



Section 4: Policies and Objectives



4. Policies and Objectives

4.1 Key Issues, Plan Concept and Detailed Policies and Objectives

The overall goal of the plan is to facilitate the further development of Enniscrone in a manner, which will improve facilities for residents and visitors alike. To facilitate sequential development and consolidation of the town core a considerable amount of land has been identified to be included in this plan. Due to the towns existing structure and linear pattern it is necessary to restrict further ribbon type development along the approach roads. Development will be focused on the backlands and infill sites, allowing for permeability and circulation. This form of development contributes to the philosophy of sustainability, in that, optimum use is made of the land available, infrastructural and associated services, and environmental constraints. As shown on the Development Strategy Map 6, three areas within the boundary of the plan have been targeted for detailed redevelopment and revamping. The Hollow, The Pier and Castle Field incorporate recreational, amenity and commercial facilities, which if expanded upon would provide the town with a unique tourism/living potential. (see section 4.2). See Map 10: Zoning Map and the Zoning Matrix outlining possible uses for each zoning category can be referred to in Appendix D.

4.1.1 Housing Strategy – Needs and Demand

According to a number of auctioneer's that deal within the Enniscrone market there is a significant lack of affordable housing for local people. This largely consists of a shortage of starter homes. Local demand is seen to be greater than supply. Taking this into account further residential development will be needed in Enniscrone.

Rented accommodation is mainly geared towards short term holiday renting as this form of renting usually creates the highest yields. There is an extremely limited amount of rental accommodation available for long term leasing to suit local needs.

To ensure choice and variety of housing location excess land will be zoned residential. This excess will ensure that no residential housing shortages should occur within the time frame of the plan, 2004-2010. The land need assumptions are based on an average housing density of no less than 20 units per hectare, 8 dwellings per acre as set out in the *County Development Plan 1999-2004*. However, higher densities shall be allowed on infill land in the town core. The proposed density classes are:

- Density 1 less than 8 units per acre (only to be used as indicated on zoning map in coastal and environmentally sensitive areas),
- Density 2 8 – 11 units per acre,
- Density 3 12 or more units per acre.

Suitable land for future residential development has been identified through on-site visual assessments of Enniscrone. Topography, environmental, and infrastructural issues were taken into account.

Lands to the west of the town are constrained by environmental designations and the coastline acts as a natural barrier to Enniscrone's development. This coastline, mature dune system and Moy estuary provide the town with an important natural amenity, offering walks, a fishing and wildlife habitat, among other amenity values. It is desirable to maintain this area free from any further

development. Future development to the east of the town, along the R297, is undesirable as this form of expansion would only further contribute to the occurrence of linear and ribbon-like development, which would detract from the rural character of the area.

The pattern realised for the optimum sustainable development of Enniscrone incorporates the sequential approach to development, infilling of under-utilised land and consolidation of the town core. The existing overall linear pattern of the town has created many undeveloped areas or pockets of land, which offer significant opportunities for substantial infill development in the short to medium term. To support the long-term residential needs of the town and consolidate the town core two main areas of backland to the north and to the south of Enniscrone have been identified for future residential development. (see Development Strategy Map 6)

In total the approximate areas allocated to each residential density class are, (excluding existing developed land or lands currently under construction) :

- Density 1 29 hectares, (72 acres)
- Density 2 49 hectares, (121 acres)
- Density 3 is to be accommodated within the town centre Mixed Infill Development zone

This does not take into account additional units that may be provided within infill development and mixed-use areas.

The minimum growth that can be accommodated in these areas is:

Density	Minimum Level Units Per Acre	Total Area in Acres	Min. No. of Housing Units	Population Equivalent
D1	1	49	49	142
D2	8	118	944	2,737
D3	12	Mixed Infill Development	-	-
Total	-	172	933	2,879

Based on the assumption that the average household size will remain at 2.9 persons per household.

The optimal siting of houses at these locations can only be achieved through the correct infrastructural measures being put in place, such as access points for auxiliary roads, electricity, water and wastewater alongside the appropriate design guidelines. (see section 4.3)

The enlargement of the permanent residential population in the area could foster a further sense of place and community spirit. Economically the increase would provide the base population to support the introduction of new services and facilities and generally increase the level of disposable income in the area. The increase in zoned land is likely to address the lack of housing availability for local people. (see Map 10: Zoning Map)

4.1.1.1 Policies

It is the policy of the County Council to:

- Implement the provisions of the ‘Sligo County Council Housing Strategy 2001-2007’.
- Promote infill development within the town core along road frontage and facilitate comprehensive backland development, in preference to one-off housing or additional ribbon development patterns.



Lands zoned for residential development to the north of Enniscrone



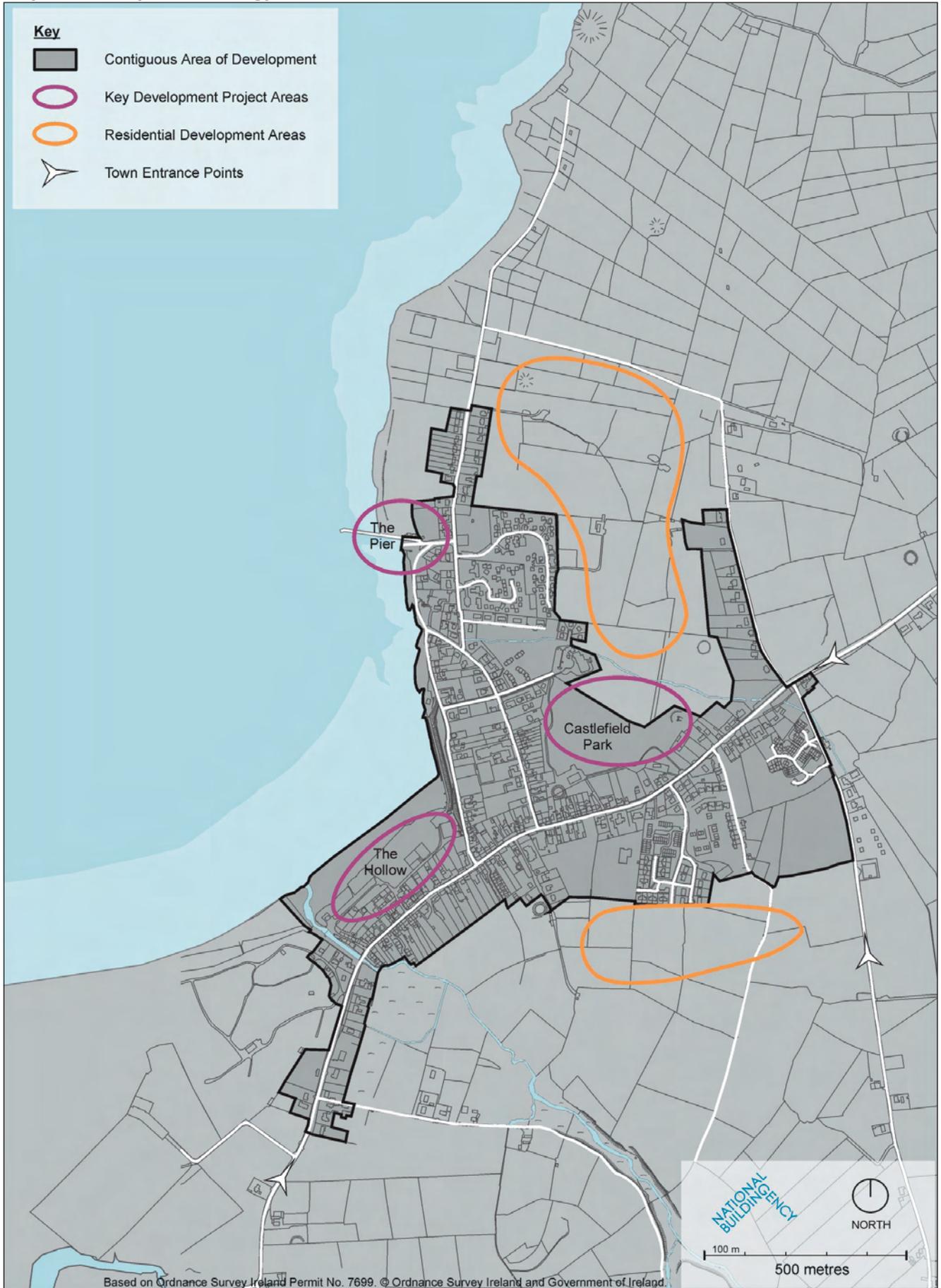
Lands zoned for residential development to the south of Enniscrone

