

16. Collooney Mini-Plan

Village profile

Collooney is located approximately 13 km to the south of Sligo City, in a designated *Rural Area under Urban Influence*. The village provides a range of services for the population of a wider area and is identified as a *Gateway Satellite* in the County settlement hierarchy (see Section 3.2 of this Plan).

Most of the village is bounded to the east by the N-4 (Sligo-Dublin road), and to the west by the Sligo-Dublin Railway line. The N-17 (Sligo-Galway road) forms the southern boundary of the village, while the disused Western Rail Corridor runs to the north-west of it.

The Owenmore River (part of Unshin River Special Area of Conservation), which flows behind the village core, is of particular historical, aesthetic and heritage value.

The traditional village centre stretches along Main Street and Old Street, with terraced buildings mixed with some new residential and commercial developments.

The majority of new development in the village occurred in the early 2000s, with significant concentrations of residential areas to the south and south-west, together with large-scale commercial developments to the east and south-east.

Population and housing

According to 2011 Census information, Collooney had a population of 1,369 persons in 2011 (53% higher than the 2006 population of 892). Census figures also recorded an increase of 44% between the years 2002 to 2006. Census 2016 recorded a population of 1,610 persons in Collooney.

Surveys undertaken by Council planners in 2015 counted 707 occupied units and 55 vacant houses (7%) within the development limit compared to a 10% (70 units) vacancy rate in 2009. There is planning permission in place for a further 25 further residential units.

This growth can be largely attributed to the Rural Renewal Tax Incentive Scheme, along with the village's proximity to Sligo City and its good transport links. Residential development is in the form of suburban-type estates, with some apartment buildings along the banks of the Owenmore River.

It is considered that there is only limited need for additional residential development during the plan period.

Community facilities

There is a wide range of community facilities in Collooney: three primary schools, three churches, an extended burial ground, a health centre, playing pitches and crèches. It is anticipated that the increased population will need additional community facilities. While some lands have been zoned for these specific purposes, a flexible approach should be taken towards proposals for community developments on other suitable sites.

Commercial and enterprise development

Retail development is focused along Main Street. Convenience retailing in the town is small-scale and the comparison shopping offer is limited, due to the village's proximity to Sligo City.

A significant development in recent years has been the construction of business/enterprise and commercial units on the lands to the east of the N-4. There are concerns regarding the scale and the type of development that has occurred at this location. It is considered that retail/retail warehousing development of this scale is inappropriate for Collooney, as evidenced by current vacancy rates on these lands. This type of developments should be restricted in the future. The Planning Authority will adopt a flexible and supportive approach towards proposals for non-retail uses for the vacant units.

Infrastructure

Collooney is very well served by the road network, located as it is at the junction of the N-4 (Dublin Road) and N-17 (Galway Road). The village is also served by the main Dublin–Sligo railway line, a strategic transport link. The Western Rail Corridor also offers the potential for improved transport links, either as a greenway or as a railway. The protection of the corridor remains important for the future development of Collooney.

The water supply for Collooney is sourced from Lough Gill. The wastewater treatment plant, with a design capacity of 1,400 PE (population equivalent) is currently overloaded. Irish Water's Capital Investment Plan for 2017-2021 includes upgrade works to provide a 3,100 PE plant at Collooney.

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:

16.1 Natural heritage and open space

- A.** Maintain and enhance the conservation value of the Unshin River SAC/pNHA, Union Wood pNHA, and Slieveward Bog NHA.
- B.** Keep the riverbanks and floodplain meadows located east of the N-4 (Sligo-Dublin Road) generally free of development, to avoid flood damage to existing developments upstream. Preserve these areas as a wildlife corridor / river buffer zone.
- C.** Protect and enhance the riverbanks west of the N-4 and support improved access to the river, subject to Habitats Directive Assessment.
- D.** Support the provision of landscaped river walks through the village, on both sides of the Owenmore River, subject to Habitats Directive Assessment. The provision of such facilities will be required in conjunction with the development of adjoining lands.

