

# 15. Cloonacool Mini-Plan

## Village profile

Cloonacool 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 sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of this Plan).

The village is situated between the River Moy and the foothills of the Ox Mountains. The Mad River runs to the east of Cloonacool 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 2011 Census information, the Cloonacool/Loughill Electoral District had a population of 352 persons in 2011 (8.3% higher than the 2006 population of 325). A survey carried out by Council planners in 2015 counted 44 occupied houses (equivalent to c. 114 persons) within the development limit.

Census 2016 recorded 352 persons in the Cloonacool/Loughill ED and 284 persons in the statistical Small Area which contains Cloonacool (extending outside the mini-plan limits).

Before the 2000s, residential development in the area consisted mostly of one-off houses along the approach roads, creating a dispersed settlement pattern. More recently, several housing schemes were built by the Sligo County Council and by private developers. (Cloonacool was not included within the Rural Renewal Tax Incentive Scheme area). It is considered that there is only limited need for additional residential development during the Plan period.

## Community facilities

Community facilities within the village comprise the primary school, church, burial ground, community centre and tennis / basketball courts. While some lands have been 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 Cloonacool, there is very little retail or commercial activity and there are no enterprises to provide local employment. Proposals for small-scale businesses will be supported and accommodated within the village, where appropriate.

## Infrastructure

Cloonacool is well served by the local road network, which links with the Sligo-Galway road (N-17) at Tobercurry and the Boyle-Ballina road (R-294) at Mullaney's Cross. The drinking water is supplied through the Kilaraght scheme. The wastewater treatment plant, built in 2008, has a design capacity of 750 PE.

# 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:

## 15.1 Natural heritage and open space

- A.** Maintain and enhance the conservation value of the River Moy SAC (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, support 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, subject to Habitats Directive Assessment.

## 15.2 Built heritage

- A.** Protect and maintain the masonry bridges spanning the Mad River, Owenbehernagh River and River Moy.
- B.** Seek the protection and conservation of the following Protected Structures:
  - RPS 413** – St Michael’s RC Church, Cloonacool Td
  - RPS 426** – Cloonacool Village Bridge, Cloonacool Td
- C.** Ensure that new development within the village centre reflects and enhances the existing streetscape character in accordance with the policies set out in **Chapter 12 (Urban design)** and the requirements of Section **13.2.4 Development in historic streetscapes** (development management standards) of this Plan.

## 15.3 Circulation and parking

- A.** An off-street car parking area, located to the rear of buildings, should be provided within the mixed-use zone (VC-2). 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 cycle 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.

## 15.4 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 15.3.A (above).

**C.** New development on site VC-3 should provide frontage onto the public road and an appropriate 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.

## 15.5 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.

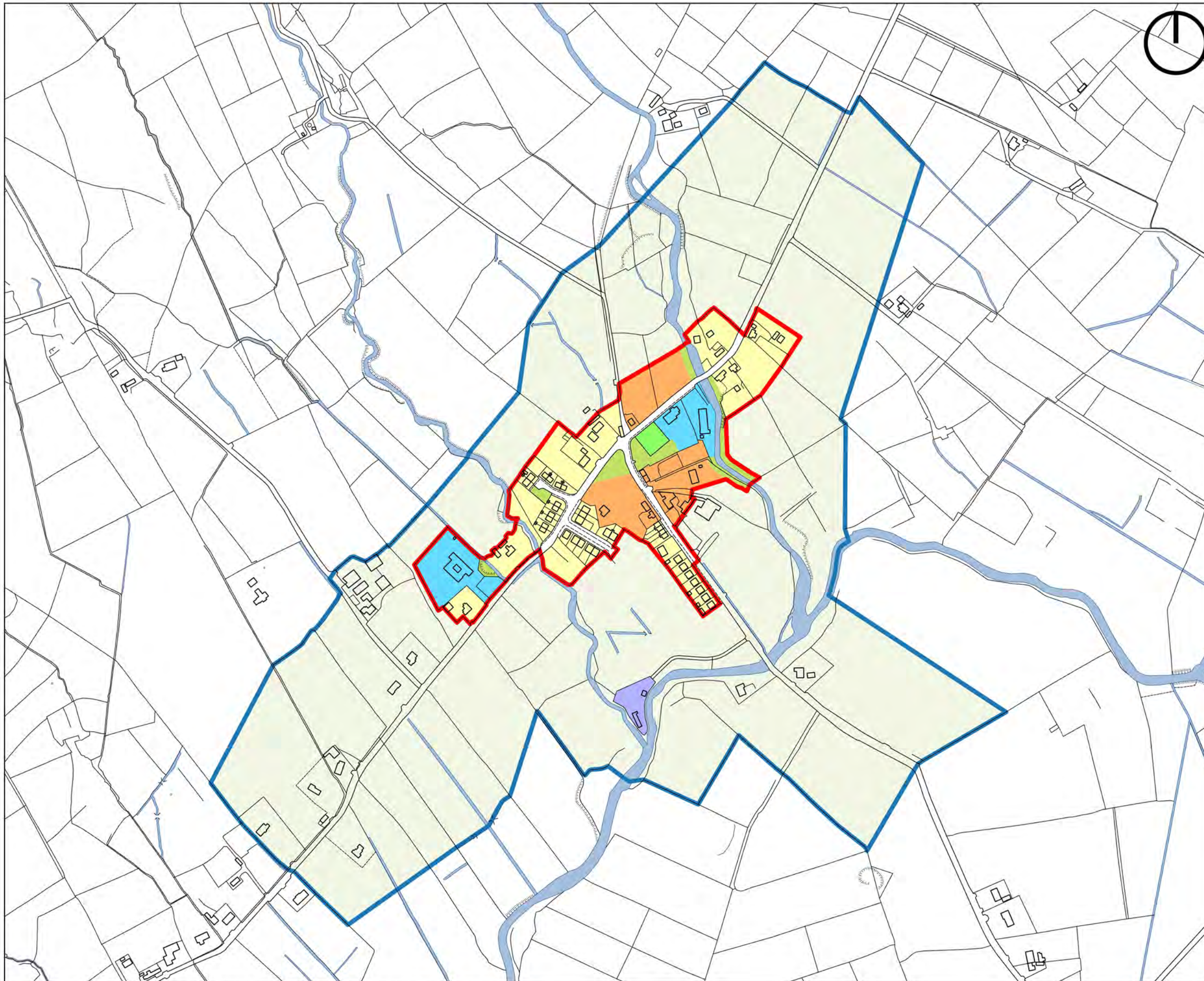
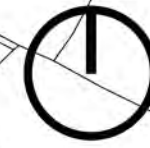
## 15.6 Wastewater treatment