- Ensure that houses are designed in a sensitive and sustainable manner having regard to the surrounding landscape and environment.
- Ensure that suitable ranges of housing types are constructed in keeping with the existing and proposed future demographics of the area and encourage a mixture of housing types in new developments.
- Ensure that any services and utilities required in residential developments are provided concurrent with the construction of new dwellings.
- Reserve 20% of the land zoned for residential development or mixed use that includes residential build to provide for Social and Affordable housing in compliance with Section 94 (4)(c) of the Planning and Development Act, 2000 and amendments of the Planning and Development (Amendment) Act, 2002.
- Promote housing layouts which provide for the circulation and movement of vehicular and pedestrian traffic facilitating the principles of permeability⁴ in order to assist public transport routes, cycling routes, pedestrian connections and emergency vehicle access.
- Promote the use of key corner structures, landscaping and strong design lines in order to support legibility⁵.
- Ensure that where residential development takes place within the 'mixed infill development' zone it will be allocated a density class of 3, i.e. 12 or more units per acre.

⁴ Permeability refers to the ease with which people can move about and get to destinations.

⁵ Legibility refers to how easy it is to understand the layout of developments and the physical structure of our environment.

Map 6: Development Strategy





Enniscrone beach, tourist 'Hot-Spot'

4.1.2 Tourism Strategy – Strengthening the Industry

According to the Bord Fáilte *'Tourism Development Strategy 2000 – 2006'* the Sligo Region is characterised as a 'Developing Tourism Area'. This area has already demonstrated a significant potential for tourism growth with over 3,000 bedspaces available within Enniscrone alone. This provides a solid base upon which to build further growth.

The overall aim of the tourism strategy for Enniscrone is to expand the tourism base thereby increasing the length of the tourism season, which currently peaks in July and August. This expansion would ensure the commercial viability of the tourism sector and aid in increasing economic productivity throughout Enniscrone. The fulfilment of this objective should not adversely affect the social connectiveness and quality of life of full time residents in Enniscrone. The tourism product needs to be developed in a sustainable manner involving innovative eco-tourism products.

There is plenty of scope to build up the 'shoulder' period (May, June, September, October) and 'low' (November to April) seasons. This could primarily be achieved through active support and encouragement for new initiatives to develop products and market segments, which can attract strong business outside the peak season. According to Bord Fáilte there is a *'growing market for Activity Tourism'*. A niche of special interest and active tourism may be appropriate to develop within Enniscrone due to its scenic, tranquil and health promoted setting.



Waterpoint leisure centre, Enniscrone

The *National Spatial Strategy* recognises the benefit in economic terms of the development of holiday homes. However, consideration needs to be given to the overall long-term sustainability of this type of development and the effect on the affordability of housing for permanent residents. The clustering of holiday homes in Enniscrone has facilitated the expansion of this tourism sector and benefited the towns economic development, however future holiday home development must be restricted in order to promote a diversified rural economy and ensure the protection of the environmental qualities which attract visitors to this area.

Enniscrone possesses numerous positive aspects, which lend themselves towards tourism. These include the **6km stretch of beach** providing quality bathing areas. As the quality of this beach is reassessed every year care needs to be given to the continuing environmental quality of the area. A visitor management programme for the monitoring and maintenance of this dynamic coastal system should be put in place.

The **Waterpoint Leisure Centre** provides Enniscrone with an indoor health and fitness facility, this type of facility is not weather dependant and is utilised on a year round basis. An application for the extension of this resource is currently being processed and if granted, appropriate to design, would further contribute to non-seasonal based tourism activities within the area.



Seaweed baths, Enniscrone

The renowned **seaweed health baths** of Enniscrone provide the area with unique therapeutic and natural health treatments, which appeal to people from both far and wide.

The number of mobile home sites within **Enniscrone Caravan Park** is adequate to serve the needs of a future growing population. Recently, the development of twenty log cabins has received planning approval and is now in the process of being constructed. Additional expansion of the caravan park should not

be allowed, as development would only further encroach on the mature dune system, also additional population numbers may be detrimental to the site capacity due to its environmentally sensitive location. The entrance to the park is not well designed or landscaped, therefore in order to enhance the visual image of the area this issue needs to be addressed.

Enniscrone Golf Club comprises of an 18-hole course and 9-hole practice run with adjoining clubhouse. Currently the golf club is proposing to develop a Golf Academy of Excellence. This development would provide Enniscrone with an internationally recognised tourism market. Furthermore the commercial recreational venture of the Golf Course is significant in attracting and increasing the year round number of visits by tourists to this area. The proposal for a Golf Academy of Excellence in association with this course is supported.

There is significant tourism potential for watersports to be expanded and promoted. **A surf school** currently operates in Enniscrone from June through to September. This could be expanded to a year round activity as Enniscrone strand lends itself, in terms of currents and wave size, to basic surfing training for novices. However, to capitalise on this activity, necessary facilities need to be put in place, such as showers, changing rooms and locker facilities for both equipment and individual items.

Enniscrone is in need of a **4 – 5 star hotel**, currently there is no such serviced facility present in Enniscrone. This 'gap' in the accommodation sector needs to be filled. A hotel of this stature could attract visitors year round if appropriate facilities are provided, such as a restaurant, bar, gym, sauna, banquet room etc. This would suit the needs of many tourists and create employment for the local population. The success of a high quality hotel could be supported by other existing attractions at Enniscrone or a key anchor such as an Aquarium/Seaworld; a renowned Craft Centre or a Golf Academy.

