

27. Mullaghmore Mini-Plan

Village profile

The village of Mullaghmore is a coastal settlement located on a headland approximately 25 km north of Sligo City. It is accessed via Regional Road R-284, from the N-15 Sligo-Donegal road. The village is situated in a *Rural Area under Urban Influence*. The built-up area is on lands classified as *normal rural landscape*, but the surrounding coastal zone is extremely sensitive, with large areas designated as *sensitive rural landscape* and *visually vulnerable coastline*.

Large parts of the surrounding lands are covered by the Bunduff Lough and Machair / Trawalua / Mullaghmore SAC / pNHA. Classiebawn Castle (a Protected Structure) overlooks the village from an elevated position to the south-west of the settlement. There is an excellent harbour and a beach to the east of the village.

The core of Mullaghmore is defined by a short stretch of tightly-knit, street-fronting buildings close to the harbour. The remainder of the village generally consists of low-density housing.

Population and housing

According to 2011 Census information, the village had a population of 128 persons (a 13% decrease on the 2006 figure of 146 persons). Census figures recorded a 7% increase between the years 2002 to 2006. These population figures are not correlated to residential development in the village, as the vast majority of units are holiday homes and therefore not permanently occupied. Census 2016 recorded a population of 136 persons in the statistical unit “settlement of Mullaghmore”, which is roughly equivalent to the mini-plan area.

Mullaghmore has experienced a relatively low level of residential development over the last fifteen years. Due to the absence of adequate wastewater treatment infrastructure, development has been largely limited to one-off housing. Local demand for housing was largely absent. It is not envisaged that this situation will change within the plan period.

It is considered that the need for additional residential development will be limited during the Plan period.

Community facilities

Community facilities in Mullaghmore include the community hall (old national school) and the Star of the Sea Convent and Church. 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

Commercial activities in the village are linked to tourism. Enterprise is generally based on the hospitality sector. The harbour is an important asset for the village and the local economy. A flexible and supportive approach should be adopted to extend the range of services in Mullaghmore.

Infrastructure

Mullaghmore is served by Regional Road R-284, which links to the N-15 Sligo-Dublin road at Cliffony. Substantial works to improve the breakwater were carried out at the harbour in 2003. This has greatly enhanced fishing, sailing and other recreational amenities.

The water supply for the Mullaghmore is sourced from the North Sligo Regional Scheme. The existing wastewater facilities (320 PE) are overloaded, particularly during peak tourist season. Irish Water's Investment Plan for 2017-2021 includes an upgrade to the treatment works at Mullaghmore. The design capacity of this upgrade, which needs to adequately serve the village and meet statutory requirements, is yet to be determined.

Objectives

Note: These objectives must be considered in conjunction with the policies and objectives contained in Volume 1 and the general policies for mini-plans contained in Chapter 1 of Volume 2 of this Plan.

It is an objective of Sligo County Council to:

27.1 Natural heritage and open space

- A.** Ensure the protection and enhancement of the conservation value of Bunduff Lough and Machair / Trawalua / Mullaghmore SAC/pNHA.
- B.** Support improved access to the seashore by providing walkways and open space (as indicated on the Objectives Map) and by requiring the provision of such facilities in conjunction with any development of adjoining lands, subject to Habitats Directive Assessment.
- C.** Ensure that development is carried out in such a way as to capitalise upon and protect public scenic views of the Atlantic Ocean, Donegal Bay, the Dartry Mountain Range and Knocknarea, particularly from the designated scenic routes in and around the village.
- D.** Ensure the ongoing preservation of the existing trees on the Tree Preservation Order site (see the Objectives Map). These trees shall be preserved in accordance with the terms of the Tree Preservation Order that covers this area.
- E.** Generally retain land between the development limit and the coastline free from development in order to ensure that visually vulnerable coastal lands are protected and to assist in the conservation of adjacent designated sites.

27.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structures:
 - RPS-234** Mullaghmore Harbour, Kilkilloge
 - RPS-235** Star of the Sea Convent & Church, Kilkilloge
 - RPS-236** McGloin's (former shop), Kilkilloge
 - RPS-237** Mullaghmore National School (former), Kilkilloge

- RPS-238** Classiebawn Watchtower, Kilkilloge
- RPS-312** Classie Bawn Castle, Mullaghmore, Cliffony
- RPS-313** Classie Bawn Gate Lodge, Mullaghmore, Cliffony
- RPS-314** White House, Mullaghmore, Cliffony

- B.** Require any development proposal involving a *Building of Note* (as indicated on the Objectives Map) to restore or renovate the building in a sensitive manner that will contribute to the preservation and enhancement of the character of the building and its setting.
- C.** Ensure that new development within the village centre reflects and enhances the existing streetscape character in accordance with the policies set out in **Chapter 12 (Urban design)** and the requirements of Section **13.2.4 Development in historic streetscapes** (development management standards) of this Plan.

