

# 14. Aclare Mini-Plan



## Commercial and enterprise development

Over recent years the commercial/retail element of the village has been in decline, with a number of businesses closing down. Aclare Plastics, on the Castlerock Road, provides local employment for 15-20 people. Additional small-scale enterprises and retail development should be encouraged to locate within the village.

## Infrastructure

Aclare is well served by the local road network which provides links to the Boyle-Ballina road (R294) and to Swinford.

The water supply for Aclare is sourced from Lough Talt. Currently there are no capacity issues. A new wastewater treatment plant has been completed, with a design capacity of 750 PE (population equivalent) and there is spare capacity available.

## Village profile

Aclare is located approximately 10 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 supporting the rural community* in the Settlement Structure (Chapter 3 of the this Plan).

Crossed by the Lough Talt River, which forms part of the River Moy Special Area of Conservation, the village has a core defined by a continuous streetscape on both sides of the main street with associated back lanes. The built-up area extends along the approach roads, most noticeably towards Tourlestraun. The village centre retains its historic form and many historic buildings, some of which merit inclusion on the Record of Protected Structures because of their architectural / special interest.

## Population and housing

There are no census population figures available for the village itself. However, according to 2006 census information, the Aclare Electoral District had a population of 303 persons in 2006 (2 % lower than the 2002 population of 309 persons). Surveys undertaken by Council planners in mid-2009 suggest a village population of circa 100 persons.

Aclare has not experienced significant housing development in recent years. There has been some small-scale infill development in the village centre and a number of one-off dwellings have been constructed along the Tourlestraun and Castlerock roads.

Despite this, the 2009 surveys found a high residential vacancy rate within the village (23% or 14 units). Furthermore, planning permission has been granted for a further 8 houses.

It is therefore considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

## Community facilities

The majority of community facilities associated with the village have been developed outside the defined development limits. The health centre, childcare centre, community hall and sports facilities are all on the western side of the village, beyond the existing footpath and public lighting networks.

Furthermore, the nearest church, burial ground, funeral home and primary school are all located in Kilmacteige, 1.5 km from Aclare. It is considered that in the future such facilities should be encouraged to locate within serviced settlements. Appropriate provisions in this regard have been incorporated into the mini-plan.

# Objectives

It is an objective of Sligo County Council to:

## 14.1 Natural heritage and open space

- A. Encourage the protection and enhancement of the conservation value of the River Talt (part of the River Moy cSAC – 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 Talt, encourage the retention of woodland, trees and vegetation along the riverbank and adjoining areas.
- C. Support the improvement of access to the River Talt by providing river-side walkways (as indicated on the Objectives Map) and by requiring the provision of walkways in conjunction with the development of any adjoining lands.
- D. Retain the existing open space area south of Aclare Bridge and support its enhancement and extension in conjunction with the improvement of riverside amenities.

## 14.2 Built heritage and streetscape

- A. Seek the protection and conservation of the following Protected Structures and Proposed Protected Structures located within the plan limit:

**Protected Structures**

**RPS-157** Aclare Bridge, Aclare

**Proposed Protected Structures**

<b>P-95</b>	Former RIC Barracks, Aclare
<b>P-92</b>	House, Aclare
<b>P-88</b>	House, Aclare
<b>P-89</b>	Aclare Pharmacy, Aclare
<b>P-94</b>	House, Carns
- B. Ensure that development proposals within the village centre protect and enhance the existing streetscape character.

## 14.3 Transport, circulation, parking

- A. Retain and enhance the existing car-parking area to the south of Aclare Bridge.
- B. Require the improvement/realignment of the junction of local roads LP 4804-0 and LP 4805-0 in conjunction with the redevelopment of adjoining lands.
- C. Encourage the development of a pedestrian link between the village centre and the community childcare centre (as indicated on the Objectives Map).
- D. Encourage the provision of pedestrian links within lands zoned for residential development (as shown on the Objectives Map).
- E. Prevent/prohibit on-street car-parking along the back lanes in order to facilitate a safe and fluid traffic.

## 14.4 Village-centre mixed-use zone

- A. Require, insofar as is feasible, the assembly and development of lands within the village-centre mixed-use zones on the basis of an integrated design proposal/masterplan.
- B. Encourage the construction of terraced buildings along the main street and the back lanes.
- C. Facilitate the relocation of farm buildings from the river banks at the western end of the village to lands outside the village centre and encourage the redevelopment of these sites with more appropriate village-centre uses.
- D. Ensure that all development proposals within the village centre create well-designed streetscapes along the public roads.
- E. Development within the village centre should generally be limited to two storeys in height and should respect the scale and character of adjoining structures.
- F. Any development proposal on village centre site VC-1 should:
  - retain the existing mature trees on site where possible;
  - provide an appropriate aspect along the riverside buffer zone;
  - provide on-site car parking within a central courtyard;
  - be designed to define the south-western approach to the village;
  - allow vehicular access off the Swinford road only.
- G. Any development proposal on village centre site VC-2 should:
  - provide an appropriate aspect along the riverside buffer zone;
  - provide on-site car parking within a central courtyard;
  - be designed to define the north-eastern approach to the village.