The redevelopment of the pier and harbour area would create many opportunities for tourism related watersports including sea and shore angling and boat cruises. Information kiosks and a clubhouse could be incorporated into the redevelopment allowing use to all watersport amenities. (see section 4.2.3)

A further unexplored market, which offers tourism potential to the town of Enniscrone is the **rich historical, scenic and cultural aspect to the town**. Enniscrone is abundant with sites of archaeological potential, scenic coastal views and sites of designated ecological importance, these sites need to be actively promoted and linkages need to be formed, thereby providing historical trails and attractive walking routes. Promotion of this sub-region within the County is required to capitalise on the rich, scenic and historic landscape - establishing linkages with other 'honeypots' in Sligo or Mayo such as:

- Foxford Woolen Mills, Foxford, Co. Mayo
- Ceide Fields, Interpretive Centre
- Killala Historic Site
- Aughris Cliffwalk, Co. Sligo
- Martello Tower, Dromore west, Sligo

To connect and promote all the above various facets of tourism potential within and around Enniscrone an **information kiosk** or office should be established, outlining and highlighting the diverse range of activities and facilities that Enniscrone has to offer.



Beach access to Caravan Park, Enniscrone

4.1.2.1 Policies

It is the policy of the County Council to:

- Have regard to the 'Tourism Development Strategy, 2000-2006', prepared by Bord Fáilte – the Irish Tourist Board.
- Encourage through marketing the expansion of the tourism season of Enniscrone to cater for and attract year round use and activity.
- Promote and ensure that future tourism development is carried out in a sustainable manner, not adversely affecting the local inhabitants quality of life.
- Promote a growing market for activity tourism incorporating the development of eco-tourism, such as equestrian centres, bird watching, surfing, fishing and coastal walks.
- Monitor, manage and restrict the development of further holiday-home type development in and around Enniscrone.
- Encourage the development of high quality serviced accommodation to provide for the top end of the market, such as a 4 - 5 star hotel with related facilities.
- Establish a Coastal Zone Management Plan incorporating a visitor management programme for monitoring and maintenance of the dune system and monitoring the number of cars parking along the beach.
- Restrict further caravan park development.
- Promote the redevelopment of the pier and harbour area to allow for boat shelter.
- Promote the development of an information kiosk and/or leaflets.
- Ensure that any future development of the aquatic leisure centre should integrate readily with the existing environment, with complementary materials and tempered colours.
- Promote sites of archaeological interest within Enniscrone as attractions for tourism.
- Establish the use of information signposting for various activities, trails and historical features.
- Promote the development of interpretive signs and information boards at important sites of archaeological interest, heritage and conservation.

4.1.2.2 Objectives

It is an objective of the County Council to:

- TO1** Encourage the visual improvement of the entrance to the Atlantic caravan park. (see Objectives Map 11)
- TO2** Provide shower, changing rooms and locker facilities within the Hollow area as part of the redevelopment of backlands for use by the various waterbased activity clubs, e.g. surfing. (see Objectives Map 11)
- TO3** Encourage the provision of maritime facilities, such as a tourism flagship project alongside the redevelopment of the pier and harbour. (see Objectives Map 11)
- TO4** Explore the possible provision of a heritage trail, following the open space network, incorporating a beach walk, the old seaweed bathhouse, Cahirmore promontory fort, Nolan's Castle, St. Valentines Church, passage tombs and various ringforts. (Objectives Map 11)

4.1.3 Natural Environment and Recreational Open Spaces – Establishing Quality Networks

Recreational open spaces are understood to mean areas of formal and/or informal landscaping, incorporating a mixture of private and/or public space, within designated urban boundaries. This can include a number of differing types such as parks, waterways, playgrounds, playing fields, woodlands and nature reserves, etc. The above are inherently important in their own right. However, throughout a village setting the above characteristics should create a landscape structure that stitches together all of these elements. Open space *networks* are therefore more useful for visual amenity, recreational use and wildlife corridors than isolated and unrelated landscape elements. It is very important when viewing the landscape that integration and assimilation between the varying categories occurs.

4.1.3.1 Natural Environment

The scenic quality of Enniscrone offers great amenity and recreational value to locals and tourists alike. There are a number of noteworthy environmental features and designations, which are important to preserve and protect allowing for valuable scenic appeal and greater biodiversity. These include visually sensitive areas such as, coastal and scenic views, significant hedgerows, tree groups, river corridors, beach and dunes and the Killala Bay and Moy Estuary.

The Sligo County Development Plan states that views from the regional route R297 from Castleconor to Dromore West are to be preserved. From this route scenic views of Killala bay and the Atlantic Ocean can be observed. Therefore development along this stretch of road is restricted. Several additional scenic viewing areas have been observed within Enniscrone, these views provide an important amenity for the town; future development should be directed in a manner, which preserves these views. (see Environmental Parameters Map 4)

A number of significant hedgerows and tree groups are evident in and around Enniscrone. These components provide much needed habitats for certain wildlife and if maintained and reinforced with additional planting can assist in the integration of future development into the existing landscape while sustaining the natural visual image of the area. Therefore a number of these (as shown on Map 4) should be retained and protected from harm and destruction.

The Bellawaddy River flows through Enniscrone and empties into the northwest part of Enniscrone beach. It is important for this river to be kept pollution free due to the reliance of Enniscrone on its Blue Flag beach status. This river and surrounding flood plain provides Enniscrone with a suitable picturesque setting from which to cultivate a natural linear park and walking trail. Therefore the Bellawaddy Stream Corridor should be kept free from encroaching development and preserved in its natural state.

According to the ‘*Enniscrone Coastal Report, 1996*’ the beach at Enniscrone appears to be one of the most stable along the Sligo coast. In relation to the dunes in front of the Hollow the greatest threat is from recreational pressure. The dunes are a dynamic system, vulnerable to erosion. Trampling through the dunes damages vegetation, thereby reducing the stabilising influence of the maram grasses. The low dunes between the beach and the Hollow are particularly vulnerable to trampling, being used as access points and recreational areas. It is essential that damage here be addressed as these dunes play a fundamental role in the coast protection of the Hollow.



Bellawaddy River, Enniscrone



Flora, Enniscrone



Enniscrone Coastal Management - fencing to protect dune habitat



Local road, Enniscrone

To the west of Enniscrone within Bartagh Island, Killala Bay and Moy Estuary there are a number of national environmental designations, which includes a proposed Natural Heritage Area (pNHA), candidate Special Area of Conservation (cSAC) and a Special Protection Area (SPA). These areas are of International, National and Local importance. It is imperative that these designated sites are kept free from development. There is an obligation on the county council to protect such sites and to ensure that this is achieved, a building set-back buffer zone of approx. 5 metres should be identified around the site, thereby minimising any negative effects which may occur from nearby development. In consultation with professional ecologists and conservationists this buffer zone could in tandem act as an amenity and informative trail designed to attract public awareness to the importance of such sites. Viewing platforms could be established within these aforementioned buffer zones. This could provide not only an invaluable recreational experience but also could aid scientific research and support a specialised tourism product. Information posts should be established alongside the platforms to relay information about the ecology, botany and importance of such sites. Further expansion of the Caravan Park and Golf Club should be restricted so as to alleviate any undue encroachment into the designated sites.

