

29. Rathcormac Mini-Plan

Village profile

The village of Rathcormac is located approximately 5 km north of Sligo City, along the N-15 Sligo-Donegal 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 *Village sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of this Plan).

Rathcormac 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 consists of low-density residential development and some dispersed commercial developments.

Population and housing

There is no census population data available for Rathcormac. The village is located within the Electoral Divisions of Drumcliff West and Drumcliff East, which recorded population decreases of 5% and 5.6% respectively during the 2006-2011 inter-censal period. The areas also recorded population changes of 0% and minus 9% respectively between the years 2002 and 2006. A survey carried out by Council Planners in 2015 estimated a population of 150 persons based on 38 occupied houses within the development limit.

Rathcormac has experienced only little growth in recent years, as a consequence of the absence of wastewater infrastructure and other services. It is not envisaged that this situation will change within the lifetime of this development plan. It is considered that the need for additional residential development will be limited during the Plan period.

Community facilities

Community facilities within the village consist of the primary school, the catholic church, the graveyard and the parish historical museum. Despite its small population, the village provides important community facilities for a large area, which includes Drumcliff, Carney and parts of the Rosses Point peninsula. Specific lands have been zoned to accommodate additional community facilities. The Planning Authority will adopt a flexible approach towards the provision of community developments on other suitable sites.

Commercial and enterprise development

Rathcormack offers convenience retailing together with a range of comparison and speciality businesses. These are mainly concentrated in the craft centre along the N-15 and along the Ballynagalliagh road. A flexible and supportive approach will be adopted in order to sustain and develop such businesses, where appropriate.

Infrastructure

Rathcormac is well served by the N-15 Sligo-Donnegal road. It is proposed to bypass the village with the provision of a realigned N-15 to the west.

Water supply is provided through the Drum East Group Water Scheme. There is no public wastewater treatment facility in the village at present. However, if the provision of a wastewater treatment facility is deemed feasible by Irish Water, the Planning Authority will endeavour to accommodate such a facility subject to detailed assessment.

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:

29.1 Natural heritage and open space

- A.** Ensure the protection and enhancement of the conservation value of Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC/pNHA.
- B.** Support the enhancement of the existing open space between the school and the N-15 (site OS-1) and 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 N-15 (designated Scenic Route), particularly on the approach to the village from the north and south.

29.2 Built heritage

- A.** Seek the protection and conservation of Protected Structures:
 - RPS-199** St. Columba's Church (RC), Drumcliff South, Rathcormack
 - RPS-257** Thatched Cottage, Kintogher, Rathcormack
- 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.

29.3 Transport, circulation and parking

- A.** Ensure that development does not interfere with the preferred route corridor for the N-15 realignment and associated works to the west of the village.
- B.** Facilitate the provision of a pedestrian link between the existing open space (OS-1), via the school and parochial house, to the church and the proposed open space (OS-2).

- C.** Improve the pedestrian facilities within the village, particularly along the N-15.
- D.** Facilitate the provision of a bus shelter along the N-15 at an appropriate location.
- E.** Development along the N-15 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.

29.4 Village-centre mixed-use zone

- A.** Facilitate 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-centre uses. Any development proposal on this site should:
 - address both public roads by providing frontage to create a village streetscape;
 - be designed to a high standard which reflects the prominent position of the site at the centre of the village;
 - comprise two-storey development, reflecting the character of the existing building on the site which shall be retained and refurbished;
 - prohibit on-street car parking to facilitate the free flow of traffic;
 - gain vehicular access off the adjoining local road to the southeast.
 - maintain pedestrian access to the rear of the site between the two main roads.

29.5 Community facilities

- A.** Facilitate the development of Rathcormac National School through the reservation of lands in its vicinity to allow for expansion and/or the provision of other community facilities.
- B.** Support 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 supported in any such proposal.
- D.** Support the maintenance and enhancement of the Parish History Museum.

29.6 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 Ballynagalliagh Road.

29.7 Residential development

- A.** Residential development should generally take the form of lower-density housing, consistent with the existing dispersed pattern of development in the village.

29.8 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.

29.9 Flood risk management

- A.** OPW flood risk mapping indicates a potential risk of fluvial (river) flooding on several sites in Rathcormack (see the Designations Map for more details). Any application for development on these sites shall be required to be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Buildings of Note

BoN No. 1 – Three-bay, two-storey public house



Architecturally valuable features

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

This building represents the village of Rathcormack. Its simplicity and proportions are visually pleasing and create a sense of place.