## 14.5 Community facilities

- A. Encourage the location of any new community facilities serving the Aclare area on lands within the development limit of the village, particularly on lands zoned for community facilities to the north-west of Aclare Bridge.
- B. The above-mentioned lands zoned should be developed on a co-ordinated basis to form a community complex. Access, car-parking, pedestrian links, open spaces and other services/facilities should be developed in such a way as to enable shared use by all occupants of the scheme.
- C. The development of the community complex shall incorporate an appropriately linked and overlooked open space along the riverside buffer zone.

## 14.6 Business and enterprise

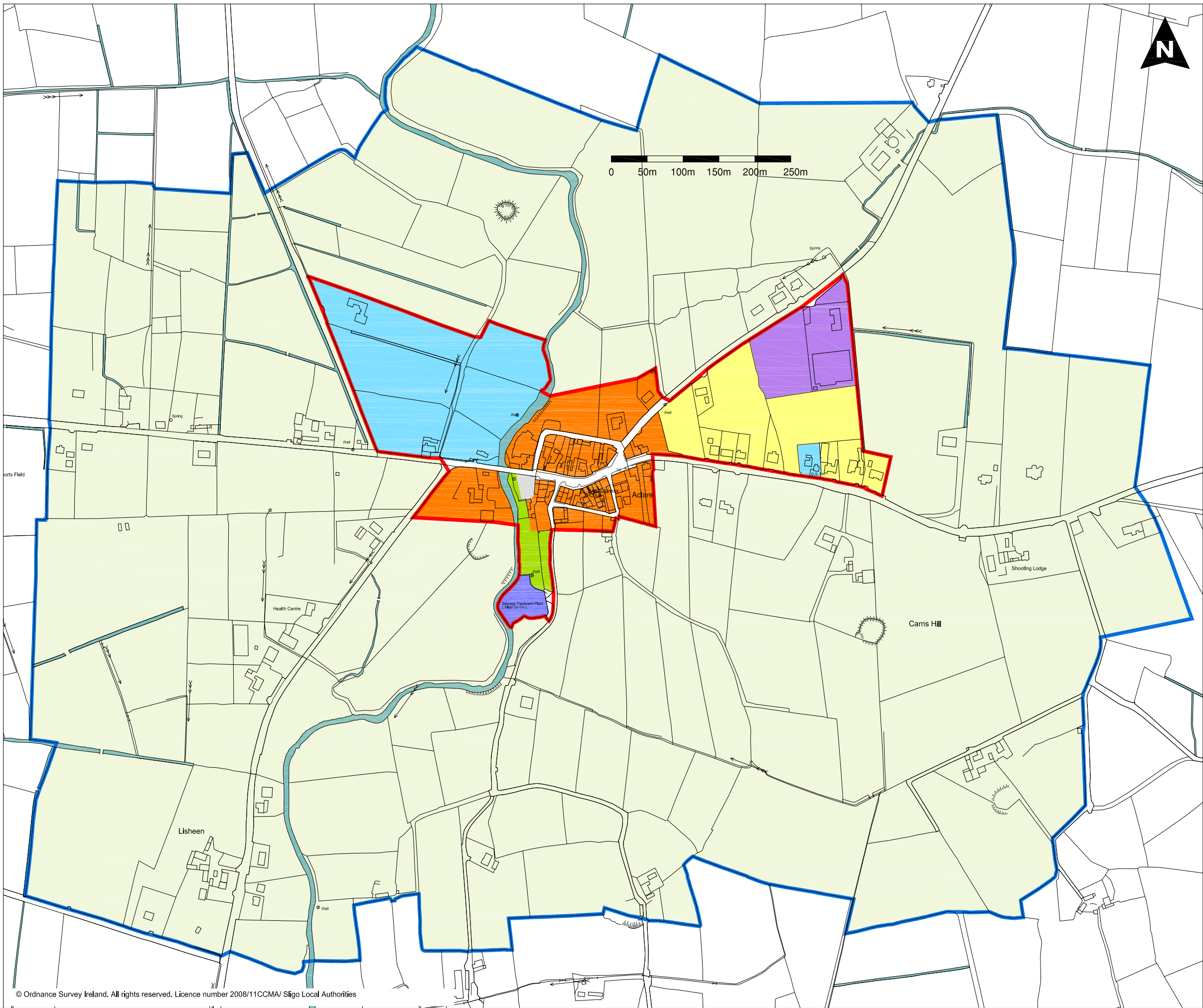
- A. Reserve lands to the west of the existing McGuinness Technology Park to accommodate additional business, enterprise and industrial development.
- B. Ensure that any development proposal at this location is appropriately designed for its location at this entrance to the village.

## 14.7 Wastewater treatment

- A. Allow for development connecting to the wastewater treatment plant up to a limit of 750 PE (population equivalent). However, notwithstanding this available capacity, residential development in the village shall be permitted only at a rate that is consistent with the Core Strategy and the Settlement Structure (See Chapter 3 of this Plan).
- B. A buffer zone shall apply in the vicinity of the existing wastewater treatment plant site. Development within this zone may be restricted or prohibited in the interests of public health and/or the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.



# Aclare Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business and enterprise
- utilities
- open space
- transport node/carparking
- buffer zone

# Aclare Objectives Map

- plan limit
- development limit
- existing RPS structure
- proposed addition to RPS
- river walks, pedestrian and cycle links
- river buffer zone
- for objectives relating to individual site refer to written objectives
- RMP
- SAC
- WWTP buffer zone (indicative)