4.1.3.1.1 Natural Environment Policies

It is the policy of the County Council to:

- Protect existing national amenity areas and preserve the character of the landscape, including views, prospects, the amenities of places, and features of natural beauty or interest.
- Protect and enhance the natural environment of Enniscrone against any future development, which may have a negative effect on the existing natural stock.
- Encourage developers to have regard to existing significant hedgerows and tree groups, prior to any development occurring and to incorporate these features into their developments wherever possible.
- Continue maintenance and management of Enniscrone's coastal area, incorporating the dunes and enhance the protection of Enniscrone beach to include blue flag status.
- Protect the water quality of river courses throughout the plan area.
- Preserve and protect the National Designated Areas from development.
- Maintain the populations of important plant, bird and animal species.
- Encourage the development of viewing platforms with information posts to be located along the buffer zone of the national environmental designated areas.
- Maintain the extent of the ecological value of the priority habitat: fixed dunes with herbaceous vegetation.
- Achieve consensus on the conservation management of the priority habitats with landowners, the local community and other interested parties, particularly where developments are proposed or under consideration.

4.1.3.1.2 Natural Environment Objectives

It is an objective of the County Council to:

- NE1** Continue to preserve and protect the scenic route along the R297 from Castleconor to Dromore West overlooking the Atlantic. (no map reference)
- NE2** Preserve a number of significant views by prohibiting development occurring above these ridgelines and viewing points. (see Objectives Map 11)
- NE3** Restrict future development on all designated or proposed Natural Heritage Areas (pNHA's), Special Protection Areas (SPAs) and Special



View to be preserved - Cliff edge to Promontory fort

Areas of Conservation (SACs) and allow for a 5-metre buffer zone encircling these designations to eliminate any disturbance caused by development. (no map reference).

NE4 Consider, following detailed site surveys, a tree preservation order (TPO) for the tree groups, located along the R297 from the eastern approach road. (see Objectives Map 11)

NE5 Ensure that prior to any further development of amenities in the Hollow a comprehensive coastal defence policy is required to ensure that any flood risk of the area is minimised. (no map reference)



Significant tree grouping, Enniscrone

4.1.3.2 Recreational Open Spaces

Open spaces can provide for an extensive range of recreational activities which broadly speaking can be broken into two main categories, namely active and passive. Active allows for recreation of a more energetic nature to take place, i.e. sporting activities, while passive usually enables recreation to take place at a more leisurely pace, for example, strolling, birdwatching and interpretation. (see Open Space Map, Map 7)

Private open space within Enniscrone consists of a golf course and pitch and putt facilities, both of which are well maintained and open throughout the year. This active private open space constitutes 10 hectares of land within Enniscrone.

There is just over 9 hectares of public open space within Enniscrone consisting of a central park known as Castle Field, an amenity area located parallel to the beach known locally as The Hollow and various incidental amenity open spaces located throughout a number of housing estates and holiday home villages. These public open spaces comprise both passive and active amenity open space.



Pitch & Putt course, Enniscrone

Within housing developments a minimum of 15% public open space must be provided. Where the county council deems it unnecessary to provide this percentage on site, conditions may be applied, for example;

- open space may be provided by the developer in proximity to the site according to the specifications of the county council;
- appropriate community facilities may be provided in lieu of the developers open space requirements;
- the developer may make a financial contribution per residential unit toward provision of open space by the county council elsewhere. The designation of incidental amenity open space within housing estates will not be regarded as fulfilling the open space requirements and may only be permitted where it performs a specific function, such as preserving key landscape features, providing a necessary screen belt, if it is a specific part of the landscape plan, or if it is intended and designed as a pocket park for children to play in.

Although Enniscrone does not immediately require further amounts of public open space, specific tracts of land need to be reserved to link open spaces and maintain areas in the interest of visual natural amenity. Therefore the open space strategy for Enniscrone establishes an *open space network*, whereby linkages and connections between the varying open space elements are reserved, improved and maintained allowing for greater movement and circulation between spaces.



The Hollow recreational area, Enniscrone

The open space network incorporates key landscape features such as:

- Views,
- Archaeological features,
- Retention of stream corridors,
- Coastal walks,
- Nature reserves,
- Natural habitats.

The future development of the recreational and open space base of the town will be encouraged at The Hollow and Castle Field. These two areas are situated in prominent locations in the town and are important to the town's welfare in terms of recreation and social inclusion. These key areas are focused on in greater detail in section 4.2. The redevelopment of the recreational facilities of the Hollow area (e.g. Crazy Golf and Children's Playground) will promote this site as a central civic recreational space, which will ensure a vibrant central area for meeting and entertainment, with established links to the Main Street. The Castle Field will also be developed for both active and passive recreational purposes, with an accompanying focus on the archaeology of the site and its associated tourism value.

4.1.3.2.1 Open Space Policies

It is the policy of the County Council to:

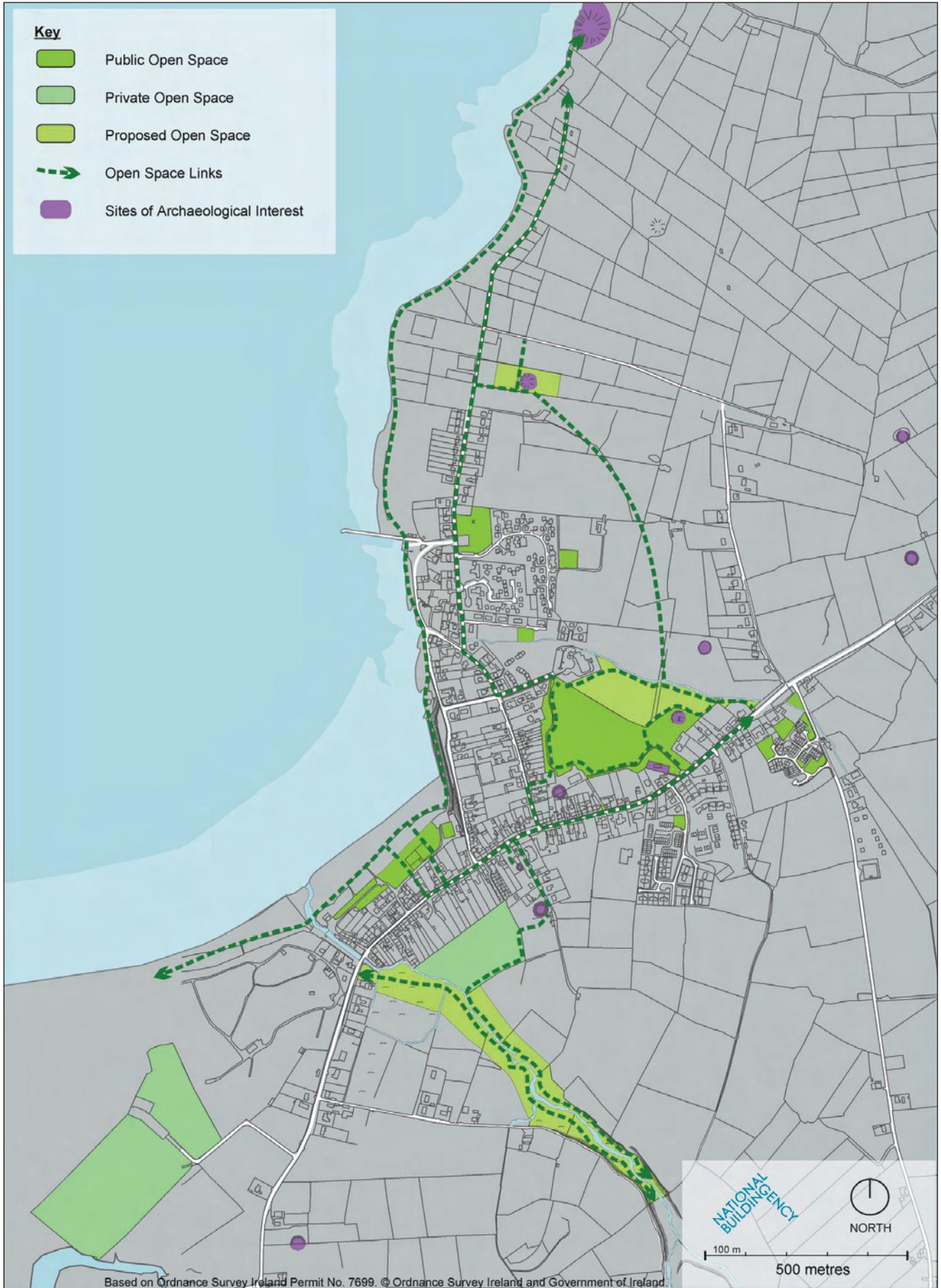
- Regularly upkeep and maintain the existing smaller incidental open spaces that have been created within housing estates under their remit.
- Ensure that future open space requirements (15%) are well designed and landscaped when considering new developments.
- Ensure that open space provided concurrent with development, functions as a network and does not evolve piecemeal forming into isolated pockets, which accommodate little to no function.
- Discourage the loss of existing public or private recreational open space unless alternative recreational facilities are provided in a suitable location or it can be demonstrated that there is no longer sufficient demand to sustain that facility.
- Encourage the improvement of the quality and capacity of existing sporting and recreational facilities through both private and public sector initiatives.

