

4. Ballinafad Mini-Plan

Village profile

Ballinafad is located approximately 30 km south-east of Sligo City, in a designated *Rural Area in Need of Regeneration*. The village offers certain facilities to the local community, but Boyle, in nearby County Roscommon, acts as the main service provider in this area.

Ballinafad is bound to the west by the N-4 Sligo-Dublin road, and to the north and north-east by Lough Arrow (SAC/SPA/pNHA). The lake is of particular heritage, aesthetic and amenity value to the village.

The old village centre is linear, extending along Main Street, and consists of a mixture of terraced development and detached buildings. Proposals to strengthen the functions and form of the village should be supported.

Population and housing

The village is located within Aghanagh electoral division (ED), which recorded a population of 315 in 2006 and 361 in 2011 (an increase of approximately 14%). Census figures also recorded an increase of 26% between the years 2002-2006. The 2016 Census figures were 368 persons for the ED and 187 persons the statistical Small Area containing Ballinafad (which extends outside the village and the mini-plan limits).

There is no census data available for the village of Ballinafad itself. A survey undertaken by Council planners in 2015 found 50 occupied housing units (c. 130 persons) within the development limit and a low residential vacancy (approximately 5%).

Compared to other villages in the County, Ballinafad has experienced very little growth since 1999. Recent residential development, located to the east and south-east of the village centre, consists of small-scale suburban-type estates.

It is considered that the need for additional residential development in Ballinafad will be low during the plan period.

Community facilities

Community facilities within the village comprise the church, the community hall, the health centre and a community kitchen located within the Resource Centre, to the west of the village centre. The Resource Centre hosts a variety of uses and this should continue to be facilitated. New playing pitches have been provided in recent years to the south of it.

Commercial and enterprise development

The small number of commercial and retail facilities in the village limits its role as a service centre for the surrounding rural area. Efforts to address this issue should be supported.

The Resource Centre, which also accommodates the National Parks and Wildlife Service field study centre, offers potential for the expansion of small-scale commercial or enterprise activities. Any such proposal should be facilitated.

Infrastructure

Ballinafad is well served by the surrounding road network, in particular by the N-4 Dublin-Sligo road. Water is currently sourced from Lough Arrow via the privately operated Corrick/Ballinafad GWS. The wastewater treatment plant is operating near its design capacity of 150 PE (population equivalent), even after the completion of a temporary upgrade. Irish Water's Investment Plan for 2017-2021 includes upgrade works to provide a 400 PE plant at Ballinafad.

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:

4.1 Natural heritage and open space

- A.** Promote the maintenance and enhancement of the conservation value of Lough Arrow SAC/SPA/pNHA.
- B.** Ensure that development is carried out in a manner that preserves the views towards Lough Arrow.
- C.** Support the improvement of access to Lough Arrow by encouraging the provision of pedestrian walkways (as indicated on the Objectives Map) and by requiring the provision of such links in conjunction with the development of adjoining lands, subject to Habitats Directive Assessment.
- D.** Support the development and enhancement of public open space around Ballinafad Castle.

4.2 Built heritage

- A.** Seek the protection of the archaeological integrity and the enhancement of the setting of Recorded Monuments Ballinafad Castle (SL040–189) and Red Earl Road (SL040–190).
- B.** Seek the protection and conservation of the following Protected Structure:
RPS-412 CDP - Church of the Immaculate Conception, Ballinafad
- C.** 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.

4.3 Circulation and parking

- A.** Promote and facilitate the provision of pedestrian links (as shown on the Objectives Map) between the village and surrounding amenities, as well as within the village, to improve connections between archaeological features, the public park, the resource centre, the church and the community hall. The provision of these links will be required in conjunction with the development of adjoining lands and will be subject to Habitats Directive Assessment.

4.4 Village-centre mixed-use zone

- A.** Any development proposal for sites VC-1 and VC-3 should create appropriate streetscape along both adjoining public roads.
- B.** Any development proposal for site VC-1 should:
- incorporate a well-designed open space area at the junction of the two public roads;
 - limit building height to two storeys along the south-western boundary. An increase in height to up to three storeys may be permitted along the northern boundary where development should be designed to take advantage of the views of Lough Arrow.
- C.** Tourism and activity-based development will be supported on the Anglers' Rest site and adjacent site (VC-2). Any development proposal at this location should:
- retain the character of the existing building on site (Anglers' Rest);
 - limit any new development to two storeys in height; the design shall reflect and respect the scale and character of the Anglers' Rest building;
 - retain, where possible, the mature trees on site;
 - locate all associated car-parking to the rear of site.