- E.** Retain, enhance and extend the Fair Green as shown on the zoning map; facilitate the relocation of the existing structure sheltering the Ball Alley as a means of enhancing this valuable town park.
- F.** Retain and enhance existing open space areas, in public or private ownership, especially through planting, landscaping or provision of street and park furniture, as appropriate.
- G.** Preserve the mature trees and parkland on the grounds of Glebe House.
- H.** Protect the setting of Markree Demesne by and ensuring that any new development in the vicinity of the demesne is appropriately sited, designed, landscaped and screened.

16.2 Built heritage and streetscape

- A.** The Objectives Map identifies key sites/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 redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.
- B.** The remaining buildings of the Woollen Mills complex should be sensitively restored and converted for new use, preferably mixed uses including a tourist/heritage centre.
- C.** Maintain the masonry bridge spanning the River Unshin at Cloonmacduff.
- D.** The open area at the Methodist Church should be redesigned as a village square, with appropriate landscaping, street furniture and parking spaces.

Note: The above design objectives are based on the recommendations contained in the Collooney Village Design Statement 2002 (Manogue Architects & Soltys Brewster Consulting). Prospective developers, or anyone interested in building, replacing or renovating a structure in Collooney should consult the Collooney Village Design Statement for detailed design guidance together 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.

- E.** Seek the protection and conservation of the following Protected Structures:
 - RPS-15** Glebe House (except modern extension) Ardcotten
 - RPS-16** Railway bridge (over water), Ardcotten/Bleachgreen
 - RPS-42** Ballygrania Bridge, Ballygrania/Rathrippin
 - RPS-151** Convent of Mercy, Collooney
 - RPS-80** Camp Hill House, Bleachgreen, Collooney
 - RPS-81** Collooney Mills Complex, including associated buildings and mills race, Bleachgreen, Collooney
 - RPS-82** Collooney Railway Station and associated engine shed, Bleachgreen
 - RPS-83** Railway bridge (over road), Bleachgreen, Collooney
 - RPS-100** Teeling Monument (monument and plinth only)
 - RPS-144** Castletown Bridge (Taheny's Bridge), Cloonmacduff Td
 - RPS-148** Methodist Church, Collooney
 - RPS-149** St Paul's Church (CoI), Collooney

- RPS-150** Innishfree Crystal Factory Shop (only façade, gables and roof profile of the building), Collooney
- RPS-295** Markree Demesne Main Gate (current), Ballygrania
- RPS-296** Markree former Gate Lodge (North Lodge 1), Ballygrania
- RPS-297** Markree Gate Lodge (North Lodge 2), Rathrippin
- RPS-345** Quigley’s shop front and house, Rinn (Leyny Barony)
- RPS-395** Beehive Lodge, Union, Collooney
- RPS-396** Deerpark Lodge, Union, Collooney
- RPS-397** Gate Piers, Union, Collooney
- RPS 411** Railway bridge over railway, Bleachgreen, Collooney
- RPS 414** Church of the Assumption, Collooney
- G.** Require any development proposal involving a *Building of Note* (as indicated on the Objectives Map) 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.
- H.** 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 (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.

16.3 Circulation and parking

- A.** Require new enterprise development west of the N-4 to share the existing access road to the IDA industrial estate.
- B.** Restrict access to the new GAA pitch and adjacent residential lands to be exclusively via the existing built-up area to the north. There shall be no vehicular access to these lands off the N-17 (Galway Road).
- C.** Promote the use of the car park located on the community-owned site east of the railway as a park-and-ride facility. Facilitate the pedestrian use of the existing crossing under the railway linking the railway station with the car park. Facilitate access to this car park off the L-2101 (Coolaney Road), via the existing lane west of the railway.
- D.** Facilitate the provision of a town car park by reserving sufficient land between the Fair Green and the central mixed-use zone (see Zoning Map).
- E.** Support the provision of a pedestrian bridge over the dual carriageway/N-4.
- F.** Support the provision of a pedestrian bridge over the river, to link the town centre with the railway station, on condition that:
- i.** the design (type, shape, materials etc.) of the structure and the construction method are agreed in advance with the County Council’s Marine & Structures Section;
 - ii.** the river flow remains unobstructed and the project is subject to Habitats Directive Assessment;

- iii.** the access on both sides of the river and bridge remains open to the public;
 - iv.** the project is financed from independent sources and funding is made available to maintain the structure.
- G.** 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.
- H.** Support the development of a commuter cycle route to link the village with Sligo City, subject to Habitats Directive Assessment. The provision of such route, when designed, will be required in conjunction with any development of adjoining lands.
- I.** Retain the land required for the approved N-4 realignment and upgrading scheme free from development and ensure that adjacent development will be compatible with the construction and long-term operation of the national road.