4.1.3.2.2 Open Space Objectives

It is an objective of the County Council to:

- OS1** Establish an open space network to encourage movement and circulation incorporating key landscape features of Enniscrone, including:
- The Beach and Hollow area
 - The Promenade along Pier Street
 - Civic Square at the Pier
 - Archaeological Sites of Interest
 - A linear Park incorporating a Cliff walk from the Pier to Cahirmore Promontory Fort
 - CastleField Park and archaeological sites
 - Bellawaddy River Corridor Linear Park. (see Objectives Map 11)

Map 7: Open Space Networks





Nolan's Castle, Enniscrone

4.1.4 Archaeological Features

Enniscrone boasts many sites of archaeological interest. Cahirmore promontory cliff fort is located to the north of the plan boundary, Nolan's Castle, ecclesiastical remains and graveyard of St. Valentines Church and a possible passage tomb are located in the central area of Castlefield. The immediate plan area is also prolific with ringforts, souterrains and enclosures as is the environs. (see Map 7)

All known monuments are identified and listed for protection by DoEHLG in its statutory inventory of sites and areas, called the Record of Monuments and Places (RMP). Recorded monuments are protected under the National Monuments (Amendment) Act 1994. Anyone intending to carry out works, which would interfere with a monument site, is required to give two months notice to DoEHLG, who will specify what, if any, precautions or actions are required. The local archaeological heritage also includes any archaeological site that may not yet have been recorded, as well as archaeological remains beneath the ground surface. Such remains may only be uncovered during development work and must be investigated and recorded at that time.

Castle Field holds many archaeological structures and this area has been subject to a specific study by Northwest Archaeological Services Ltd. The 'Castle Field Conservation Plan'. The principal features of this site include:

- Enniscrone Castle in the north-east,
- The east-west orientated esker along the north portion of the site,
- Two recorded megalithic monuments sited upon the esker,
- The playing fields in the south-west,
- The Enterprise factory in the south-west and,
- The ringfort, SMR SL016:020 located in the extreme southwest corner of the site.



Cahirmore, Promontory Fort

Enniscrone Castle stands at a height upon the esker within Castle Field and can be viewed and glimpsed from many areas throughout the town, due to this prominent location and significant architectural merit the castle is safeguarded through its inclusion and listing within the Record of Monuments and Places (RMP). The Castle at present is in need of stabilisation and repair works, steps should be taken to arrest further deterioration of the castle. By preventing inappropriate development in the vicinity of the site, preserving and protecting the character of the landscape and increasing awareness and understanding of the cultural significance of these sites. (see section 4.2.1)

Ringforts are apparent off Main Street and a Promontory Fort is located to the north of the town. Linkages between these points should be made available to establish a historical trail thereby consolidating the areas of archaeological potential. A recognised informative trail would have an educational benefit as well as providing a tourism focus.

4.1.4.1 Archaeological Policies

It is the policy of the County Council to:

- Support and promote public awareness of, access to and linkages between the various sites of archaeological value within Enniscrone, with the co-operation of the private landowners.
- Integrate sites of archaeological interest into the walking trail and open space network.
- Ensure the continued protection and maintenance of these archaeological sites. (see Map 7)



Entrance to St. Valentine's Church, Castle Field

4.1.4.2 Archaeological Objectives

It is an objective of the County Council to:

- A1** Safeguard the continuing existence of Nolan's Castle through stabilisation and restoration works to be carried out by professional archaeologists in association with DoEHLG. (see Objectives Map 11)
- A2** Support the clearance of overgrown vegetation obstructing the entrance to the ruins of St. Valentines Church. (see Objectives Map 11)



Street running parallel to Bellawaddy river, positive streetscape character



A - Proposed RPS - Bellawaddy bridge



B - Proposed RPS - Old farm building



C - Proposed RPS - Seaweed bath house



D - Proposed RPS - Water pump

4.1.5 Architectural Heritage

Enniscrone contains a range of interesting buildings and a variety of architectural styles, all of which add to its unique character. The Record of Protected Structures (RPS) is the principal mechanism for protecting and conserving important buildings and structures. Certain buildings and structures within Enniscrone deserve recognition for either their individual architectural merit or streetscape value. These are structures that contribute to the Architectural Heritage within their own locality. Historic buildings are an intrinsic part of our cultural heritage and national identity. They are a finite resource, which once lost or damaged can never be replaced. Certain features although not warranting recording, (due to modernisation and renewal works, such as windows and doors being replaced by modern materials), should be treated with consideration in terms of future planning and development issues as they can positively contribute to the overall streetscape and character of the area. One such example is the street which runs parallel to the Bellawaddy River (see photo at top of page). The intrinsic quality of these three bay cottages adds to the overall character of the area, as does the small stonewalled garden plots, which are separated from the houses by the road in between.

Appropriate re-use of structures is also important. The former nineteenth century church located along Main Street is now used as a storage area for the adjoining hotel. The church windows are currently boarded and the grounds have been poorly treated with an inappropriate boundary wall. The current use of this former church building undermines the architectural value of this structure and detracts from the overall streetscape.

