

# 31. Dromore West Mini-Plan



## Village Profile

**D**romore West is located approximately 34 km to the west of Sligo City, at the junction of the N59 (Sligo-Ballina) and R297 (Easky-Enniscrone) roads.

The village is situated within 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 settlement is concentrated along the N59, with more recent developments filling the lands between the N59 and R297. The Dunneil River, flowing to the east of the village, forms part of the Dunneil River proposed Natural Heritage Area. A riverside walkway developed along the bank of the river is a popular local amenity.

## Population and housing

There is no census population data available for the Dromore West. The village is located mostly within the Electoral Division of Dromore, which, according to 2006 Census information, recorded a population growth of 44% between 2002 and 2006 (from 308 to 444 persons). A survey undertaken by Council planners in mid-2009 estimated the village population at 200 persons.

The recent growth can be largely attributed to the settlement's location midway between Sligo and Ballina, its attractive rural setting, and the availability infrastructural capacity. New residential development has occurred in the form of suburban-type estates to the south and west of the village centre area.

The 2009 surveys found a low residential vacancy rate within the village. However, there were 20 houses under construction and planning permission had been granted for a further 116 units.

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

Dromore West's community facilities consist of a community centre and playground, church, burial ground and health centre. A new primary school was constructed 1 km south of the village in recent years. There are no dedicated sports fields or childcare facilities in the village at present.

The recent population growth will probably result in demands for more or enhanced community facilities. Therefore, while 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

Retail and commercial activities in Dromore West are restricted to several sole-trader outlets, many of whom benefit from passing trade associated with the traffic along the N59. A number of permitted retail/commercial developments have not been completed, possibly indicating weak demand. There is no significant industrial or enterprise presence in the village to provide local employment. Any such proposal should therefore be encouraged and accommodated, where appropriate.

## Infrastructure

Dromore West is well served by the national and regional road network, which links to Sligo and Ballina (N59), and to Enniscrone and Easky (R297).

The water supply is sourced from the Lough Easky Regional Scheme, which currently has no capacity issues.

The wastewater treatment plant has been upgraded to 2,500 PE (population equivalent) and has sufficient capacity for the foreseeable future.

## Objectives

It is an objective of Sligo County Council to:

### 31.1 Natural heritage and open space

- A. Maintain and enhance the conservation value of the Dunneill River pNHA (site code 1664) and establish a wildlife corridor / river buffer zone along its course.
- B. Given the sensitive nature and high amenity value of the Dunneill River, encourage the retention of woodland, trees and vegetation along the riverbank and adjoining areas.
- C. Protect and enhance the waterfalls and riverbanks north and south of the N59.
- D. Encourage the development of an amenity area at the waterfalls, which would incorporate the old mills and the ball alley.
- E. Encourage the extension of the River Walk from the village to the sea.
- F. Ensure that the wooded areas on the grounds of Woodhill House and Dromore House are retained and properly managed.
- G. Preserve the scenic views from the N59 (Atlantic Ocean and Ox Mountains) and R297 (Atlantic Ocean and Killala Bay) designated Scenic Routes.
- H. Having regard to the volume of traffic on the N59 (Sligo-Ballina Road), endeavour to provide a lay-by/picnic area to the east or west of the village, as indicated on the zoning map (i.e. areas zoned for open space).

### 31.2 Built heritage and streetscape

- A. On lands adjoining the Woodhill House estate, the incorporation of design elements that reflect those of the Protected Structure will be encouraged in new development.
- B. The old mills buildings should be sensitively restored and converted for new use, preferably mixed uses, which might include a tourist/heritage facility. Special attention should be afforded to the protection and careful management of the natural setting of the building complex.
- C. The Objectives Map identifies key sites or structures that have potential or already contribute to the village character by closing a view or containing a space. These sites and buildings should be developed, redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.
- D. Seek the protection and conservation of the following Protected Structures and proposed Protected Structures:

