

9. Banada Mini-Plan

Village profile

Banada is located approximately 6 km 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 sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of this Plan).

This small village has developed in a scattered manner along the River Moy (Special Area of Conservation) and close to Banada Abbey. The river and woodlands contribute significantly to the character and amenity of the village setting.

Population and housing

According to census information, the Banada Electoral District (which includes the village of Tourlestraun) had a population of 604 persons in 2011 (4% higher than the 2006 population of 579 persons). The 2016 Census figures were 597 persons for the ED and 168 for the statistical Small Area containing Banada (which extends outside the mini-plan limit, but does not include Tourlestraun).

There are no CSO population statistics available for the village itself. The survey undertaken by Council planners in 2015 estimated a population of 54 persons based on 21 occupied housing units within the Mini-Plan limit. The 2015 survey found a low residential vacancy rate, with the majority of dwellings built on family lands for permanent occupation.

Unlike many other villages throughout the county, Banada did not see significant development in since the 2000s, most likely because of its remove from larger urban centres and the lack of other infrastructure such as wastewater treatment.

Given the lack of demand and the absence of adequate infrastructure, it is considered that there will be very little need for additional residential development during the Plan period.

Community facilities

Being close to Tourlestraun, Banada has the benefit of shared community facilities such as the primary school and church. The village itself also boasts its own facilities: the health centre, ball alley, John Hume Peace Gardens, Ancient Ireland Theme Park, Banada Commemorative Garden and community centre.

It is important that requirements for any future community facilities are adequately facilitated. Therefore, while some lands are 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

At present there is no retail or enterprise activity in Banada. Local employment is generally restricted to agriculture. Small-scale enterprises should be supported within the village.

It is considered that Banada Abbey buildings and the surrounding lands have great potential in this context. The former convent building and school are vacant at present and proposals involving their refurbishment and regular usage would have a positive impact upon the village.

Infrastructure

Banada is well served by the local road network, which provides links to the Sligo-Galway road (N-17) south of Tobercurry, and the Boyle-Ballina road (R-294) west of Tobercurry.

Drinking water comes from Lough Talt. There is no public wastewater treatment facility available at present and it is not envisaged that any such infrastructure will be provided by Irish Water in the short or medium term.

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:

9.1 Natural heritage and open space

- A.** Ensure the protection and enhancement of the conservation value of the River Moy SAC (site code 002298) and establish a wildlife corridor/river buffer zone along its course.
- B.** Given the sensitive nature and high amenity value of the River Moy, support the retention of woodland, trees and vegetation along the riverbank and adjoining areas.
- C.** Support improved access to the River Moy by providing riverside walkways with links to adjoining woodlands (as indicated on the Objectives Map) and by requiring the provision of such walkways in conjunction with the development of any adjoining lands, subject to Habitats Directive Assessment and the maintenance of an adequate river buffer.
- D.** Support proposals to protect and enhance the amenity of existing public open spaces within the village.

9.2 Built heritage and streetscape

A. Seek the protection and conservation of the following Protected Structures:

RPS-70 Banada Bridge – Banada

RPS-71 Banada Abbey Convent and Church (façades only)

RPS-72 Mullarkey’s Pub and House – Banada

RPS-73 The Lodge – Banada

RPS-74 Cast-iron water pump – Banada

B. The former convent, church buildings, the former secondary school and the associated outbuildings at Banada Abbey should be sensitively restored for new use. Any such development proposal should:

- include a detailed conservation report and detailed architectural assessment. The Council will require the preservation of features considered to be of sufficient architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- make provision for uses that are appropriate to the site and existing buildings, in particular uses that would provide economic or social benefits to the local community, such as tourism and heritage facilities, community uses, office-based enterprises and sports or recreation facilities;
- afford special attention to the protection and careful management of the natural setting of the buildings;
- protect and preserve the stone wall along the perimeter of Banada Abbey.

9.3 Circulation and parking

- A.** Require the improvement or realignment of the road junction to the south-east of Banada Bridge in conjunction with development of the adjoining lands.
- B.** Support the improvement of pedestrian connectivity throughout the village, particularly between the village centre lands and Banada Abbey Convent, the primary health care centre and public open spaces (as indicated on the Objectives Map), subject to Habitats Directive Assessment. The provision of such links will be required in conjunction with the development of any adjoining lands.
- C.** Support the provision of a pedestrian bridge over the River Moy in order to facilitate the development of a looped walking route along the river banks, subject to Habitats Directive Assessment.