4.5 Community facilities

- A.** Facilitate the provision of additional community facilities within the Resource Centre site.
- B.** Support the further development and provision of community facilities/activities in the community hall.

4.6 Business and enterprise

- A.** Support the location of small-scale enterprise units on the Resource Centre site. The types of uses accommodated shall be restricted to those that are compatible with other existing and permitted uses in the surrounding area, and shall be appropriately designed to integrate with the existing structures on the site.
- B.** Facilitate proposals to broaden the retail and commercial offer in the village and direct such developments into the village-centre area.

4.7 Wastewater treatment

- A.** Facilitate the provision of a new wastewater treatment plant with an increased design capacity for the village.
- B.** Require the provision of appropriate landscaping works in conjunction with the construction of the new wastewater treatment plant.
- C.** A buffer zone shall apply in the vicinity of the existing/proposed WWTP 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 – Three-bay, two storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows and window surrounds;

This building occupies an important position in the streetscape of Ballinafad and retains many traditional architectural features.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sash windows.

BoN No. 2 – Three-bay, two-storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows and window surrounds;
- quoins.

This building retains many traditional architectural features.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sash windows.

BoN No. 3 – Three-bay, two storey house



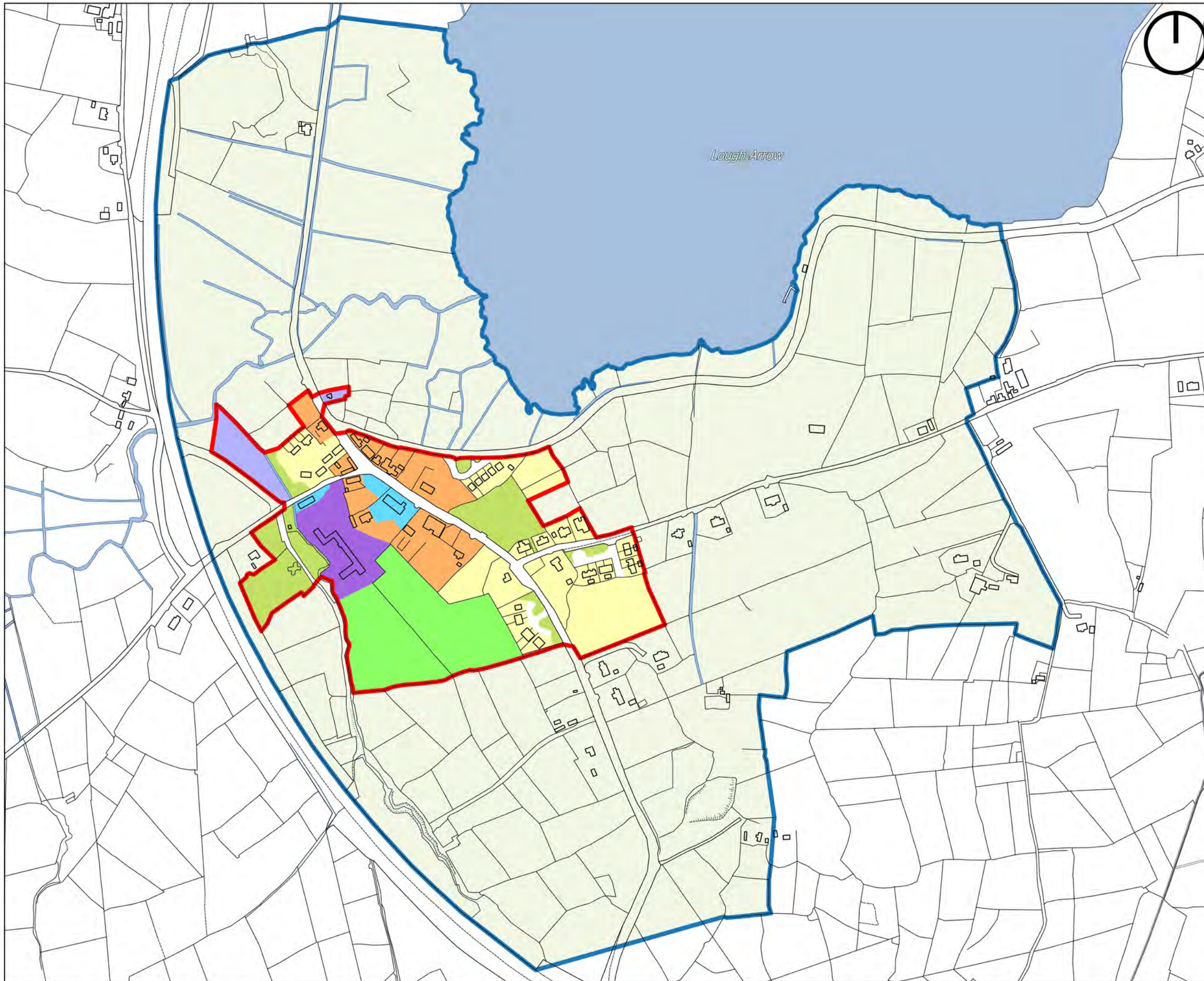
Architecturally valuable features

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

This building closes the view as one enters Ballinafad from the N-4.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sash windows.