#### Protected Structures

**RPS-84** St. Mary's Church (Col), Cloonascoffagh

**RPS-113** Donaghintraine Bridge, Donaghintraine

**RPS-117** Dromore House, Dromore

**RPS-161** Woodhill House, Knockaculleen

#### Proposed Protected Structures

**P-137** Former Presbyterian Church

**P-127** Former Stone Mill

**P-126** Ballygilcash Bridge

### 31.3 Circulation and parking

- A. Construct the following new roads/streets:
  - i. vehicular link from the R297 (Easky Road) into lands zoned for residential and mixed use development to the north of the N59 and pedestrian/cycle links from those lands onto N59;
  - ii. an access off the R297 to facilitate the future development of the backlands to the north of the R297 and N59;
  - iii. a pedestrian connection from the village core/community centre, through the Council-owned lands zoned for residential development, to the area at the western end of the village zoned for community sports and playing fields (dotted line on the Objectives Map).
  - iv. pedestrian connections linking the residential lands adjoining Woodhill House to the village core (via an existing lane) and to the river walk (through the wooded area at the eastern end of the village).

NOTE: the route of the new roads/streets and pedestrian connection, as shown on the Objectives Map, is indicative. The roads/streets/pedestrian connections shall be constructed as an integral part of new development in the area concerned. The exact route of these links shall be agreed with applicants/developers at planning application stage.

- B. An area of off-street car parking shall be provided within the mixed-use zone directly to the south of the N59/R297 junction, which would serve development within this zone, in addition to the remainder of the village core. This car parking area shall remain open for the use of the public and shall be consolidated into a single location.
- C. Realign or improve road junctions J1 (Easky Road junction) and J2 (Easky Road R297/Local Road L-63071), as indicated on the Objectives Map.
- D. All new developments with road frontage on the N59 to the west of the western 50 km/h speed limit shall be set back 30 metres from the centre of the road to allow for future road widening and the provision of traffic calming installations.
- E. Support the introduction of pedestrian crossings on the N59 at appropriate locations within the village.
- F. As a long term objective, seek to provide a pedestrian/cycle track linking the existing primary school and the village. All new development to the south of the village shall make provision for this route.

### 31.4 Village-centre mixed-use zone

- A. Give special attention to the siting, layout and design of new or redeveloped buildings around junctions, at the N59 bridge over the Dunneill River and in the vicinity of natural amenity areas, i.e. waterfalls and mature trees/parkland at Woodhill House.
- B. Terraced buildings are preferable along the existing and new streets of the village.
- C. With regard to the lands that make up the southern mixed-use nucleus, it is required that:
  - these lands be assembled and developed on the basis of an integrated design proposal/masterplan. Terraced buildings fronting a public square are preferred and the square should incorporate public parking areas.
  - any development at the southern end of the zone shall be designed sensitively, having regard to the proximity to Dromore House, a Protected Structure.

### 31.5 Community facilities

- A. Reserve sufficient land at the western end of the village for the provision of sports and recreational facilities.
- B. Promote the development of crèche facilities in the village.
- C. Encourage the provision of additional recycling facilities on lands zoned for community uses and at other suitable locations.

### 31.6 Business and enterprise

- A. Facilitate the relocation of the pre-cast concrete works to the business, enterprise and industrial zone.
- B. As a long-term objective, facilitate the relocation of the petrol filling station to a more suitable site.