9.4 Village-centre mixed-use zone

- A.** Development of the village centre should respect and reflect the existing settlement pattern, and facilitate co-ordination in terms of access, car-parking and pedestrian links.
- B.** The design of development within the village-centre area should respect and reflect the scale, setting and character of Mullarkey’s pub and house (a Protected Structure).

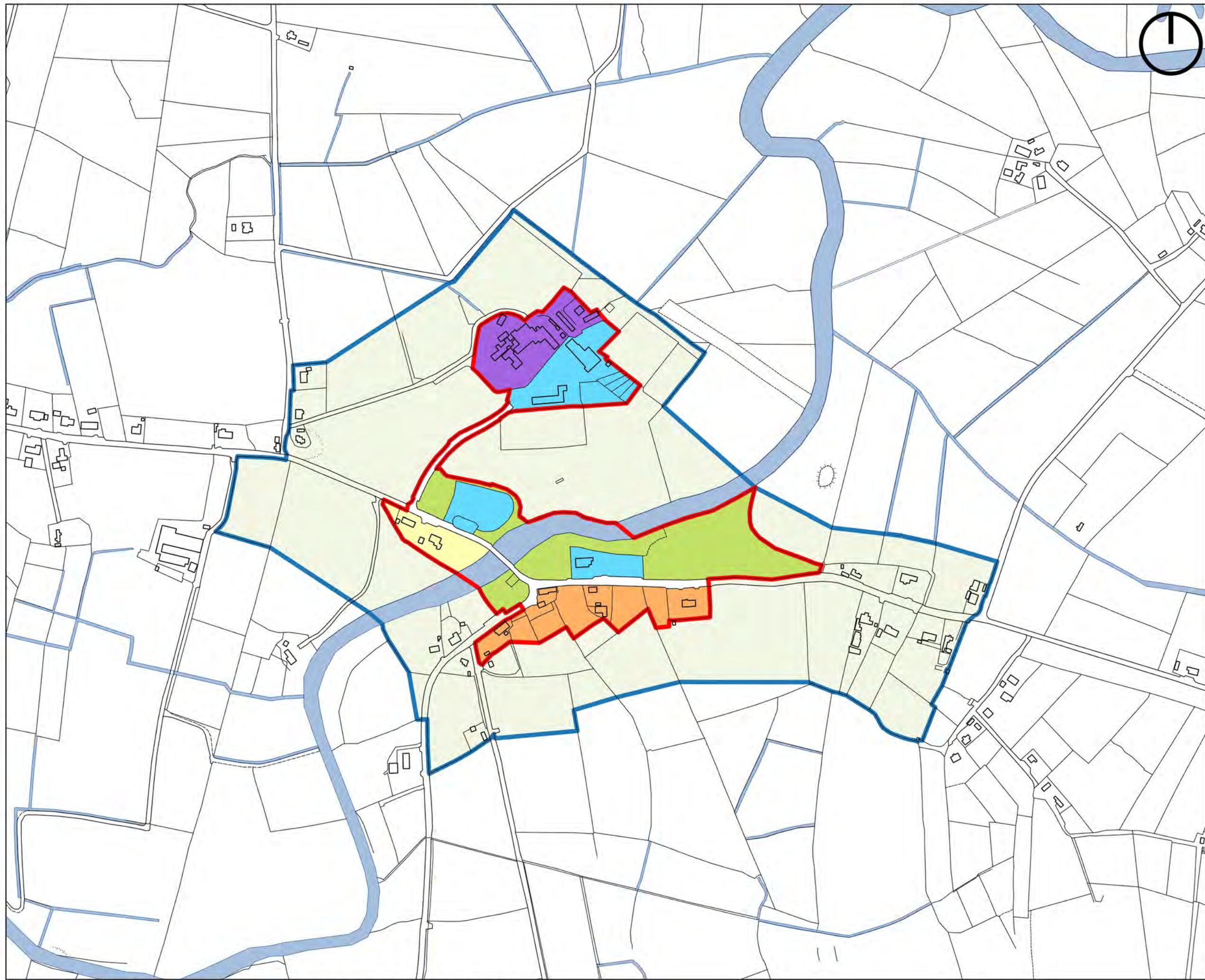
9.5 Community facilities

- A.** Support the development or redevelopment of the existing community centre and sports facilities.
- B.** Support the redevelopment of the former national school building for community use or for use as a local enterprise centre aimed at promoting local employment and providing serviced units for start-up enterprises.