4.1.5.1 Architectural Policies

It is the policy of the County Council to:

- Protect and preserve the character, quality and distinctiveness of the architectural heritage of Enniscrone.
- Protect structures or parts of structures of special architectural, historical, archaeological, cultural, social or technical interest.
- Encourage the renewal and revitalisation of areas, where necessary, while ensuring the retention of character features, such as stonewalling.
- Actively promote the re-use of suitable redundant or obsolete structures for housing and retail purposes.

4.1.5.2 Architectural Objectives

It is an objective of the County Council to:

AH1 Consider the statutory protection of the following structures by proposing them for inclusion in the County Development Plan, 2005 - 2011, Record of protected structures (RPS) (see corresponding photo's, Objectives Map 11 & Appendix E & F)

- A** Bellawaddy bridge; cut stone three arch bridge, adds to the unique character of the area.
- B** Along the entrance road of the town to the east lies a disused farm building, including out buildings and surrounding stonewall boundary. This cottage comprises six over six sash timber windows with rendered finish and slate roof. It is proposed to secure the farm building as it forms an interesting and aesthetically pleasing entrance into the town from the main approach road from Sligo.
- C** Seaweed Bath House, This building dates to 1910 and has been significantly extended in the last twenty years. Though many of the original features have been altered, i.e. windows, this cement

rendered building still retains much of its original character, as revealed in its symmetrical proportions including the rooftop balustrade, quoins and original nameplate.

- D** Water pump, at the corner of the Bellawaddy bridge. Such street furniture can form a very important component in the make up of a town or village design appraisal, therefore, proposals to remove or relocate such objects should be restricted with consideration of all implications.
- E** South Lodge, late 19th / early 20th Century residential villa with a number of decorative noteworthy features including finials, bargeboard, crest above doorway and pseudo hood mouldings above windows and central doorway flanked by pilasters. It has a symmetrical facade composition comprising of 3 bays and 2 projecting bay windows from gable ends. The original doorway has been replaced by a new p.v.c doorway which disrupts the original composition.
- F** Late 19th / early 20th Century, attractive 2 storey 3 bay residential dwelling of symmetrical composition, with later addition to south side of the building. Rendered facade, most of the windows have been replaced with modern p.v.c types. However, of note is the decorative barge board to the front of the gable porch.
- G** Late 19th / early 20th Century, residential building of traditional long-house cottage style, single storey 4 bay, slate roof with rendered finish to facade.
- H** A pair of semi-detached residential town houses, dating from the late 19th Century. These attractive houses have a symmetry of composition, comprising 3 bays each with original 2 over 2 sashed timber framed windows with horns; original doors with fan light. Rendered facade with slate roof.
- I** Ardevin House, 2 storey, 3 bay house with slate roof and rendered finish to facade dating from the late 19th Century (possible early 20th Century), containing alterations to windows, front porch and rear extension.

AH2 Facilitate a change of use for the disused church (Star of the Sea Roman Catholic Church), along Main Street from that of storage to something more suitable, such as a tourist information office or other use, which respects its external and internal structure and enables its maintenance and use by the public. (see Objectives Map 11)



E - Proposed R.P.S. - South lodge



F - Proposed R.P.S.



G - Proposed R.P.S.



H - Proposed R.P.S.



I - Proposed R.P.S. - Ardevin House



Shops, Main Street, Enniscrone

4.1.6 Commercial Development – Harnessing the Potential

The Main Street accommodates the commercial core of the town. The tourism industry greatly supports these services and is indeed an impetus for the further development of the service industry within Enniscrone. The needs of the local resident population must also be accommodated outside of the tourist season, therefore it is the main policy of this development strategy to support and facilitate the year-round commercial development of the core area of the town in order to facilitate the sustainable development of Enniscrone for the inhabitants and surrounding rural community.

The primary shopping need for those resident within and in close proximity to Enniscrone is of a convenience⁵ nature. It is the policy of this Local Area Plan to promote the development of convenience shopping and services for the current and future population, while at the same time facilitating any future comparison⁶ retail shopping within the central core area. In order to encourage the sustainable development of the town, key infill sites along Main Street will be zoned mixed use to encourage a diversity of uses, of both a daytime and evening nature. To the eastern end of Main Street an application has been granted for the construction of two shop units, which will further support existing residential developments in this area. A balanced provision of such facilities will be sought within the town.

Tourism and associated commercial development will be facilitated - such as the development of watersports related retail, tourist maps, information, and so forth. The redevelopment of the Pier area and the Hollow will also accommodate development of a commercial nature, which this plan encourages and supports. Craft and cottage industries with a retail component will be encouraged.

The development of a 4-5 star hotel is imperative in terms of diversifying the range of tourism accommodation currently available, thereby catering for all sectors of the tourism market. Such a commercial venture would be instrumental in attracting additional sectors of the tourism market to stay overnight in Enniscrone and avail of the recreational and commercial facilities of this coastal town, such as the beach, golf course, indoor leisure centre, restaurants, bars and cafés. The development of a conference centre in association with a hotel would be beneficial, and this local area plan will therefore encourage and facilitate such a venture.

4.1.6.1 Policies

It is a policy of the County Council to:

- Support the role of Main Street and its backland areas (i.e. the Hollow) as the vibrant commercial core of the town, which can accommodate a range of shops and businesses, capable of sustaining a rural community.
- Encourage the development of commercial uses, which can operate on a year round rather than mainly seasonal basis.
- Encourage, where appropriate, the infilling of existing vacant sites along Main Street with a diverse range of commercial and retail uses.
- Encourage the development of a 4-5 star hotel facility either on lands adjacent to the Golf Course or within the town core itself.
- Ensure the provision of the necessary social and physical infrastructure to support further commercial development.

⁵ Convenience shopping includes shopping for goods such as food, alcoholic and non-alcoholic beverages and non-durable household goods.

⁶ Comparison shopping includes shopping for such goods as clothing and footwear, furniture, medical and pharmaceutical products and educational and recreational equipment and accessories.

4.1.7 Industrial/Office Base – Encouragement of Indigenous Industry

The development of the enterprise units along Pier Road, just off the Main Street, has been significant in establishing an industrial/office base within the town. There are currently six businesses in operation in these units, with the industrial warehouse being shared by two separate industries. In order to encourage the continued success of these units, additional land will be zoned within this area for industrial/office use to facilitate increased investment, and promote the local economy. Also, further land has been zoned to the east of the town, this allows for locational choice and ease of access as the land is situated along the R297.

Permission has been granted for the development of a print workshop to the eastern end of Main Street, in association with two shop units, three apartments and a house. Such mixed developments of residential, commercial and office uses are recognised as important for supporting the economic and social needs of those living in the area.

4.1.7.1 Policies

It is a policy of the County Council to:

- Support the establishment of local businesses through the zoning of sufficient lands with good accessibility for industrial and office uses.
- Support the work of Enniscrone and District Community Development Ltd., whose objective it is to improve the economic and social enhancement of the village.

