

26. Clonacool Mini-Plan



Village Profile

Clonacool is located approximately 6 km to the north-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 (see Section 3.3 of the CDP).

The village is situated between the River Moy (Special Area of Conservation) and the foothills of the Ox Mountains.

The Mad River runs to the east of Clonacool and joins the River Moy to the south of the village. The rivers and the mountainous backdrop contribute significantly to the character and amenity of the village setting.

Population and housing

There are no specific population statistics available for the village itself. According to 2006 Census information, the Clonacool Electoral District had a population of 253 persons in 2006 (9 % higher than the 2002 population). A survey carried out by Council planners in mid-2009 estimated the village population at circa 100 persons.

Before 2000, housing development in the vicinity of the village tended to be in the form of one-off houses extending along the approach roads, creating a dispersed settlement pattern. More recently, some multiple housing developments have been carried out by the Sligo County Council and by private developers. Clonacool was not included within the Rural Renewal Tax Incentive Scheme area.

The 2009 survey found a low residential vacancy rate within the village. Equally, the Council has not experienced significant demand for additional housing development.

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

Community facilities within the village consist of the primary school, church, burial ground, community centre and tennis / basketball courts. Whilst some lands have been 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

In keeping with the scale of Clonacool, there is very little retail/commercial activity and there are no enterprises or industrial undertakings that provide local employment. It is considered that proposals for small-scale enterprises and businesses should be encouraged and accommodated within the village, where appropriate.

Infrastructure

Clonacool is well served by the local road network, which links with the Sligo-Galway road (N17) at Tobercurry and the Boyle-Ballina road (R294) at Mullaney's Cross.

The water supply for Clonacool is provided through the Kilaraght scheme. At the time of writing (March 2010) there were no capacity issues.

A new wastewater treatment plant with a design capacity of 500 PE has been completed recently.

Objectives

It is an objective of Sligo County Council to:

26.1 Natural heritage and open space

- A. Maintain and enhance the conservation value 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 Mad River and River Moy, encourage the retention of woodland, trees and vegetation along their riverbanks and adjoining areas.
- C. Support the improvement of access to the Mad River and River Moy through the provision of riverside walkways at the locations indicated on the Objectives Map, and by requiring the provision of such facilities in conjunction with the development of adjoining lands.

26.2 Built heritage

- A. Protect and maintain the masonry bridges spanning the Mad River, Owenbehernagh River and River Moy.

26.3 Circulation and parking

- A. An area of off-street car parking should be provided within the mixed-use zone (VC-2) opposite the church and community centre. This car-parking area should serve development on this site and also cater for additional public parking associated with the church and community centre.
- B. Support the improvement of pedestrian and cycling links from the village centre to the primary school (as indicated on Objectives Map) by requiring the provision of such links in conjunction with the development of adjoining lands.
- C. Facilitate the development of a walking route from the village along the existing Bog Road.

26.4 Village-centre mixed-use zone

- A. Any development proposal on village centre site VC-1 should:
 - incorporate a landscaped open space at the northern corner adjoining the junction that will serve as a focal point and amenity area for the village centre;
 - ensure overlooking of the open space area;
 - cluster buildings and, where appropriate, facilitate shared use of spaces/services between residential and non-residential uses;
 - incorporate pedestrian/cycle links along the Tobercurry and Castlerock roads (as indicated on the Objectives Map).

- B. Any development proposal on village centre site VC-2 should:
 - incorporate an open space buffer zone along the Mad River, which shall be appropriately overlooked
 - retain the existing mature trees on the site;
 - provide frontage along both public roads;
 - limit building height to two storeys; building design should reflect the scale and character of existing development within the village;
 - provide vehicular access off the Coolaney Road only;
 - incorporate car-parking in accordance with point 26.3.A (above).
- C. Facilitate the relocation of farm buildings on site VC-3 to a suitable site outside the village centre and encourage appropriate village-centre uses at this location. New development on this site should provide frontage onto the public road and an aspect to the rear of the site along the Mad River. Particular attention should be paid to the visual impact when viewed from the southern approach to the village.

26.5 Community facilities

- A. Support the development of the existing community centre and sports facilities.
- B. Promote the development of a children's playground in the village.

