

10. Bellaghy Mini-Plan

Village profile

Bellaghy forms a joint settlement with Charlestown, Co. Mayo. It is located on the Mayo/Sligo border, in a designated *Rural Area in need of Regeneration*, 48 km to the south-west of Sligo City and 9 km from Ireland West Airport (Knock).

Bellaghy is identified as a *village sustaining the rural community* in County settlement hierarchy (see Section 3.2 of this Plan).

Situated at the intersection of two national primary routes, the N-17 Sligo-Galway road and the N-5 Longford-Westport road, Bellaghy is also located on the disused Western Rail Corridor linking Mayo with Sligo.

The area surrounding Bellaghy is characterised as *Normal Rural Landscape* under Section 7.4 of this Plan (Landscape character). The River Moy (Special Area of Conservation – Site Code 0002298) flows around the village.

Population and housing

Bellaghy is located within the Electoral Division of Achonry West and had a recorded population of 159 persons in the 2011 Census. There were 44 additional persons, or 38.3% increase from the 2006 Census, a significantly higher growth rate than that experienced in Charlestown (1.5%) or Sligo County (1.6%). Census 2016 recorded only 191 persons in the statistical Small Area containing Bellaghy (which extends outside the mini-plan limit). A survey carried out by Council planners in 2015 counted 86 occupied houses within the development limit. The combined settlement of Charlestown-Bellaghy had a population of 1,033 in 2016 (counted within the contiguous built-up urban area).

Community facilities

Bellaghy is essentially a part of Charlestown (Co. Mayo) and cannot be considered a village in its own right with respect to community services and facilities. It functions as an extended residential area of Charlestown, where most of the community facilities are located.

Commercial and enterprise development

Charlestown is a centre of local enterprise, reinforced by its proximity to Ireland West Airport and the associated access to an international business and tourism market. It is a market town, serving a rural hinterland, with employment provided by local firms, including: T.J. Grady Ltd., Dual Engineering Ltd. and Precision Parts & Products Ltd. Economic activity in Bellaghy, however, is low. There are only five shops including a supermarket, a hairdresser, hardware store, a take-away and a laundrette. These are all located together on the old Sligo road.

Infrastructure

Bellaghy has very good transport links due to its location on the N-17 (Sligo-Galway road). The nearby Western Rail Corridor also has the potential for improved transport links in the area. Its protection and development holds potential for the future development of Bellaghy.

The wastewater treatment plant for Charlestown/Bellaghy is located in Bellaghy. The treatment plant has a design capacity of 1,200 population equivalent (PE).

Mayo County Council received planning permission from Sligo County Council in 2013 to upgrade the WWTP to a design capacity of 3000 PE. The upgrade has not yet been provided and is not included in Irish Water's Capital Investment Programme 2014-2016 or the CIP 2017-2021.

Potable water in Bellaghy is sourced from Lough Talt.

Objectives

Note: These objectives must be considered in conjunction with the policies and objectives contained in Volume 1 and the general policies for mini-plans contained in Chapter 1 of Volume 2 of this Plan.

It is an objective of Sligo County Council to:

10.1 Natural heritage and open space

- A.** Support the protection and enhancement of the conservation value of the Moy River SAC.
- B.** Encourage improved access to the River Mullaghanoe tributary by providing walkways as indicated on the Objectives Map in conjunction with the development of adjoining lands, subject to Habitats Directive Assessment. All applications for development in this area shall provide sufficient landscape details so as to enable the Planning Authority to assess the quality of the walkway in terms of overlooking, passive surveillance and general safety. This area should be appropriately designed and developed so as to ensure it is open to the public.
- C.** Reserve land for a public park on site OS-1. The park should be developed as a semi-natural open space area and should protect and highlight the archaeological integrity of the site. Pedestrian links should be provided to adjoining lands and the river walkway in particular.
- D.** Seek to ensure the integrity of River Moy Special Area of Conservation (SAC – site code 0002298) by protecting the integrity of the River Mullaghanoe, which is part of the SAC.