4.1.7.2 Objectives

It is an objective of the County Council to:

IND1 Appropriately screen any Industrial developments so that they integrate sensitively within the natural environment of Enniscrone, especially along the eastern approach road. (no map reference).



Industrial outlet, Enniscrone



Sketch to show how improvements such as pathway delineation, lighting etc. can improve the overall appearance of the streetscape of Main Street

4.1.8 Infrastructure

In order for Enniscrone to continue attracting tourists and people to live within the area, consideration must be given to traffic and pedestrian circulation around the town. At present Main Street is dominated by the car, at times causing congestion and detracting from the streetscape. Conditions for pedestrians are also poor, with a lack of pathway provision and few links from the Main Street to the surrounding amenity and scenic areas. There needs to be a greater balance achieved in the management of traffic and pedestrian movement in order to maintain an attractive and quality environment. Also auxiliary services such as electricity, water and wastewater, etc. need to be monitored in order to secure a sufficient quantity and quality of service.

4.1.8.1 Traffic Circulation

A new local road to the east of the town by the fire station is currently being developed by Enniscrone & District Community Development Ltd. This proposed route will run in proximity to the river and connect to the Waterpoint leisure centre at the north of Enniscrone, opening up the communities adjacent land for development.

In relation to future residential and commercial development, there is sufficient land to accommodate expansion within the development boundary. However it is important that vacant lands and backlands targeted for development are accessible and have a high degree of permeability (i.e. have sufficient linkages for vehicular and pedestrian/cyclist access within the development itself and between the development and the surrounding road network). In relation to areas of backland potential, it is essential that specific access points are kept free from development to ensure accessibility. Such access points and their associated backlands are indicated on the Objectives Map 11.

One hundred and twenty five spaces are provided at present in existing designated off-street car parks. Existing spaces are currently underutilised; emphasis and awareness needs to be drawn to these areas, and therefore a system of clear signage needs to be put in place to direct people and make optimal use of the existing designated parking spaces. Adequate parking is essential to allow for the free flow of traffic and for the avoidance of traffic hazards caused by the parking of vehicles on the public road. Additional parking spaces are to be provided within the town to allow for further population increases. (refer to Appendix C, Car Parking Standards / Requirements),

Sections of the R297 along Main Street can become quite congested due to the narrowness of the road at certain points and the haphazard parking of cars. In order to deal with this type of congestion a system of road improvements and parking restrictions need to be carried out to facilitate improved movement through the town, particularly during peak months. (see Map 5 and Objectives Map 11)



Congestion caused by inappropriate parking, Enniscrone

Parking on the beach needs to be monitored. A gradual reduction in beach parking should be supported in the interests of safety and amenity protection. This could be achieved through the carrot and stick approach to persuade and / or when needed dissuade usage, including charging for car access to the beach and providing free parking elsewhere e.g. the Hollow. The money obtained from this could be re-invested into the cleaning of the beach and the surrounding area. Random on-street parking along the access route to the beach should not be permitted so as not to hamper pedestrian access to the beach.

4.1.8.1.1 Policies

It is the policy of the County Council to:

- Develop backlands to the north and south of Main Street, adhering to the principles of permeability, legibility and variety. Circulation within a new development should be clear, supporting an interconnecting network of roads as opposed to cul-de-sacs, and safe linkages to the main road network surrounding the development.
- Facilitate road improvements and the development of new roads to the north and south of the R297, running concurrent with development, to enable improved movement through the town, particularly during peak tourism periods.
- Encourage parking within existing public car parks in order to reduce congestion caused by disruptive parking and reduce the numbers parking on the beach by introducing parking charges and developing free new car parks in the near vicinity.
- Explore the possibility of introducing chicanes and pinch points at the entrance points east and west of the town to curtail speeding.

4.1.8.1.2 Objectives

It is an objective of the County Council to:

- T1** Facilitate the use of signage to indicate the location of existing public car parks, which are currently underutilised. Parking signs should be strategically placed to create awareness of the facility but not to cause the appearance of street clutter. (see Map 5)
- T2** Develop and delineate public car parking spaces:
- In the area of the Hollow adjacent to the public toilets and lifeguard station.
 - At the mid-section of the Hollow area incorporating delineated spaces and kerbing,
 - Along Pier Road, (see Map 5, Objectives Map 11 and site specific objectives maps 13 & 14).
- T3** Reserve access points throughout Enniscrone to allow development of transportation routes in facilitating the sustainable development of the backlands. The reservation of access points should be wide enough to accommodate corner buildings to provide overlooking of the access road thereby negating the effect of blank sterile walls along these routes (Approx. 40 - 50metres including road and corner buildings). Where this is not possible screening the walls by way of landscaping is to be utilised to soften the edges. (see Objectives Map 11)
- T4** Provide for vehicular, pedestrian and bicycle connections and linkages throughout the plan area. (see Objectives Map 11)
- T5** Facilitate the provision of parking restrictions along certain sections of Main Street including: (see Objectives Map 11 and Map 5)
- by the petrol station along Main Street,
 - From the junction of Main Street and Pier Road along both sides up to the entrance of the school,
 - Main Street from Clarke's restaurant to the Pilot bar,
 - Main Street opposite Tracy's restaurant.

4.1.8.2 Pedestrian/Cyclist Facilities

In general there is a serious deficiency in the provision and quality of footpath surfaces in Enniscrone. Surfaces tend to be uneven and difficult to negotiate, particularly for the elderly, wheelchair users and those using prams. There is a lack of pathway provision along the Main Street, which is particularly hazardous in the summer time, when pedestrian-vehicular conflict is at its peak.



Car-parking on Enniscrone beach



Existing footpath is poor in quality and is also hazardous in the manner it abruptly stops. The footpath should be continued and surface improved



Land to be reserved for pedestrian access

In order to encourage pedestrian/cycling use as a safe, convenient and sustainable mode of transport, a network of pedestrian routes and linkages throughout Enniscrone town is proposed, particularly between areas of scenic value and interest, such as the cliff edge, the Pier, Promontory Fort, Castle Field, the Hollow and the pNHA. Existing routes will be maintained and strengthened and new routes facilitated. (see Map 7)

4.1.8.2.1 Policies

It is the policy of the County Council to:

- Improve the provision and condition of public pathways and lighting throughout Enniscrone.
- Facilitate and improve new and existing pedestrian linkages between the core of the town and areas of recreational and scenic importance.
- Promote the inclusion of bicycle stands along Main Street.

4.1.8.2.2 Objectives

It is an objective of the County Council to:

- PC1** Facilitate, if possible, the provision of a public right of way from the pier along the cliff to the Promontory Fort. (see Objectives Map 11)
- PC2** Improve the quality and provision of footpaths along Main Street by providing a comprehensive footpath system, particularly from the junction of Pier Road to the junction of Cliff Road on both sides of the street and ensure that all interruptions in the provision of pathways along Main Street are redressed. (no map reference)

4.1.8.3 Wastewater Services

In relation to the future development of Enniscrone, it is essential that the water and sewerage network be of sufficient capacity. During the summer months the current sewerage system experiences operational difficulties. The system is designed for a population of 3100, however the seasonal increase in population (from just under 700 to over 3000) means that the current system will not be able to service further significant developments of a residential or commercial nature. An upgrade of the existing sewerage system and treatment plant is proposed to start in 2004 in order to increase the current sewerage capacity. This will involve the development of a new treatment works on the existing treatment works site located to the north of Enniscrone.