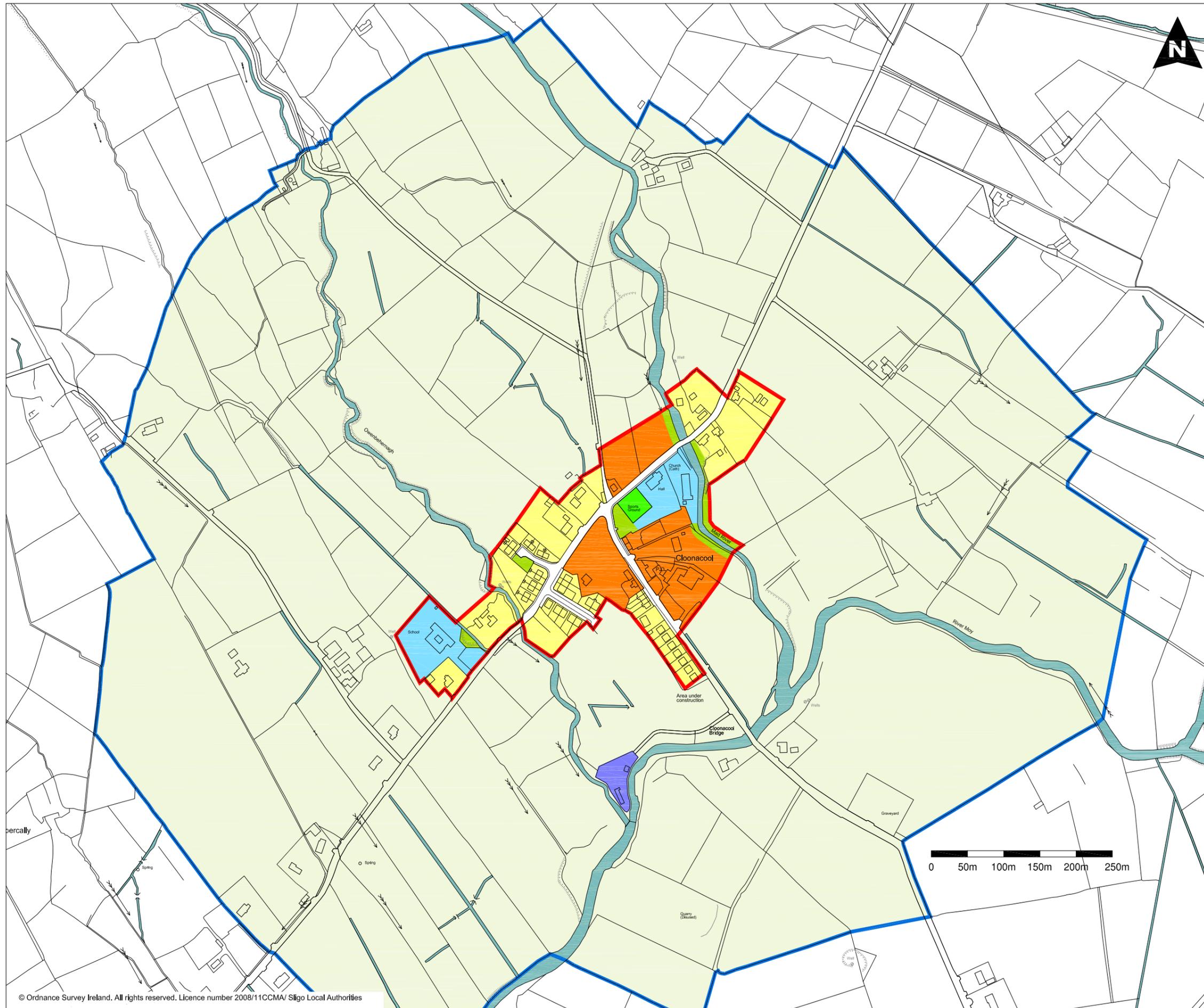
26.6 Wastewater treatment

- A. Allow for development connecting to the wastewater treatment plant up to a limit of 500 PE (population equivalent). However, notwithstanding the available capacity, residential development shall be permitted only at a rate that is consistent with the Core Strategy and 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.

Cloonacool Zoning Map



-  plan limit
-  development limit
-  residential uses
-  mixed uses
-  community facilities
-  utilities
-  open space
-  sports and playing fields
-  buffer zone



Cloonacool Objectives Map

-  plan limit
-  development limit
-  river walks, pedestrian and cycle links
-  river buffer zone
-  for objectives relating to individual site refer to written objectives
-  RMP
-  SAC
-  WWTPbuffer zone (indicative)