27.3 Circulation and parking

- A.** Support the provision and improvement of pedestrian links between the village and surrounding natural amenities (as indicated on objectives map). The provision of such links will also be required in conjunction with any development of adjoining lands.
- B.** Improve traffic calming measures along the regional road R-279, particularly along the south-western approach to the village in accordance with the provisions of DMURS.
- C.** Ensure that additional development is not permitted in existing residential schemes where the roads have not been completed to an adequate standard.
- D.** In cases where on-site car-parking requirements cannot reasonably be provided, a shortfall may be accepted, subject to satisfactory alternative proposals such as the payment of a financial contribution or the provision of parking at a suitable alternative location.

27.4 Village-centre mixed-use zone

- A.** Facilitate an appropriate mix of residential and commercial uses within the village centre in order to protect the vitality and viability of this area. In order to facilitate development at this location, car-parking policy will be applied in accordance with point 40.3 D above.
- B.** Ensure that new development within the village centre is appropriately scaled and designed to be in keeping with the character of existing development.
- C.** Except in the case of site VC-1 (as identified on the Objectives Map) and other sites which already contain buildings higher than two storeys, development or redevelopment proposals within the village centre should be limited to two storeys in height.
- D.** Support the redevelopment of the site to the north of the Pier Head Hotel with more appropriate village-centre-type uses. Any development proposal on this site should:
 - create a suitable streetscape along the adjoining public road and present an aspect onto Donegal Bay;
 - be designed to a high standard, reflecting the prominent position of the site at the centre of the village.

27.5 Community facilities

- A.** On lands zoned for community facilities, support the development of a multi-purpose community building, with shared use of services and resources.

27.6 Residential development

- A.** Apart from the village centre area, new residential development will be accommodated at relatively low densities, in keeping with surrounding development.
- B.** New residential development should be sited and designed to ensure that it is satisfactorily absorbed into the landscape. The design should respond to the existing site characteristics without the need for excessive excavation or landscaping. Ideally, development should take place in an organic manner and should avoid the linear patterns which are evident in some parts of the village.
- C.** Residential development should generally be restricted to single-storey or low-profile dormer height. However, each case will be assessed on its merits at planning application stage and the determining factor will be the capacity of the particular site/location to absorb the proposed development.
- D.** Coordinated development of residential lands will be required, including shared use of access roads, entrances etc. While individual houses will be permitted, such proposals should not compromise the future development of surrounding lands.

27.7 Tourism

- A.** Support the enhancement of existing tourism and recreational assets such as Mullaghmore Sailing Club.
- B.** Support the continued development of the harbour and associated facilities.
- C.** Facilitate tourism-based developments within the village centre area.
- D.** The Zoning Map identifies a large area which is reserved for the provision of tourism-related uses. Residential development (apart from short-term accommodation such as hotel, hostel etc) will not be permitted on these lands. Any development proposal for these lands shall be subject to Habitats Directive Assessment and shall:
 - be based on a masterplan coordinating the development of individual landholdings;
 - provide an appropriate aspect when viewed from the surrounding public roads and other main vantage points along scenic routes;
 - be sited and designed to a high standard, having regard to the topography and protecting scenic views towards Donegal Bay and the Atlantic Ocean.
- E.** Support the consolidation of caravan, camping and mobile home park facilities on and between the sites of existing facilities to the south-west of the development limit (i.e. on land marked ENT-1 on the Objectives Map). Such facilities will be permitted only subject to Habitats Directive Assessment, standard assessment and development management criteria, and particularly subject to satisfactory proposals regarding wastewater treatment and disposal.

27.8 Wastewater treatment

- A.** Reserve land to accommodate the provision of a new or upgraded wastewater treatment plant, subject to Habitats Directive Assessment.
- B.** In the absence of public wastewater treatment capacity, on-site wastewater treatment proposals for individual unit developments will be considered, subject to appropriate design, density, site assessment etc. Communal systems will not be permitted in any case.
- C.** Ensure the provision of appropriate landscaping and screening works in conjunction with the development of any new/upgraded wastewater treatment plant.
- E.** A buffer zone shall apply in the vicinity of any new wastewater treatment plant site. Development within this zone may be restricted or prohibited in the interest of public health and the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

Buildings of Note

BoN No. 1 – Eight-bay, three-storey hotel



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows.

This imposing building occupies an important position in Mullaghmore

Recommendation: The reinstating of timber sliding sash windows and the removal of the front porch extension would greatly enhance the character of this building.

BoN No. 2 and 3 – Pair of two-bay, three-storey houses



Architecturally valuable features

- roof pitch; chimneys on ridge of roof; vertical-emphasis windows;
- arched fanlight above door.

These well-proportioned buildings contribute significantly to the Mullaghmore terrace.

Recommendation: The replacement of the windows with timber sliding sash windows would greatly enhance the character of these building.

BoN No. 4 – Three-bay, two storey former house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows;

This building is well proportioned and is important for its place in the terrace.

Recommendation: The replacement of the uPVC windows with timber sliding sash windows would greatly enhance the character of this building.

BoN No. 5 – Three-bay, two-storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical emphasis windows;

This building is well proportioned and is important for its place in the terrace.

Recommendation: The reinstatement of timber sliding sash windows would greatly enhance the character of this building.