Wastewater treatment plant, Enniscrone

This system will have a design capacity for a population of 5,000, which will adequately service the future growth and development of Enniscrone. Additional development occurring within the town before the new system is online will have to be accommodated by temporary sewerage schemes such as septic tanks or aeration ponds. This form of sewerage disposal if not properly implemented can cause environmental damage to an area. Therefore any future large scale or intensive development will be constrained by the lack of an appropriate sewerage system until 2004.

Surface water drainage is a problem to the north of Enniscrone, where a small stream along the Burma Road is prone to flooding. This has been acknowledged and plans exist for the upgrading of 100 metres length of pipe along the Burma Road to a capacity of 1.2 metre diameter to improve the surface water drainage and capacity in this area.

4.1.8.3.1 Policies

It is the policy of the County Council to:

- Ensure that developers provide efficient drainage systems in accordance with the county council's local area engineers.
- Ensure that effluent sludge is treated to the required European Union standards.
- Promote storm water retention facilities for new developments and existing catchment areas, particularly where developments are proposed in proximity to an existing open watercourse or stream in the plan area.
- Preserve and protect the water quality of natural surface water storage sites, such as wetlands, where these help to regulate stream flows, recharge groundwater and screen pollutants. Such features also provide important habitat functions.
- Protect river channels and streams, which can facilitate surface water drainage, by ensuring that development is kept at an appropriate distance from stream banks and adequate protection measures are put in place.
- Ensure that the water quality of the Bellawaddy River, and other water courses entering the bay are maintained to a satisfactory level under the County Council's power and duty as Water Services Authority and Pollution Control Authority.

4.1.8.4 Water Supply

The existing water supply is deemed adequate to service the town during both on and off peak seasons, with a current design capacity for a population of 4,400. There are no plans for improvements or upgrades at present, with all areas in the town serviceable from the existing main water supply.

4.1.8.4.1 Policies

It is the policy of the County Council to:

- Ensure compliance with Irish and European water quality standards.
- Promote public awareness on how to maintain water quality and to reduce waste.

4.1.8.5 Waste Management, Recycling and Re-Use

In accordance with the Waste Management Act 1996, an approach to waste management should adhere to a "waste hierarchy". This hierarchy places the greatest emphasis on prevention and minimisation of waste production, followed by re-use, recycling, and recovery (including energy recovery), with disposal to landfill as the lowest preference.

Each regional authority produces a *Regional Waste Management Strategy*, with the Connaught Strategy including the counties of Sligo, Galway, Mayo, Leitrim and Roscommon. According to this plan, there will be a striving toward the target of 48% of waste being recycled, 33% recovered, and 19% going to landfill. Within Enniscrone there is one Bring Bank site located within the enterprise centre, which forms part of the network of Bring Bank sites located throughout the county. There are five units at this site for the collection of glass, aluminium and plastic.

4.1.8.5.1 Policies

It is the policy of the County Council to:

- Promote the development of facilities in accordance with the waste hierarchy principle.
- Liaise with and encourage local business, voluntary groups and the general public to actively pursue initiatives, which involve recycling and/or reuse.



Re-cycling facilities, Enniscrone

- Consider the implementation of segregated domestic waste collection arrangements.
- Prevent and minimise waste by:
 - Promotional and educational campaigns in local schools.
 - The introduction and promotion of home composting units for biowaste.
- Incorporate measures during licensing procedures of industry to encourage minimisation and prevention, wherever possible.
- Develop Construction Waste Management Plans, whereby materials chosen for building will focus on reducing environmental impacts and the generation of construction and demolition waste will be minimised.

4.1.8.6 Litter Control

Sligo County Council are tackling the effects of litter on the environment via the *Litter Management Plan, 2001-2004*. It is the aim of this plan to reduce litter in accordance with the *Litter Pollution Act 1997* and encourage the public to become more vigilant in relation to the disposal of litter. The Council will continue its campaign of litter education and awareness and encourage an ECO-Business Alliance, involving the development of a Voluntary Code of Practice specifically aimed at businesses.



Public litter bin, Enniscrone

4.1.8.6.1 Policies

It is the policy of the County Council to:

- Enforce the aims of the *Litter Management Plan 2001-2004*.
- Support and encourage anti-litter campaigns, tidy towns initiatives, environmental awareness campaigns, an ECO-business alliance, and other measures/initiatives that will positively contribute to the environmental quality of the town.

4.1.8.7 Fire Service

There is one fire station located in Enniscrone, which is adequate for the needs of the town.

4.1.8.7.1 Policies

It is the policy of the County Council to:

- Ensure that the fire service facilities are adequate to meet the needs of the population it serves, subject to funds being made available by the Department of Environment, Heritage and Local Government.

4.1.8.8 Public Utilities

Public utilities provide, in an integrated manner, for the collection, transmission, distribution, and/or processing of the relevant service to the public. The County Council acknowledges the necessity for these services, particularly to accommodate a comfortable lifestyle and a successful economic environment. However, with increased privatisation of a range of utility providers, particularly within the telecommunications sector, there is an increasing public concern about the visual and other impacts of various infrastructural elements.

4.1.8.8.1 Policies

It is the policy of the County Council to:

- Ensure that all new developments are served with adequate public lighting and other available public utilities.
- Facilitate the provision of utilities, such as electricity and telecommunications, to serve the projected population growth and consumer demand within the area.

- Co-ordinate with utility providers, particularly in the early stages of major projects, to limit the proliferation of unsightly lines, aerials and/or antennae, and to limit continuous disruption to public roads from the alternate provision of infrastructure by different companies.
- Encourage, where feasible, the joint usage (co-location) of utility facilities and services.
- Ensure that all utility substations and other utility services are adequately sited, screened and/or landscaped so as to reasonably minimise any adverse aesthetic impacts on surrounding buildings and land uses, where appropriate.

4.1.8.9 Telecommunications

The County Council acknowledges the importance of the telecommunications sector to the local and regional economy of Sligo. It sees intensive digitisation as offering a competitive advantage in attracting economic development and inward investment. It also supports the interests of existing residents, industry, commercial and tourism needs. Unfortunately, while two telecommunication companies serve Sligo at present, there are no significant plans for improvements to the service at Enniscrone. In peripheral locations such as Enniscrone, telecommunications offers scope for developments in local, home-based economic activity and therefore will be encouraged by the County Council.

4.1.8.9.1 Policies

It is the policy of the County Council to:

- Have regard to the Government guidelines on 'Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities', July 1996, Department of the Environment.
- Encourage co-location of telecommunications facilities where feasible.
- Preserve significant landscape views from the visual intrusion of large-scale telecommunications infrastructure.
- Ensure that telecommunications infrastructure are adequately screened, integrated and/or landscaped so as to minimise any adverse visual impacts on the environment.
- Encourage the provision of ASDL broadband facilities within Enniscrone town.