9.6 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, site assessment, design and conditions. However, communal wastewater systems will not be permitted.

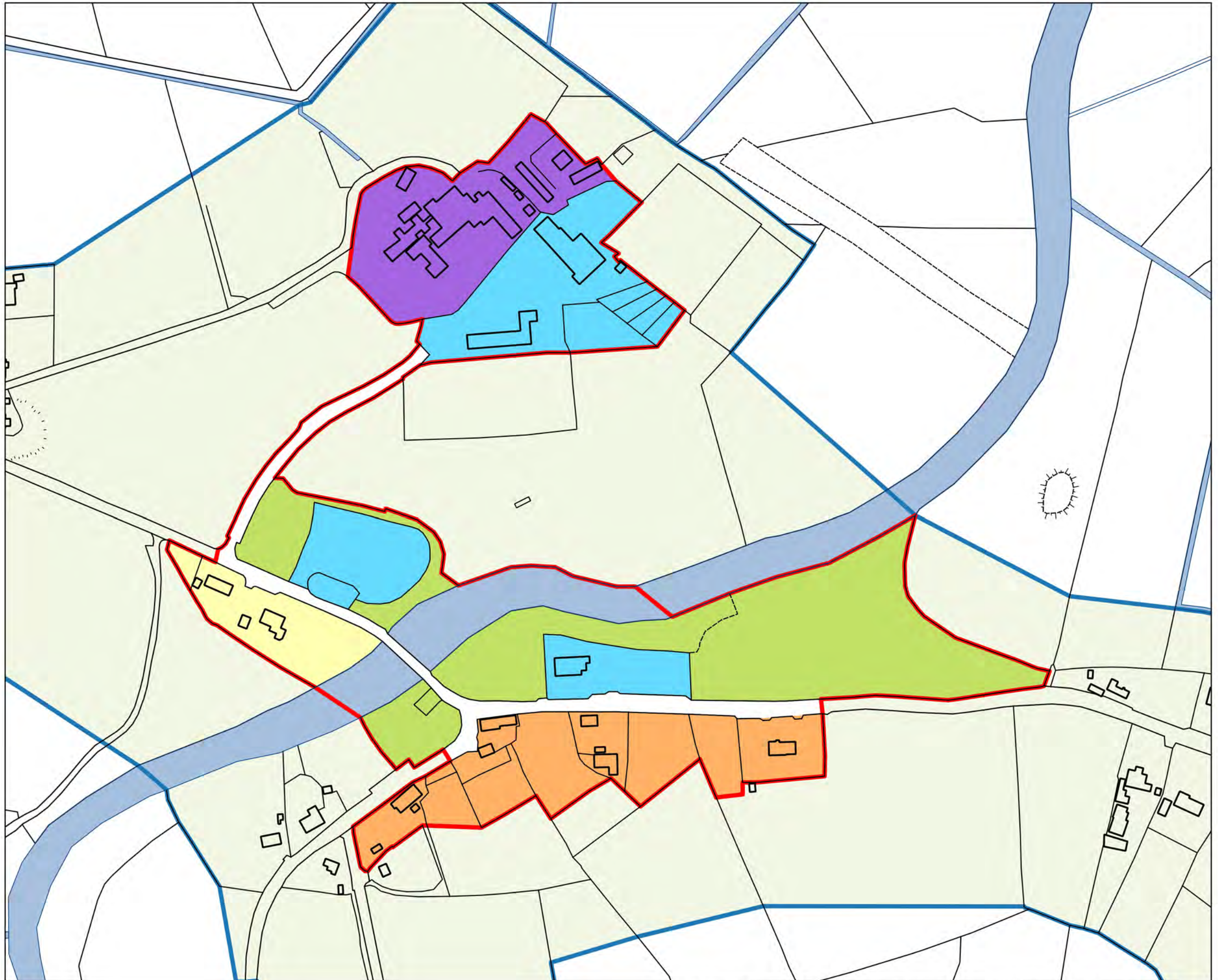
Banada Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- green belt