**A.** 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 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.



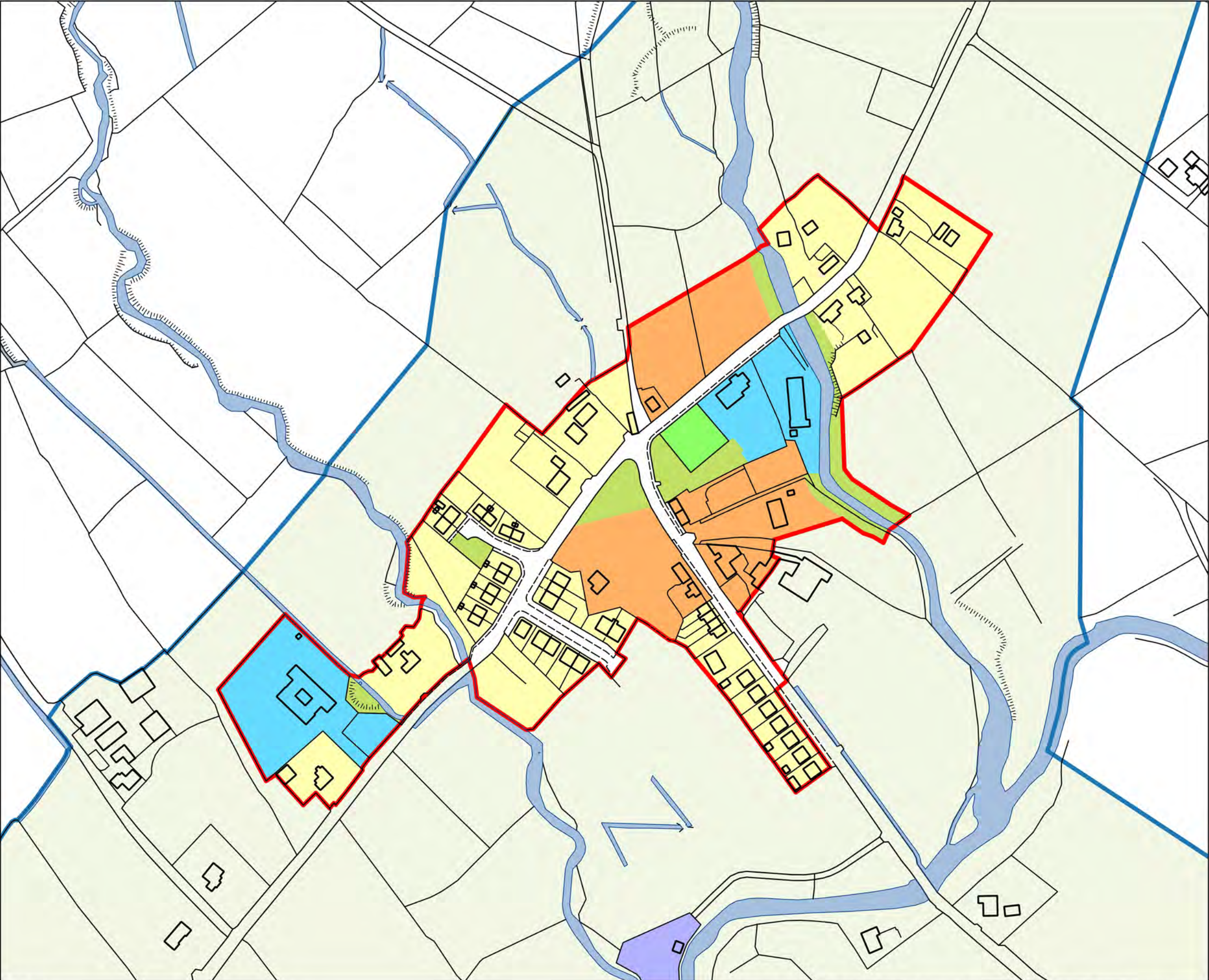
# Cloonacool Zoning Map

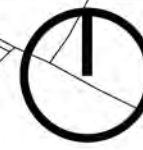


- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- open space
- sports and playing fields
- public utility
- green belt