Recommendation: The replacement of the PVC windows with timber sliding sash windows along with the reduction of signage and lighting would enhance the character of this building.

BoN No. 2– Four-bay, two-storey, L-shaped parochial house



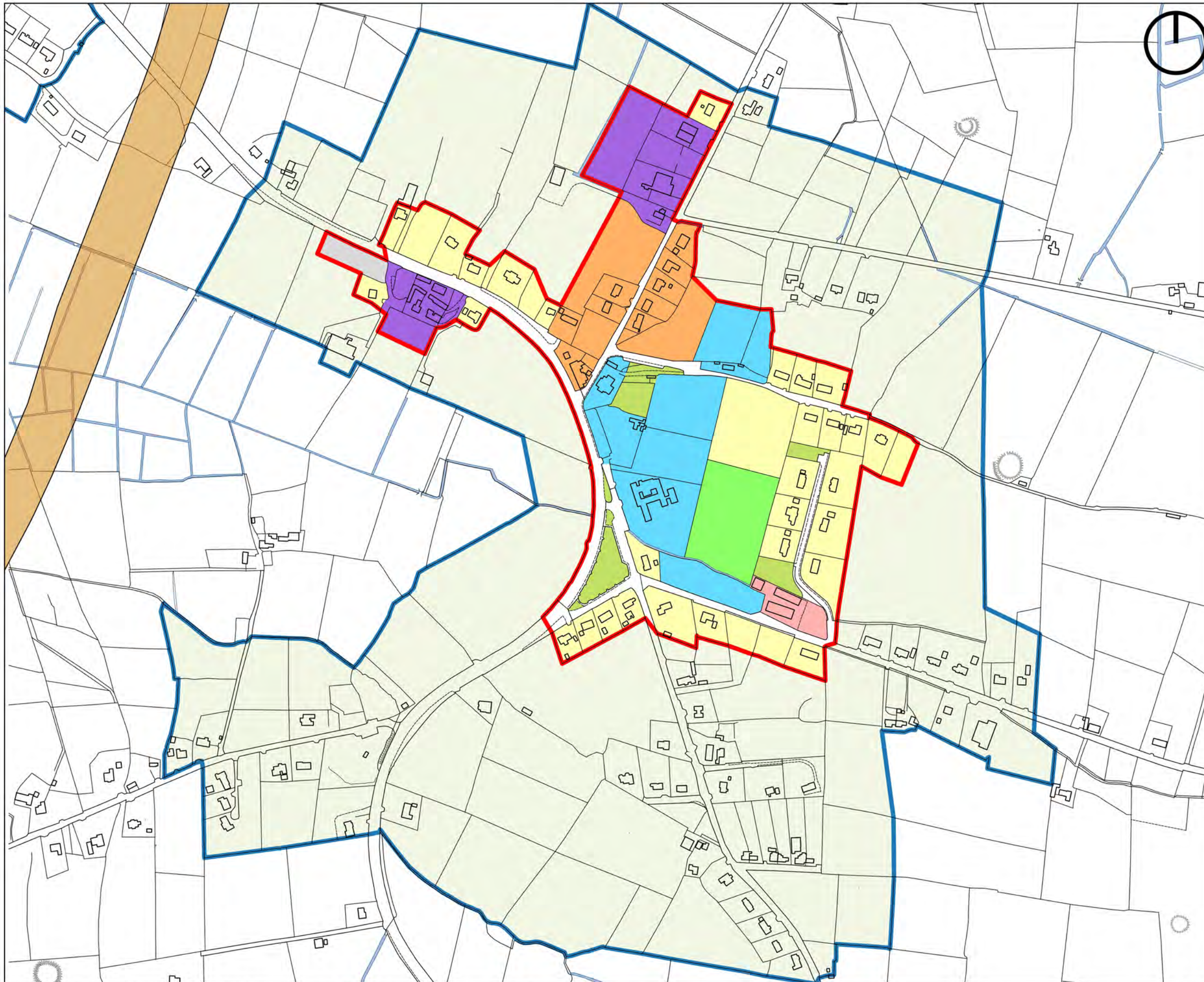
Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; bay windows;
- decorative front boundary; fan light above double front doors.