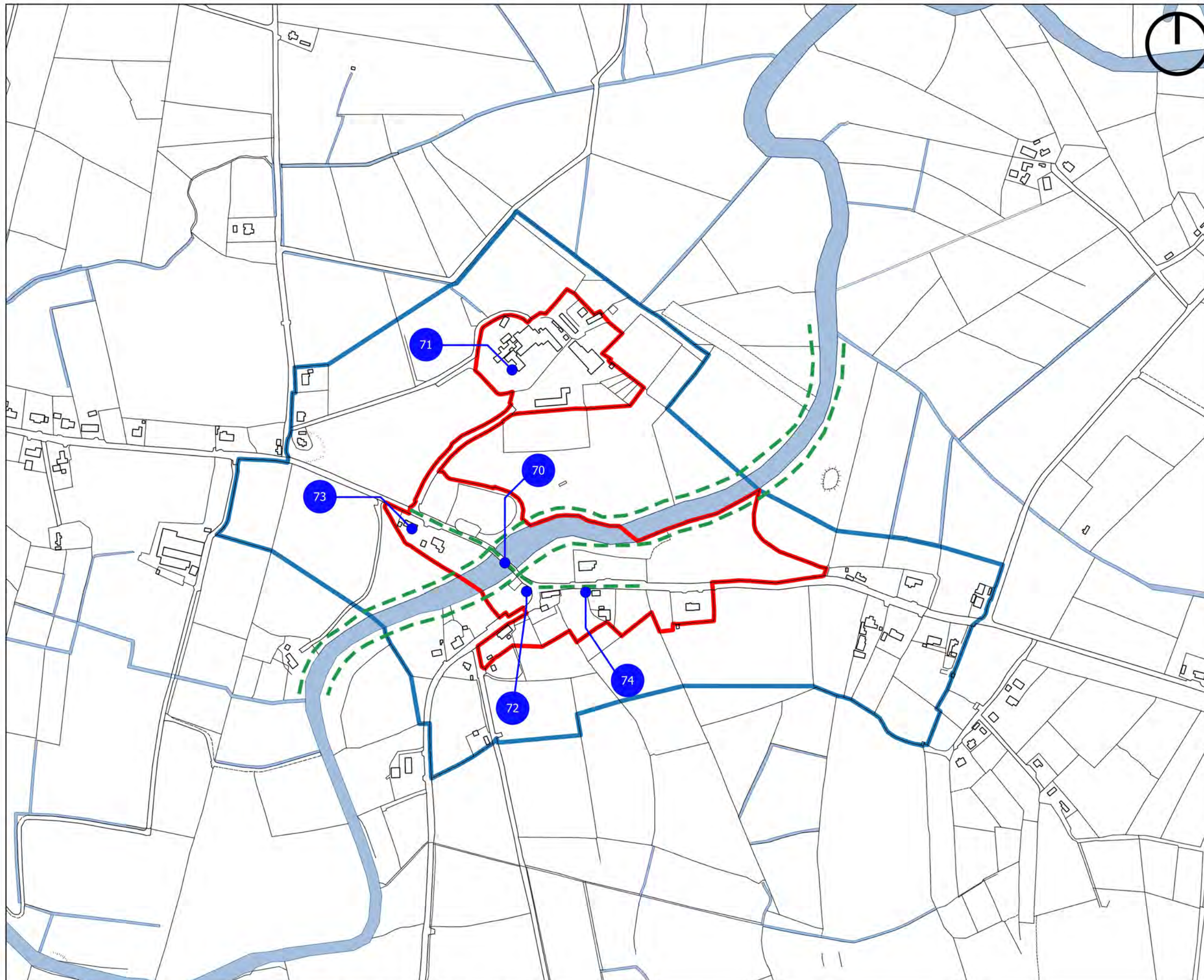
Banada Zoning detail

- plan limit
- development limit
- residential uses
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Banada Objectives Map



- plan limit
- development limit
- protected structure
- - river walks, pedestrian and cycle links

RPS no	Name
70	Banada Bridge
71	Banada Abbey Convent (Sisters of Charity)
72	Mullarkey's pub and house
73	The Lodge
74	Cast Iron Water Pump

Banada designations

- plan limits
- development limit
- Special Area of Conservation
- 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)