16.4 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 in the proposed new mixed-use nucleus to the north of the river.
- B.** Promote the creation of an improved streetscape and ensure that any new development is consistent in form and character with existing buildings. Terraced buildings are preferable along the main street.
- C.** Require high standards of design and landscaping for new development associated with the northern nucleus, while seeking coherence between the old and the new streetscape.
- D.** Give special attention to the siting, layout and design of new or redeveloped buildings around junctions, bridges and the Fair Green.

16.5 Commercial development

- A.** Give special attention to the siting and layout of commercial developments located near the village's gateways, i.e. at the roundabouts on the Sligo-Dublin Road. Require high standards of design and landscaping for this type of development.

16.6 Community facilities

- A.** Facilitate the extension of St. Joseph's primary school on its current site.

16.7 Business and enterprise

- A.** Proposals for new development on lands zoned for business and enterprise shall be restricted to uses that are consistent with this zoning category, as outlined in the zoning matrix. Retail or retail warehousing developments will not be permitted under any circumstances.
- B.** Adopt a flexible and supportive approach will towards proposals for alternative uses for existing vacant properties on lands zoned for business and enterprise. Notwithstanding the details set out in the Zoning Matrix, the Planning Authority will consider a range of suitable uses for these properties, including activities relating to the creative industries, recreational and cultural uses, exhibitions etc. Further retail or retail warehousing developments will not be permitted under any circumstances.

16.8 Wastewater treatment

- A.** 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.

16.9 Flood risk management

- A.** OPW flood risk mapping indicates a potential risk of fluvial (river) flooding on selected sites in Collooney (see the Designations Map for more details). Any application for development on these sites shall be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Buildings of Note

BoN No. 1 – Four-bay, two-storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- historic sash windows; integral archway; fanlights around front door.

This building occupies an important position in the streetscape of Collooney.

Recommendation: The reinstating of timber sliding sash windows on the ground floor would enhance the character of this building.

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



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; decorative window surrounds; shopfront; quoins.

This building is well proportioned and its shopfront adds texture and character to the streetscape of Collooney.

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

BoN No. 3 – Three-bay, two-storey mid terrace house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- original sash windows with historic glass;
- double doors.

This is an interesting house which has remained untouched from modernisation.

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. 4, 5 and 6 – Corner terrace of three two-storey buildings