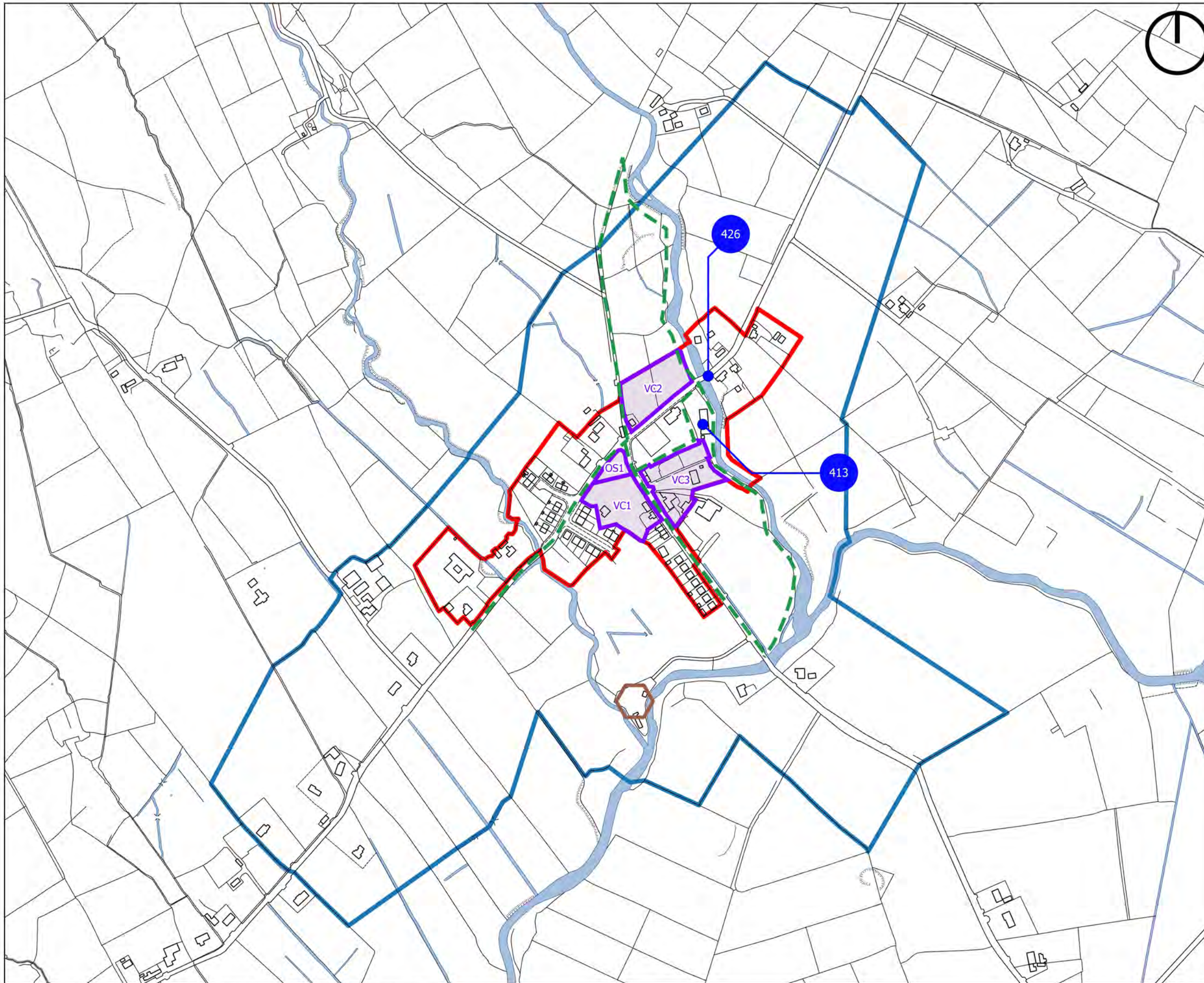
# Cloonacool Zoning detail

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# Cloonacool Objectives Map



- plan limit
- development limit
- protected structure
- - river walks, pedestrian and cycle links
- ▭ for objectives relating to individual sites refer to written text
- ▭ WWTP buffer zone (indicative)

RPS no	Name
413	St. Michael's RC Church
426	Cloonacool Village Bridge

# Cloonacool 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

sources  
 PFRA indicative extents and outcomes map (OPW, 2012)