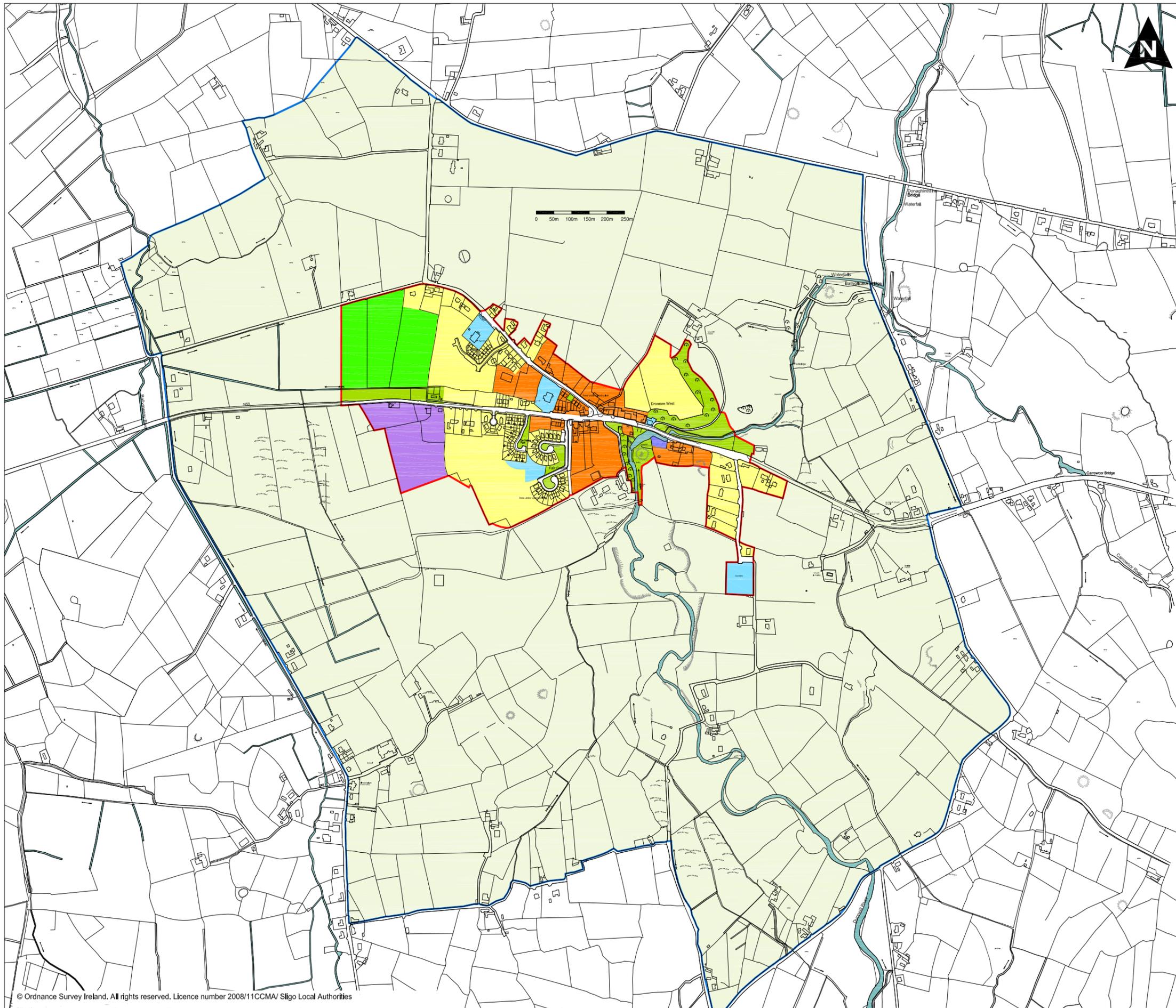
### 31.7 Buffer zone

- A. Safeguard land within the Buffer Zone for the next planned expansion of the village. This future expansion shall occur to the south, as opposed to a westerly, easterly or northerly direction (along the N59 or along the Easky Road).

### 31.8 Wastewater treatment

- A. Allow for development connecting to the wastewater treatment plant up to a limit of 2,500 PE (population equivalent). However, notwithstanding this 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 WWTP 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.

