of development between the traditional village centre and new areas zoned for village centre type uses. The development of new village centre areas should not adversely impact on the traditional village core to the extent that it would undermine its quality or the role the traditional village centre plays in the economic and social life of the local community.

13.5 Community facilities

- A.** Maintain and enhance existing, and provide additional, sports, recreational and playground facilities where feasible.
- B.** Encourage the provision of crèche/childcare, healthcare and elderly care facilities within the development limits of villages, on sites that are easily accessible for all sections of the community.

- C. Encourage the provision of additional recycling facilities on lands zoned for community uses. Such facilities will also be considered at other appropriate locations.
- D. Adopt a flexible and supportive approach towards the accommodation of community facilities within a wide variety of land-use zoning categories, in particular lands zoned for community facilities, village-centre-type mixed uses, residential development and commercial/enterprise uses.
- E. Promote cultural development that acknowledges and builds upon local character and distinctiveness through the natural, built and community environment.
- F. Develop area-based cultural objectives for inclusion in mini-plans.

13.6 Residential development

- A. Residential development should generally take place incrementally, from the core towards the edges, in a manner capable of consolidating the existing village and at a pace consistent with its infrastructural capacity (in terms of physical and community infrastructure) to accommodate further development.
- B. Promote residential development such as terraced townhouses and, where appropriate, apartments with communal parking and service areas.
- C. New residential schemes should incorporate a variety of house types and sizes, to offer choice and cater for a mix of households of different sizes.
- D. Encourage the development of backlands through land assembly, using shared-access arrangements and creating pedestrian and cycling linkages with existing developments.
- E. Preserve and enhance public or incidental open space within existing housing estates and provide high-quality, suitably located and well-landscaped open space in every new residential development.
- F. Ensure that the design the open space associated with new development connects with, or integrates adjoining natural features such as woodland, mature trees, groups of trees, hedgerows etc.
- G. Encourage the provision of additional residential units on lands where current densities are very low, subject to appropriate scale and the protection of existing residential amenities.
- H. Ensure that the densities of new residential schemes are appropriate to the scale of each settlement and to the location of each site within that settlement. On this matter, regard will be had to the DoEHLG publication *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)*, 2009.
- I. Encourage, where appropriate, the use of vacant residential properties for social and affordable housing. Where appropriate, community and/or commercial uses may also be accommodated in vacant residential properties. Any such proposal shall be of an appropriate scale/design, and shall be restricted to uses that are compatible with surrounding properties.
- J. Residential development will be permitted at a rate that is consistent with the Core Strategy and the Settlement Structure as well as with the capacity of infrastructure in each settlement. The number of existing and permitted residential units will be monitored to ensure that the potential population of each settlement is consistent with both the Settlement Structure and the infrastructural capacity.

13.7 Business, enterprise and industry

- A. New business, enterprise or industrial units shall have shared access arrangements, where possible.
- B. Screen and landscape new business, enterprise and industrial development to a high standard, and give special attention to the design of structures located in highly visible positions or fronting main roads.
- C. If industries requiring large volumes of water wish to locate in any particular settlement, they should seek to use a private water source and provide the necessary wastewater treatment facilities, in the event that the public services do not have the required capacity to deal with the extra loading (see also section 13.9 below).
- D. Adopt a flexible and supportive approach towards the accommodation of small-scale business and enterprise proposals on lands zoned for residential, village-centre and community uses. Proposals that would be compatible with existing and proposed development in the surrounding area will be encouraged subject to appropriate scale, design and servicing.

13.8 Buffer zones

- A. Establish a buffer zone around settlements, between the plan limit and the development limit, with a view to:
 - consolidating and containing settlements within a single development limit;
 - safeguarding land for the future expansion of settlements and for the provision of infrastructure;
 - preserving views;
 - protecting the integrity of archaeological sites and monuments in the area surrounding the village;
 - protecting and enhancing designated nature conservation sites (pNHAs, SACs, SPAs etc).
- B. Reserve the buffer zone principally for agricultural use.
- C. Ensure that the siting and construction of new roads and buildings in the buffer zone minimize their visual and environmental impact.
- E. Within the Buffer Zone, proposals for one-off rural housing shall only be accommodated in cases of proven need, i.e. immediate family members of local farming families who wish to build on their own land and have no suitable option on their holdings outside the buffer zone.
- F. In relation to housing, give preference to the sensitive renovation or replacement of existing vacant or derelict structures.