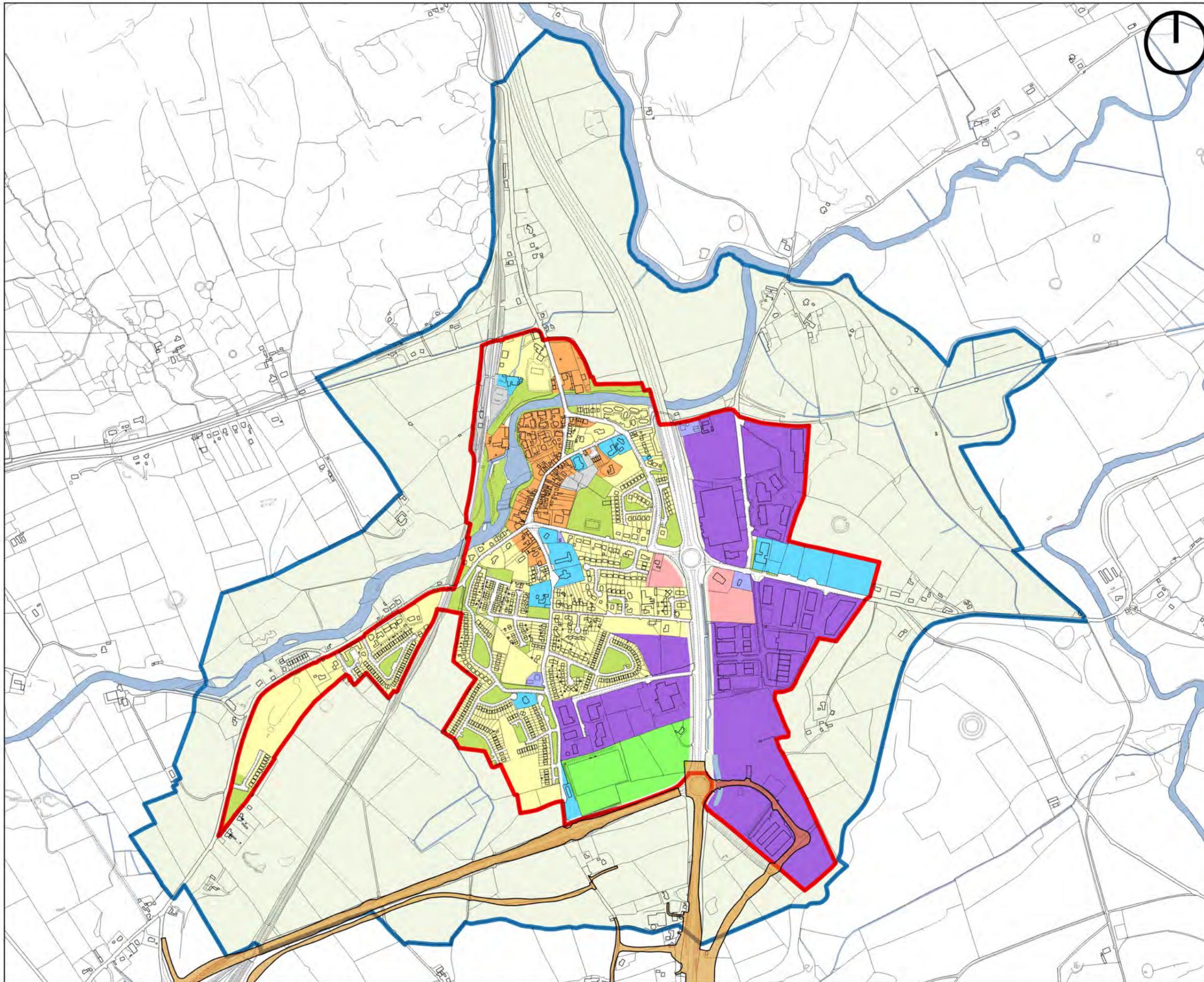
Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; window surrounds;
- timber sash windows; fanlights above doors; quoins.

This terrace adds character to the Collooney streetscape.

Recommendation: The architecturally valuable features of these houses should be retained and restored.

Collooney Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- business & enterprise
- open space
- sports and playing fields
- public utility
- transport and parking node
- green belt
- N4 realignment corridor
- N17 realignment corridor