10.2 Built heritage and streetscape

- A. Require any development proposal involving a *Building of Note* to restore or renovate the building in a sensitive manner that will contribute to the preservation and enhancement of the character of the building and its setting.
- B. The Objectives Map identifies keys sites or structures that have the potential or already contribute to the village character by closing a view or containing a space. These sites and buildings should be renovated with particular care having regard to their location so that they enhance the streetscape and act as focal points or landmarks.
- C. Ensure that new development along the N-17 reflects and enhances the existing streetscape character in accordance with the policies set out in **Chapter 12 (Town and village design)** and the requirements of Section **13.2.4 Development in historic streetscapes** (development management standards) in Volume 1 of this Plan.
- D. Seek to preserve the unique character of the traditional terraces in the village.

10.3 Circulation and parking

- A. Support the provision of pedestrian links between the village, new residential development and surrounding natural amenities, including the proposed river walkway and open space (as shown on the Objectives Map), subject to Habitats Directive Assessment. The provision of such links will be required in conjunction with the development of adjoining lands.
- B. Support and promote the development of a new ring road to the east of the town (as shown on the Objectives Map).
- C. Enhance and improve entrance points into Bellaghy through roads improvements, landscaping, maintenance of boundaries, hedgerows, grass verges, signs etc, as resources permit.
- D. Protect the Western Rail Corridor by preventing any type of development with the potential to compromise its future use either as a rail link or as a greenway.

10.4 Village-centre mixed-use zone

- A. Facilitate a blend of mainly residential and commercial activities in the areas zoned for mixed uses, i.e. in the old town core and associated backlands.
- B. Promote the creation of an improved streetscape and ensure that new development is consistent in form and character with the existing buildings along the Main Street. Terraced buildings are preferable along the Main Street.
- C. Encourage the redevelopment and restoration of the derelict buildings facing onto the streets of Bellaghy.

10.5 Commercial development

- A.** Require high standards of design, layout and landscaping of any new commercial developments located near the village's gateway, i.e. the junction between the N-17 and the old Sligo Road.

10.6 Community facilities

- A.** Ensure the provision of additional play areas, playing fields and other recreational amenities integrated with new housing developments.
- B.** Develop and maintain walking routes throughout the village – particularly those linking key amenity areas as outlined on the objectives map.

10.7 Wastewater treatment

- A.** Facilitate the upgrade of the existing treatment plant.
- B.** A buffer zone shall apply in the vicinity of the existing/proposed WWTP site. Development within this zone may be restricted or prohibited in the interest of public health and the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

Buildings of Note

BoN No. 1 – Three bay, two-storey house with shop



Architecturally valuable features

- roof pitch; chimneys on ridge of roof; natural slate roof;
- sash windows; shopfront.

This building retains all its original features and adds character to the streetscape.

Recommendation: The architecturally valuable features of this house should be retained and restored. The restoration of use of this buildings and painting of the façade would greatly enhance its character.

BoN No. 2 – One-bay, two-storey house with shop



Architecturally valuable features

- vertical-emphasis, triple sash windows; shopfront and timber gate;
- decorative mouldings over windows.

This modest building has some interesting decorative features, which contribute to the character of the streetscape.

Recommendation: The architecturally valuable features of this house should be retained and restored. The restoration of this building and the painting of the façade would greatly enhance its appearance.

BoN No. 3 – Four-bay, two-storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof; quoins;
- vertical-emphasis windows; shopfront fascia and signage.

This building is well proportioned and adds character to the streetscape of Bellaghy.

Recommendation: This building could be enhanced by installing timber sliding sash windows.