13.9 Water quality, water supply, surface water and wastewater treatment

- A. Endeavour to ensure the protection and, where necessary, the improvement of water quality within the mini-plan areas.
- B. Strive to provide each area with an adequate and reliable water supply and a network capable of accommodating domestic, commercial and industrial growth.

- C. Ensure that all proposed developments can demonstrate the availability of a water supply of sufficient quantity and quality to serve the needs of the proposed development.
- D. Strive to provide settlements with public wastewater treatment facilities in accordance with details outlined in Chapter 9 (refer to Volume 1, the main CDP document).
- E. Development proposing to connect to the public wastewater treatment system will not be permitted unless the planning authority is satisfied that adequate capacity is available. Exceptions to this policy will be considered in cases where works on upgrading the wastewater facilities have commenced and would be completed within a reasonable timeframe. In such cases, appropriate conditions will be applied to planning permissions to ensure that the proposed development and the upgrading works are suitably phased.
- G. In cases where capacity exists, all proposed developments will be required to connect to the public wastewater treatment plant and the public water supply.
- H. In cases where a settlement is not served by a public wastewater treatment plant (WWTP), individual developments proposing to use on-site wastewater treatment will be considered subject to appropriate scale, assessment, design and conditions. Any such permitted development shall be subject to legally binding maintenance and bonding arrangements agreed with the planning authority and shall be required to connect to the public wastewater treatment plant when/if adequate capacity becomes available. However, communal on-site wastewater treatment systems (i.e. systems servicing more than one residential unit / commercial premises etc) shall not be permitted in any case.
- I. Apply a buffer zone in the vicinity of the existing and proposed WWTP sites. 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 individual case will be assessed at planning application stage.
- J. Maintain and upgrade, wherever possible, the surface water network within the village.

13.10 Flood risk management

- A. The County Council will implement the recommendations and provisions of *The Planning System and Flood Risk Management: Guidelines for Planning Authorities* (DoEHLG and OPW, November 2009). Where appropriate, and notwithstanding any particular zoning objective that may apply to the relevant lands, development proposals will be assessed in accordance with the provisions of the Guidelines, as well as those of section 10.6.2 of this Plan (see Volume 1).

Note on Development Contributions

Permitted developments will be liable for the payment of contributions, levied under the Development Contribution Scheme applicable at the time of granting permission, including special contributions where appropriate, prepared in accordance with Sections 48-49 of the Planning and Development Act 2000 (as amended).

Mini-plans: Zoning Matrix

Zoning categories

- RES** residential uses
- COM** commercial uses
- MIX** village centre-type mix of uses
- CF** community facilities
- BUS** business and enterprise
- OS** open space
- SPF** sports and playing fields
- BUF** buffer zone
- TOU** tourism-related uses
- NR** natural resource reservation
- PU** public utilities
- TPN** transport and parking nodes

Symbols

- Normally permitted
- Normally not permitted
- ◐ Open to consideration

Zoning objectives

A total of twelve zoning categories are proposed in this Draft Plan. Each category is linked to a zoning objective supported by policies, objectives and development management standards set out in Chapters 4 to 12 of the Plan.

The zoning objectives shown on the mini-plan zoning maps and listed in the zoning matrix are detailed below.

MIX – village centre-type mix of uses

Objective: Promote the development of a dynamic mix of uses able to create and sustain viable village centres. Commercial (including retail), residential, leisure, community, office and suitable enterprise uses are encouraged in the village centres, as well as high-amenity open space.

COM – commercial uses

Objective: Facilitate the development of commercial activities at appropriate locations within towns and villages.