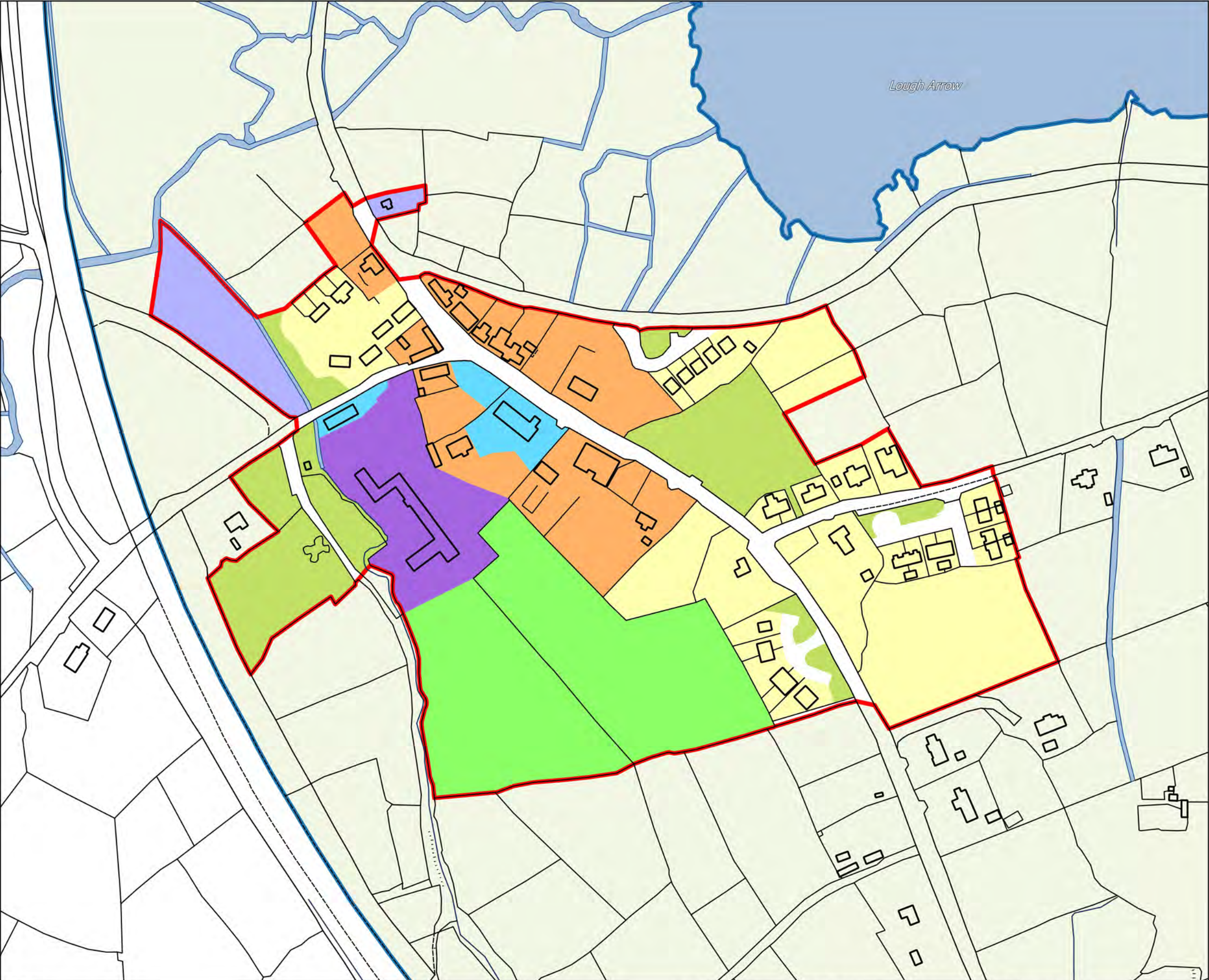
Ballinafad Zoning Map



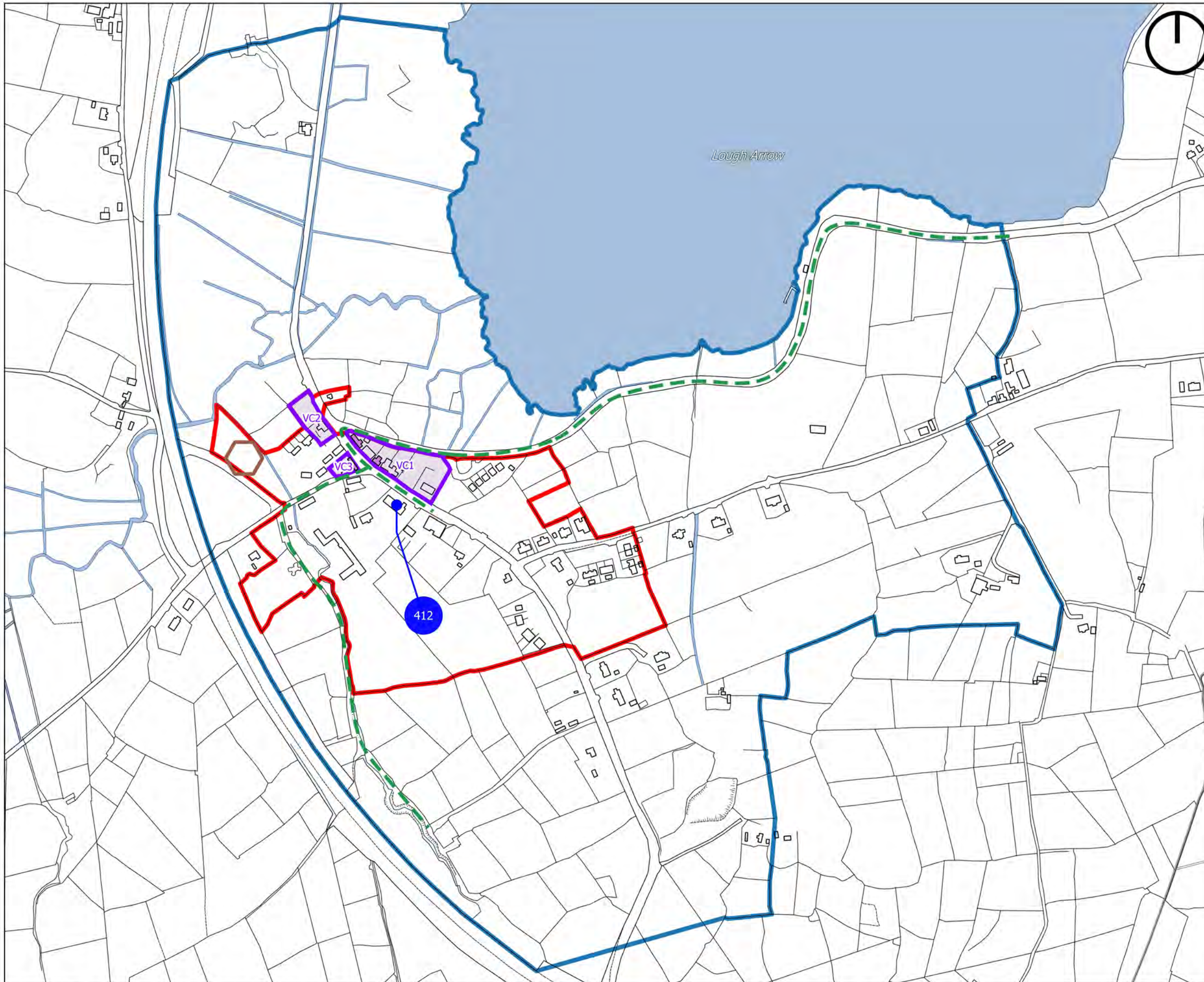
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- sports and playing fields
- public utility
- green belt

Ballinafad Zoning detail

- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- sports and playing fields
- public utility
- green belt



Ballinafad 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)

RPS no	Name
412	Church of Immaculate Conception

Ballinafad designations

-  plan limits
-  development limit
-  Special Area of Conservation
-  Special Protection Areas
-  Proposed Natural Heritage Areas
-  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

sources

PFRA indicative extents and outcomes map (OPW, 2012)