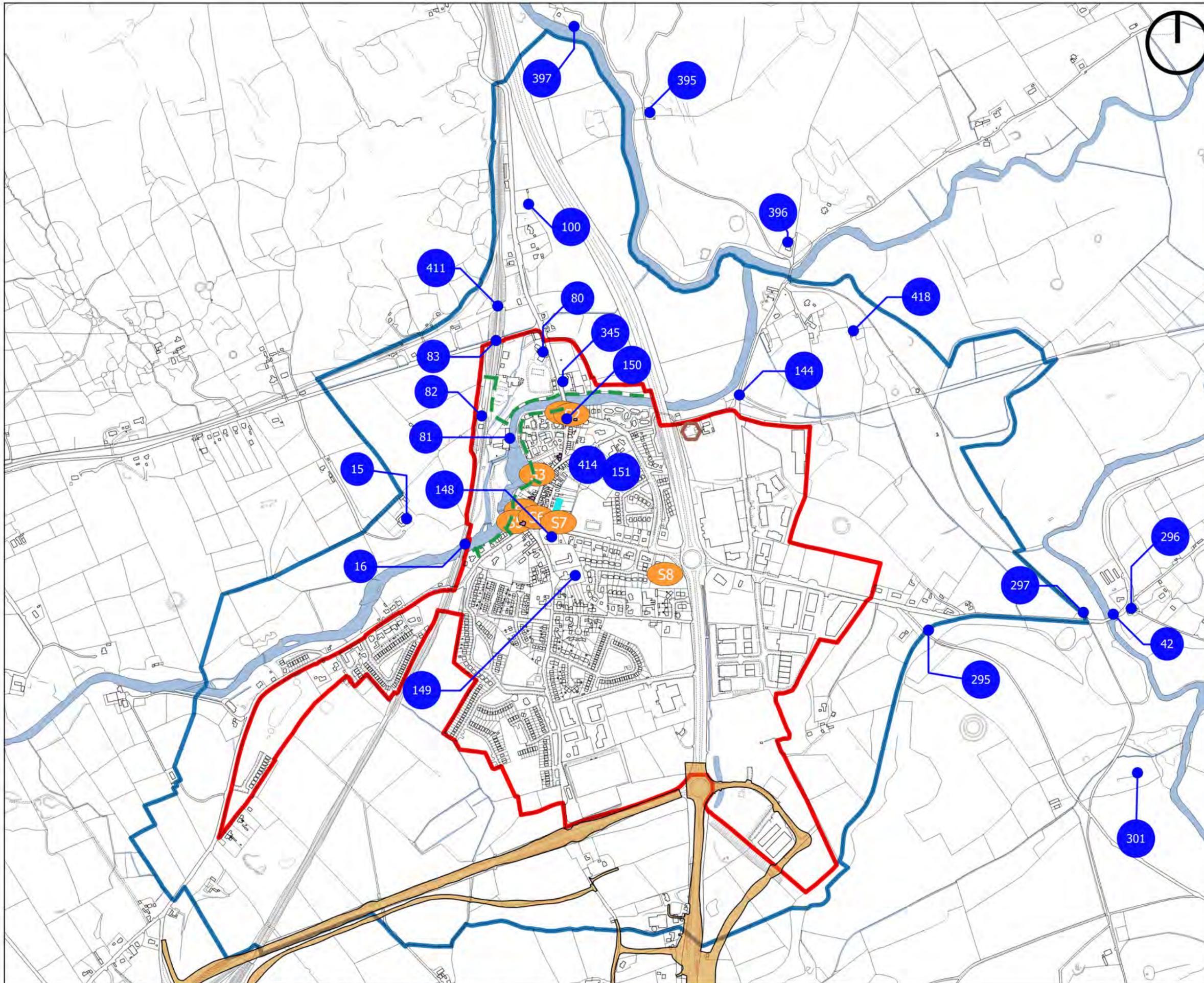
Collooney Zoning detail

- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- business & enterprise
- open space
- public utility
- transport and parking node
- green belt



1:2,500

Collooney Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- - - river walks, pedestrian and cycle links
- S key sites for streetscape design
- proposed roads
- WWTP buffer zone (indicative)
- N4 realignment corridor
- N17 realignment corridor

RPS no	Name
15	Glebe House, Collooney (except modern flat-roof extension at the rear)
16	Railway Bridge (over water), Collooney
42	Ballygrania Bridge
80	Camp Hill House, Collooney
81	Collooney Mills Complex (including associated buildings and mill race)
82	Collooney Railway Station & associated engine shed
83	Railway Bridge (over road), Collooney
100	Teeling Monument, Collooney Monument and plinth only
144	Castletown Bridge/Union Bridge (bridge leading to Deer Park/Taheny's Bridge)
148	Collooney Methodist Church
149	St. Paul's Church (CoI)
150	Innishfree Crystal Factory Shop (only façade, gables and roof profile of the building)
151	Collooney Convent of Mercy
295	Markree Demesne - Main Gate (current)
296	Markree Demesne, former Gate Lodge, (North Lodge 1, east of Ballygrania Bridge)
297	Markree Demesne - Gate Lodge, (North Lodge 2, west of Ballygrania Bridge)
301	Markree Demesne - Markee Castle's Ice House
345	Quigley's shopfront and house, Collooney
395	Beehive Lodge, Deer Park
396	Deerpark Lodge
397	Gate Piers
418	Lodge
411	Railway Bridge over Railway
414	Church of the Assumption(RC)

Collooney designations

-  plan limit
-  development limit
-  record of monumnets and places
-  Natural_Heritage_Areas
-  Proposed Natural Heritage A
-  Special Area of Conservation
-  CFRAM flood zone A
-  CFRAM flood zone B
-  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

Western CFRAM UoM35
Hydraulic Modelling Report
OPW 2015

PFRA indicative extents
and outcomes map
(OPW, 2012)