Possible use	Zoning category	RES	COM	MIX	CF	BUS	OS	SPF	BUF	TOU	NR	PU	TPN
Abattoir		●	●	●	●	◐	●	●	◐	●	●	●	●
Advertisements and advertising structures		●	◐	◐	●	◐	●	●	◐	◐	●	●	◐
Agricultural buildings		●	●	●	●	●	●	●	○	●	◐	●	●
Amusement arcade		●	◐	◐	●	●	●	●	●	◐	●	●	●
Bank/building society		●	○	○	●	◐	●	●	●	●	●	●	●
Bed and breakfast		○	◐	○	●	●	●	●	◐	◐	●	●	●
Betting office		●	●	○	●	●	●	●	●	●	●	●	●
Boarding kennels		●	●	●	●	◐	●	●	◐	●	●	●	●
Buildings for the health, safety and welfare of the public		◐	○	○	○	◐	●	●	●	◐	◐	◐	◐
Camping and caravan park (holiday)		●	●	●	●	●	●	●	◐	◐	●	●	●
Car park		●	○	○	◐	◐	◐	◐	◐	◐	●	●	○
Casual trading		●	◐	◐	●	○	●	●	●	◐	●	●	◐
Cemetery		●	●	●	◐	●	●	●	◐	●	●	●	●
Community facility		◐	◐	○	○	◐	◐	◐	◐	◐	●	●	●
Crèche or nursery school		○	◐	○	○	○	●	◐	●	●	●	●	●
Dancehall		◐	◐	○	○	◐	●	●	●	◐	●	●	●
Discotheque or nightclub		●	◐	○	●	●	●	●	●	●	●	●	●
Doctor or dentist		◐	◐	○	○	◐	●	●	●	●	●	●	●
Education or training		◐	◐	○	○	◐	●	●	●	◐	●	●	●
Enterprise centre / unit		◐	◐	○	◐	○	●	●	●	◐	●	●	●
Enterprise – live/work units		◐	◐	◐	◐	◐	●	●	●	●	●	●	●
Enterprise – Science and technology		●	◐	◐	●	○	●	●	●	●	●	●	●
Extractive industry / associated activities		●	●	●	●	●	●	●	◐	●	○	●	●
Funeral home		●	◐	◐	◐	◐	●	●	●	●	●	●	●
Garage facilities – motor sales outlet		●	◐	◐	●	◐	●	●	●	●	●	●	●
Garage facilities – petrol station		●	◐	◐	●	○	●	●	●	●	●	●	●
Garage facilities – service garage		●	○	◐	●	◐	●	●	●	●	●	●	●
Garden centre		●	◐	◐	●	◐	●	●	◐	●	●	●	●
Golf course		●	●	●	●	●	◐	○	◐	◐	●	●	●
Guest house		◐	◐	○	●	●	●	●	◐	◐	●	●	●
Hair salon		◐	◐	○	●	◐	●	●	●	●	●	●	●
Health centre		◐	◐	○	○	◐	●	●	●	●	●	●	●
Heavy vehicle park		●	●	●	●	◐	●	●	●	●	◐	●	◐
Hotel or motel		●	○	○	●	●	●	●	●	○	●	●	●
Household fuel depot		●	●	◐	●	○	●	●	●	●	●	●	●

Possible use	Zoning category	RES	COM	MIX	CF	BUS	OS	SPF	BUF	TOU	NR	PU	TPN
Industry – general		●	●	●	●	⦿	●	●	●	●	⦿	●	●
Industry – light		●	●	●	⦿	○	●	●	●	●	⦿	●	●
Industry – small-scale manufacturing		●	⦿	⦿	⦿	○	●	●	●	●	⦿	●	●
Offices – less than 100 m ²		●	○	○	⦿	○	●	●	●	●	●	●	●
Offices – 100 m ² and over		●	○	○	⦿	⦿	●	●	●	●	●	●	●
Place of public worship		⦿	⦿	⦿	⦿	●	●	●	●	●	●	●	●
Public house		●	○	○	●	●	●	●	●	⦿	●	●	●
Recreational buildings (commercial)		●	○	○	●	⦿	●	⦿	●	⦿	●	●	●
Recreational facility / sports club		⦿	●	○	○	⦿	⦿	○	⦿	⦿	●	●	●
Refuse transfer station		●	●	●	●	⦿	●	●	●	●	⦿	⦿	●
Residential		○	●	○	●	●	●	●	⦿	●	●	●	●
Residential – Traveller accommodation		○	⦿	⦿	⦿	⦿	●	●	⦿	●	●	●	●
Residential – institution or day care centre		○	●	○	⦿	●	●	●	●	●	●	●	●
Restaurant/café		●	○	○	●	⦿	●	⦿	●	⦿	●	●	●
Retail warehouse		●	●	●	●	●	●	●	●	●	●	●	●
Retail – shop		●	⦿	○	●	●	●	●	●	⦿	●	●	●
Retail – cash-and-carry or wholesale outlet		●	●	●	●	⦿	●	●	●	●	●	●	●
Retirement home or nursing home		⦿	●	⦿	○	●	●	●	●	●	●	●	●
Storage depot		●	●	●	●	○	●	●	●	●	●	●	●
Swimming pool		⦿	●	○	⦿	●	⦿	⦿	●	○	●	●	●
Take-away		●	⦿	○	●	●	●	●	●	●	●	●	●
Transport depot		●	●	⦿	⦿	●	●	●	●	●	●	●	○
Veterinary surgery		⦿	⦿	○	⦿	⦿	●	●	⦿	●	●	●	●
Warehousing		●	●	●	●	○	●	●	●	●	⦿	●	●
Waste recycling depot		●	●	●	⦿	⦿	●	●	⦿	●	⦿	○	●