This building is in a prominent location on the approach to the village. While the 'L' shape is unusual, the building retains traditional proportions.

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

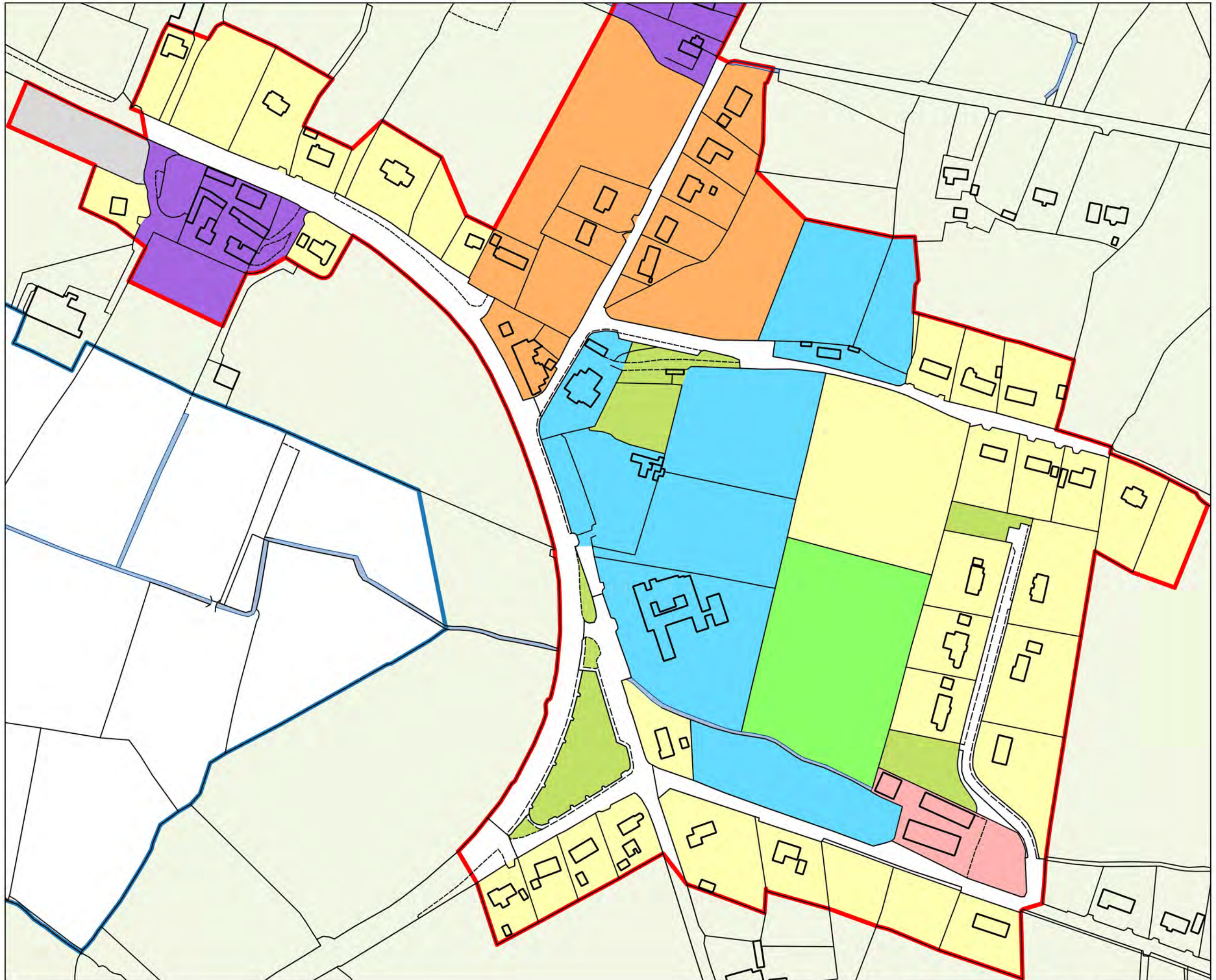
Rathcormac Zoning Map



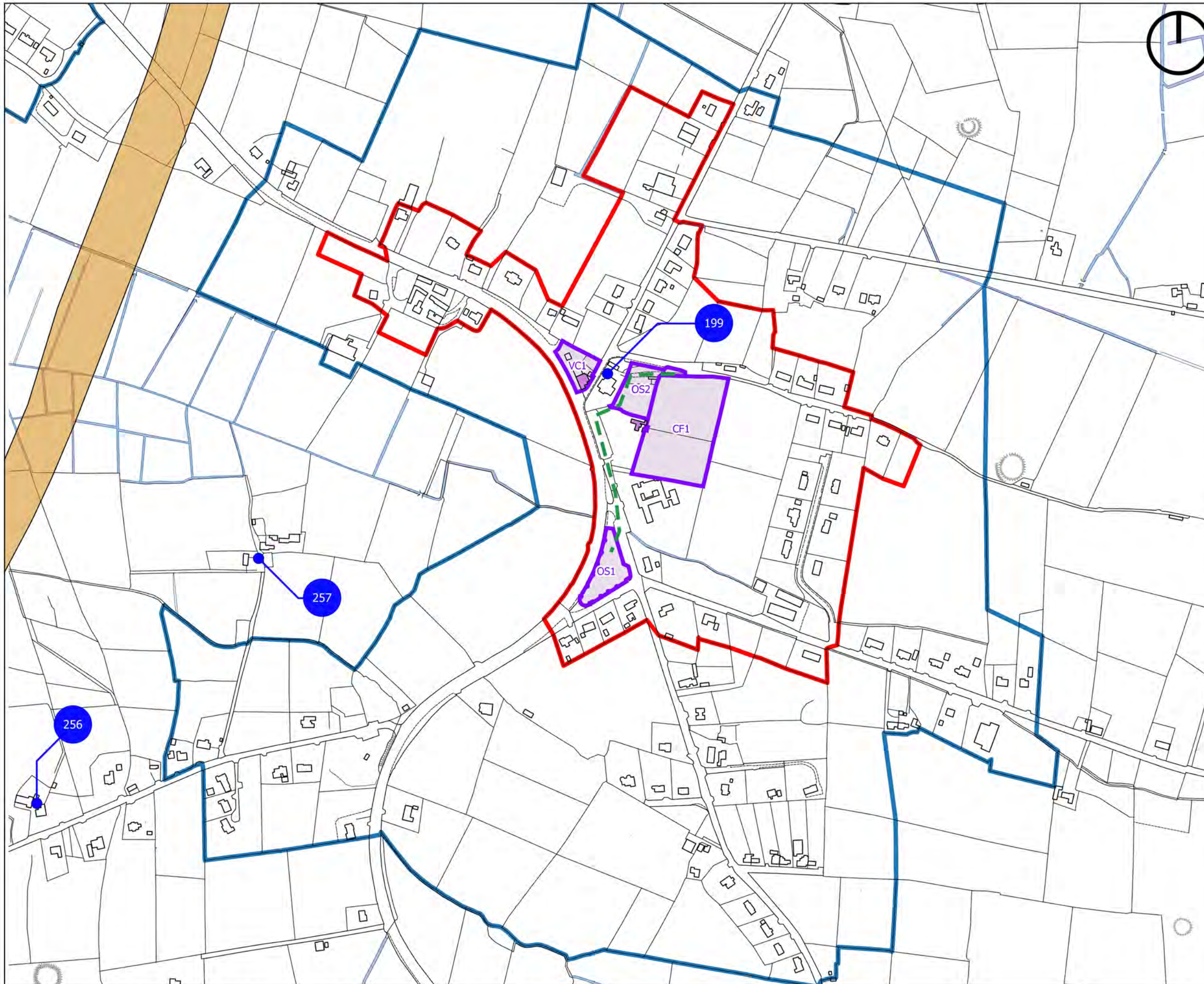
- plan limit
- development limit
- green belt
- residential uses
- mixed uses
- community facilities
- commercial uses
- business & enterprise
- open space
- sports and playing fields
- transport and parking node
- green belt
- N15 realignment corridor

Rathcormack Zoning detail

- plan limit
- development limit
- residential uses
- mixed uses
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- commercial uses
- business & enterprise
- open space
- sports and playing fields
- transport and parking node
- green belt



Rathcormac 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
- N15 realignment corridor

RPS no	Name
199	St. Columba's Church (RC)
256	Homeville House
257	Thatched cottage, Kintogher