BoN No. 4 – Three-bay, three-storey building



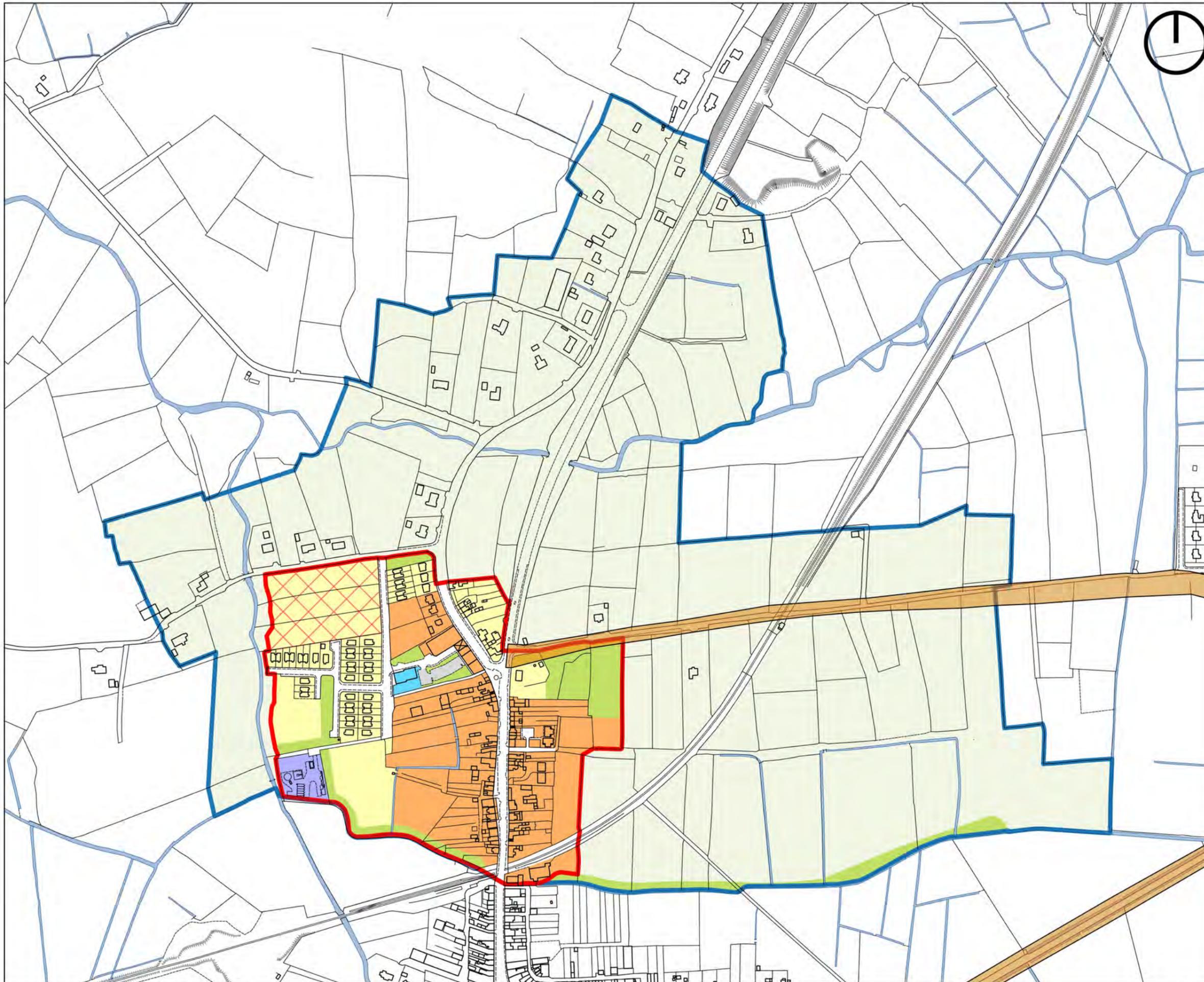
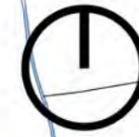
Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows;
- arched fanlight over door.

This imposing building dominates the streetscape at this location.

Recommendation: The replacement of the uPVC windows with timber sliding sash windows would enhance the character of the building.