RES – residential uses

Objective: Protect and enhance existing residential amenity, promote infill/backland development and, where appropriate, development of housing on greenfield lands.

While housing is the primary use in RES zones, recreational structures, crèches/playschools, educational facilities, community buildings, sheltered housing and live-work units will also be considered.

The introduction of other compatible or ancillary uses, redevelopment and regeneration may also be considered in these areas, as long as the dominant use remains residential.

CF – community facilities

Objective: Protect existing facilities or retain existing uses and provide for the establishment of new/additional community and institutional uses, such as schools, community centres, health centres etc. Cemeteries, church yards, allotments, playing fields/pitches and other compatible uses will be accommodated on lands zoned for community facilities.

BUS – business, enterprise and light industry

Objective: Promote the development of office-based businesses, workshops, small-scale warehousing, logistics/transport-related uses, waste management and light industrial units in dedicated areas.

TOU – tourism-related uses

Objective: Retain, enhance and encourage the development of tourism-related facilities, activities and uses.

OS – open space (public, private, natural/semi-natural, green corridors)

Objective: a. Ensure adequate provision and maintenance of public open space, to be developed and used for parks and playgrounds. Green areas associated with housing development become public open spaces only after they are taken in charge by the Local Authority.

b. Require the retention and maintenance of private green areas that have traditionally been open for public enjoyment, i.e. parks and gardens located on existing or former institutional lands, as well as gardens that make a significant contribution to the streetscape or character of the locality.

c. Require the protection and enhancement of natural/semi-natural green areas such as wetlands, forests, water-edge habitats, riparian zones and ensure that any development that may be permitted in such areas does not damage its surroundings.

d. Reserve sufficient land for the provision of pedestrian and cycle routes that will connect green areas (parks, playing fields, natural/semi-natural open space) with residential/community facilities and towns/village centres. The pedestrian/cycle corridors may be provided the County Council as well as by the private sector as part of new commercial or residential development.

SPF – sports and playing fields

Objective: Support the development of designated areas to be used primarily as playing fields, tennis courts, golf courses, bowling greens etc. These facilities can be provided either by the County Council or by other organisations such as sports clubs and associations.

NR – natural resource reservation

Objective: Protect all known unworked mineral deposits from development that might limit their scope for extraction. Within the NR zone, only extraction and associated activities will be permitted.

PU – public utilities

Objective: Facilitate the provision and improvement/upgrading of essential services/utilities such as power supply, telecommunications, water supply, wastewater treatment etc.

TPN – transport and parking nodes

Objective: Provide park-and-ride facilities for commuters who use public transport.

BUF – buffer zone

Objective: Contain and consolidate the settlement, while safeguarding land for its future expansion and for the provision of strategic infrastructure.

The buffer zone is to be used principally for agriculture. New roads and buildings should be constructed so as to minimise their visual and environmental impact. Proposals for one-off housing shall only be accommodated in cases of proven need, i.e. immediate family members of local farming families who wish to build on their own land and have no other suitable option on their holdings outside the buffer zone.