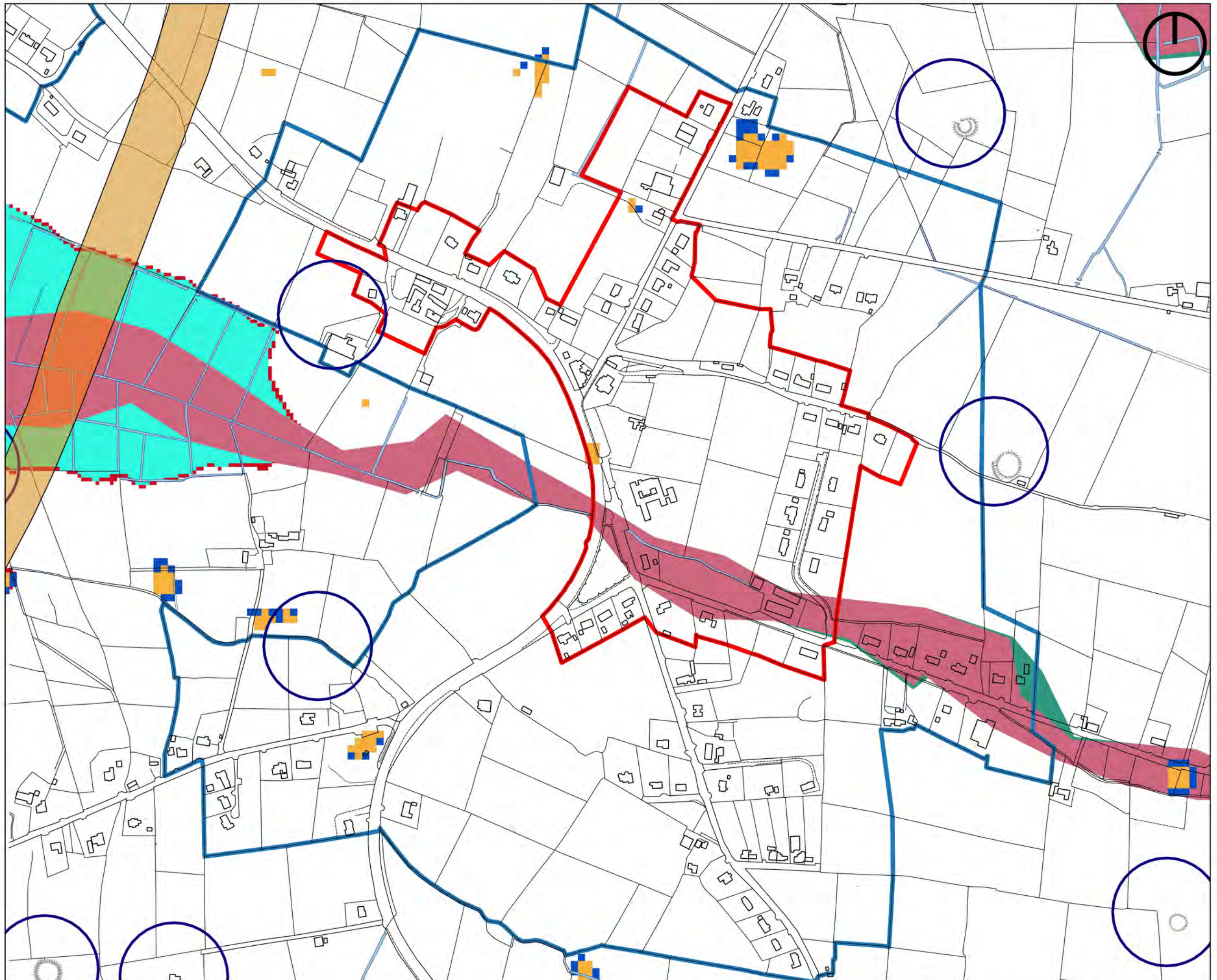
Rathcormac designations

- plan limits
- development limit
- record on monuments and places
- PRFA rainfall flooding 1 in 100 year
- PRFA rainfall flooding 1 in 1000 year
- PRFA river flooding 1 in 100 year
- PRFA river flooding 1 in 1000 year
- ICPSS coastal flooding 1 in 200 year
- ICPSS coastal flooding 1 in 1000 year
- N15 realignment corridor

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)



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