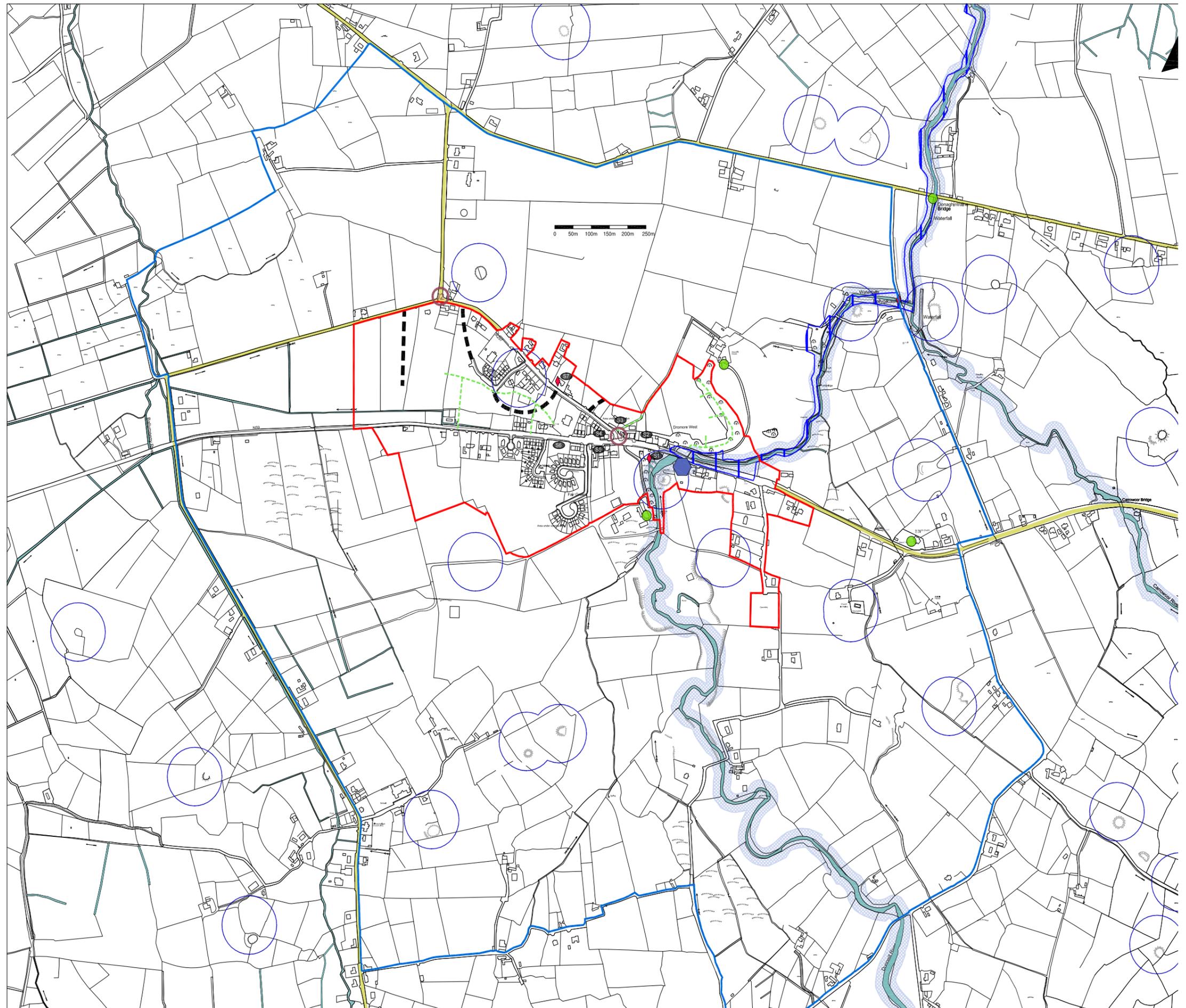
# Dromore West Zoning Map



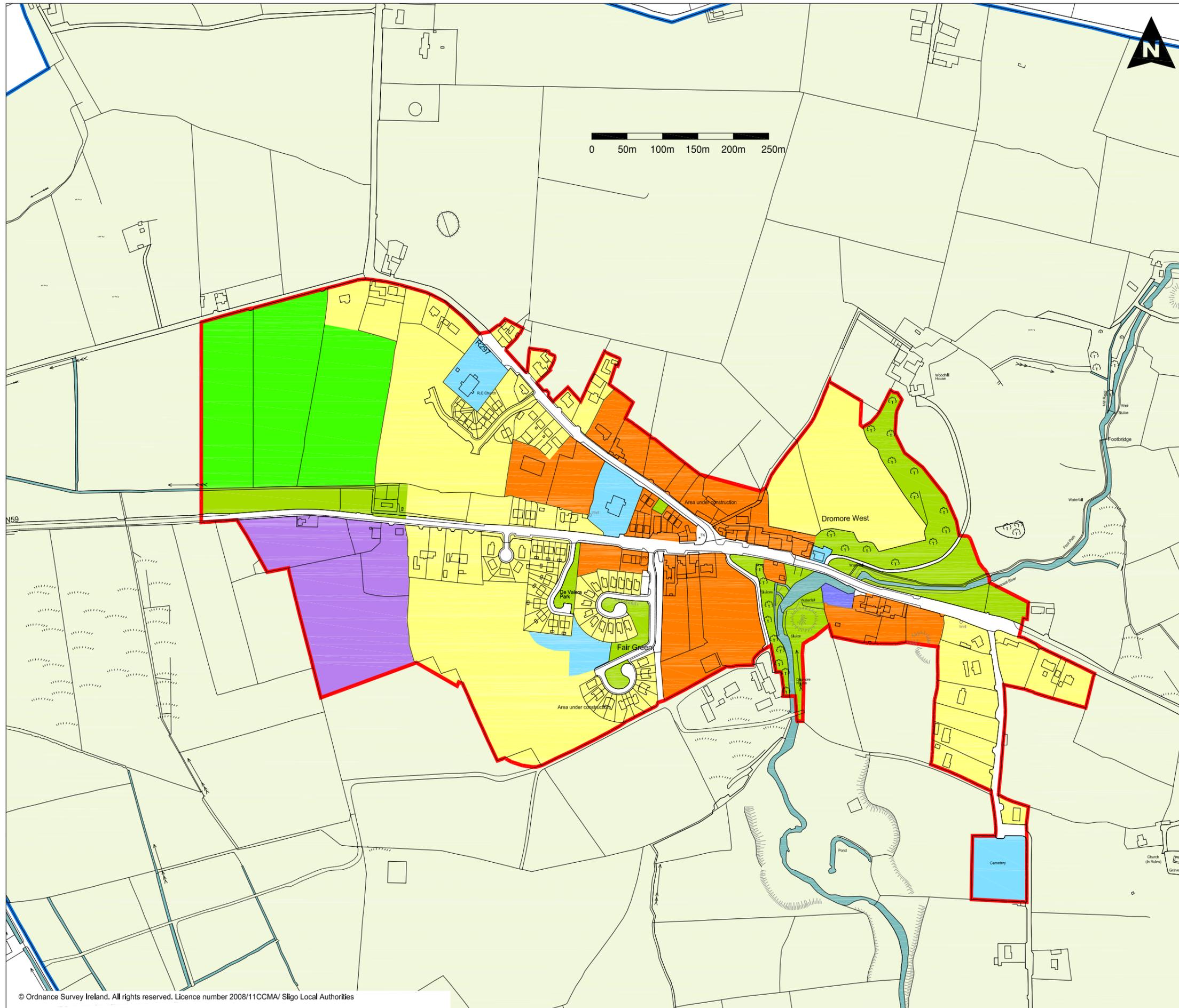
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- utilities
- open space
- sports and playing fields
- buffer zone

# Dromore West Objectives Map

-  plan limit
-  development limit
-  existing RPS structure
-  proposed addition to RPS
-  river walks, pedestrian and cycle links
-  scenic route
-  RMP
-  pNHA
-  WWTP Buffer zone (indicative)
-  river buffer zone
-  Key sites for streetscape design
-  proposed road/street (indicative)
-  Junction to be improved



# Dromore West Zoning Detail



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