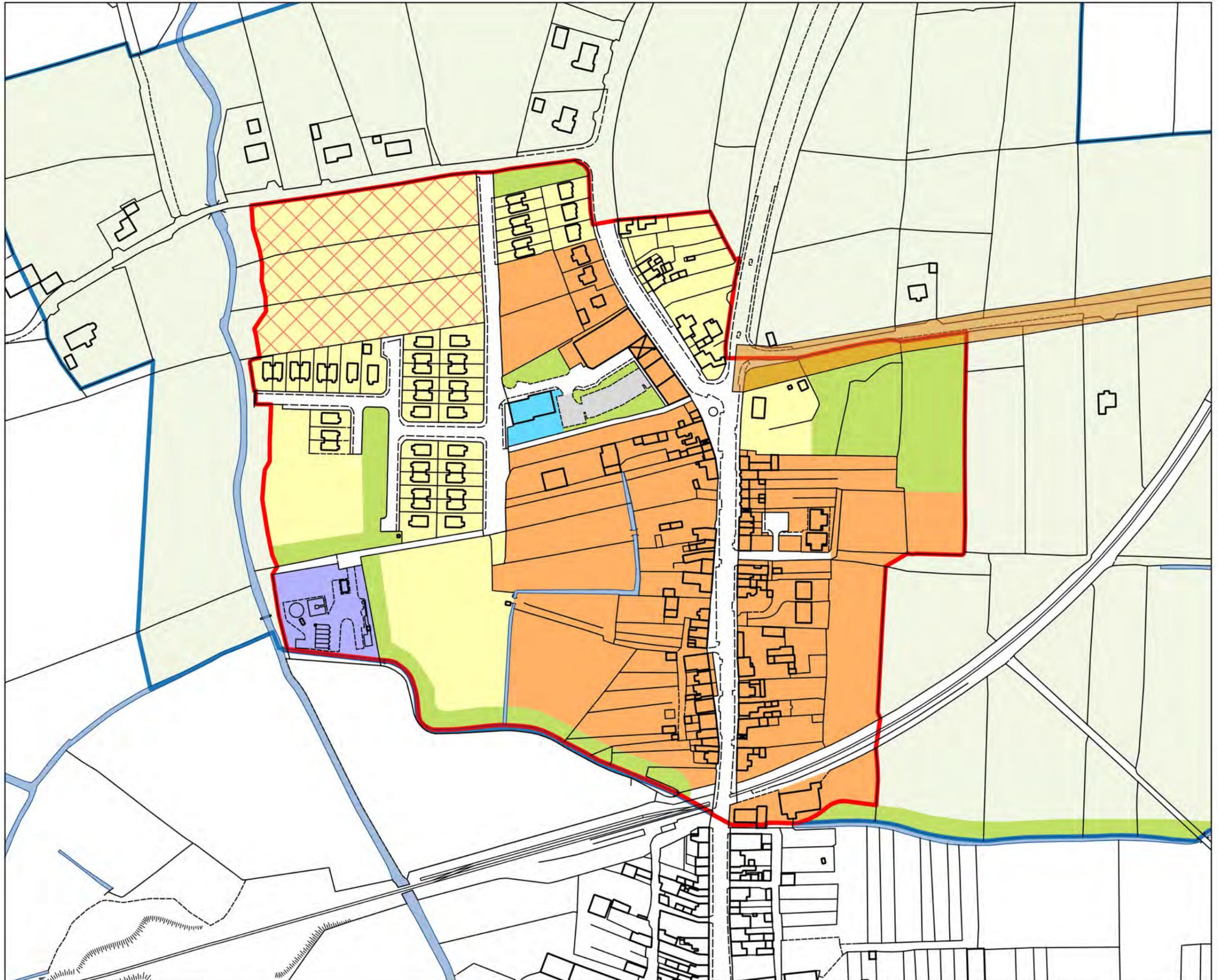
Bellaghy Zoning Map



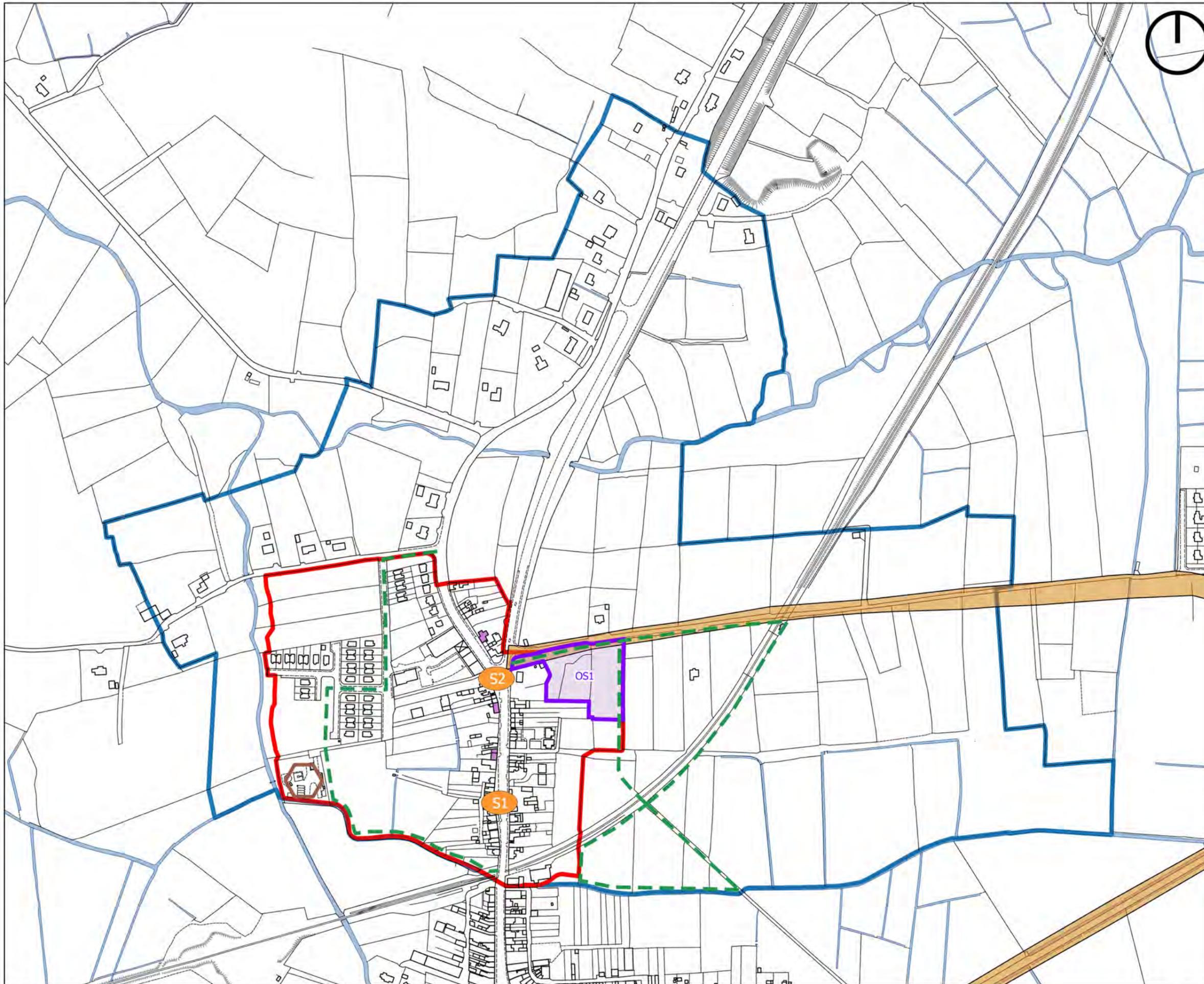
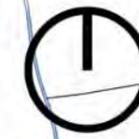
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- open space
- public utility
- transport and parking node
- green belt
- strategic land reserve residential uses
- N17 realignment corridor

Bellaghy Zoning detail

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Bellaghy Objectives Map



-  plan limit
-  development limit
-  buildings of note
-  river walks, pedestrian and cycle links
-  for objectives relating to individual sites refer to written text
-  key sites for streetscape design
-  WWTP buffer zone (indicative)
-  N17 realignment corridor

RPS no	Name

Bellaghy designations

- plan limits
- development limit
- Special Area of Conservation
- record on monuments and places
- PRFA rainfall flooding 1 in 100 year
- PRFA rainfall flooding 1 in 1000 year
- PRFA river flooding 1 in 100 year
- PRFA river flooding 1 in 1000 year
- N17 realignment corridor

sources

PFRA indicative extents and outcomes map (OPW, 2012)