Mullaghmore Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- open space
- public utility
- tourism related uses
- green belt

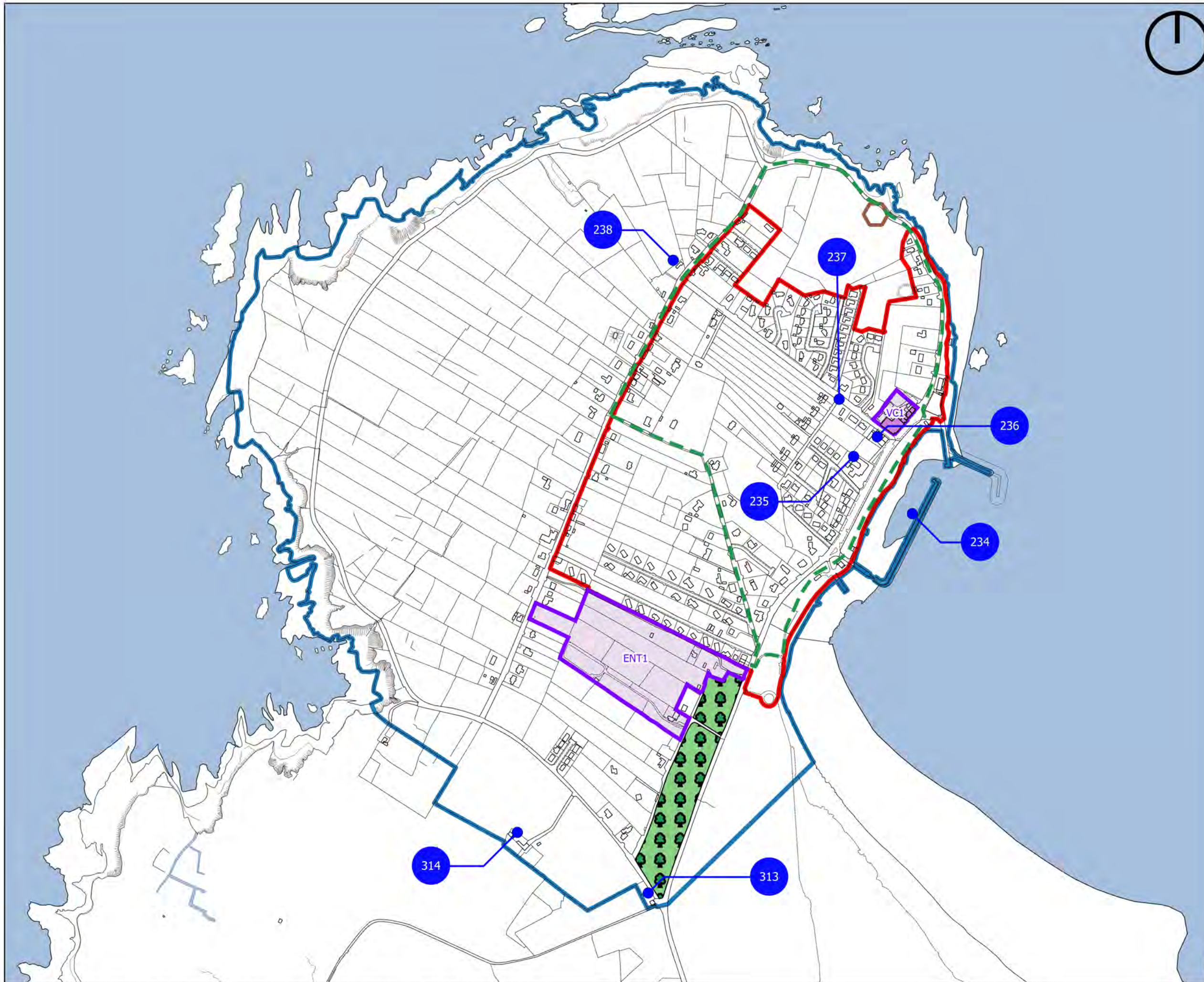
Mullaghmore Zoning detail

- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- open space
- public utility
- tourism related uses
- green belt





Mullaghmore Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- river walks, pedestrian and cycle links
- for objectives relating to individual sites refer to written text
- WWTP buffer zone (indicative)
- Tree Preservation Order

RPS no	Name
234	Mullaghmore Harbour
235	Star of the Sea Convent and Church, Mu
236	McGloin's
237	Mullaghmore National School
238	Classiebawn Watchtower, Mullaghmore
313	Classie Bawn Gate Lodge
314	White House, Mullaghmore

Mullaghmore designations

-  plan limits
-  development limit
-  Special Area of Conservation
-  Proposed Natural Heritage Areas
-  record on monuments and places
-  PRFA rainfall flooding 1 in 100 year
-  PRFA rainfall flooding 1 in 1000 year
-  ICPSS coastal flooding 1 in 200 year
-  ICPSS coastal flooding 1 in 1000 year

sources

PFRA indicative extents and outcomes map (OPW, 2012)

Irish Coastal Protection Strategy Study - Phase V - North-West Coast Flood Extent Map (OPW, May 2012)

