

2. Aclare Mini-Plan

Village profile

Aclare is located approximately 10 km 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 (refer to Section 3.2 of this Plan).

Crossed by the Lough Talt River, which forms part of the River Moy SAC, the village centre retains its historic form and many historic buildings, some of which merit inclusion on the Record of Protected Structures because of their architectural or special interest. The village core is defined by a continuous streetscape on both sides of the main street, with several back lanes. The built-up area extends along the approach roads, most noticeably towards Tourlestraun.

Population and housing

According to 2011 census information, the Aclare Electoral District had a population of 292 persons in 2011 (3.6 % lower than the 2006 population of 303 persons). Census figures also recorded a 2% decrease between the years 2002 – 2006. Census 2016 indicates a figure of 257 persons for the Aclare ED and only 114 for the statistical Small Area which contains Aclare (extending outside the village and the mini-plan limit).

There are no census population figures available for the village itself. Surveys undertaken by Council planners in 2015 suggest a village population of circa 101 persons. The survey also found a high residential vacancy rate within the village (29% or 15 units).

In recent years, there has been some small-scale infill development in the village centre and a number of one-off dwellings have been constructed along the Tourlestraun and Castlerock roads.

Having regard to the above, it is considered that the need for additional residential development in Aclare will be low during the plan period.

Community facilities

The majority of community facilities associated with Aclare have been developed outside the built-up area. The health centre, childcare centre, community hall and sports grounds are all on the western side of the village, beyond the existing footpath and public lighting networks.

The nearest church, burial ground, funeral home and primary school are all located in Kilmacteige, 1.5 km from Aclare. It is considered that in the future such facilities should be directed to locate within serviced settlements. Appropriate provisions in this regard have been incorporated into the mini-plan.

Commercial and enterprise development

During the recession, the commercial and retail elements of the village have declined, with a number of businesses closing down. Aclare Plastics, on the Castlerock Road, continues to provide employment for 15-20 people. Additional small-scale enterprises and any new retail development should be directed to locate within the village.

Infrastructure

Aclare is well served by the local road network, which provides links to the Boyle-Ballina road (R-294) and to Swinford.

The drinking water is sourced from Lough Talt. A new wastewater treatment plant has been completed in recent years. Its design capacity is 750 PE (population equivalent) and there is spare capacity available.

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:

2.1 Natural heritage and open space

- A.** Ensure the protection and enhancement of the conservation value of the Lough Talt River (part 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 Lough Talt River, ensure the retention of woodland, trees and vegetation along the riverbank and adjoining areas.
- C.** Support the improvement of access to the Lough Talt River by providing riverside walkways (as indicated on the Objectives Map) and by requiring the provision of walkways in conjunction with the development of any adjoining lands, subject to Habitats Directive Assessment.
- D.** Retain the existing open space area south of Aclare Bridge and support its enhancement and extension in conjunction with the improvement of riverside amenities.
- E.** Ensure that the development of lands on the eastern approach to the town has regard to the views from the road of the Ox Mountains.

2.2 Built heritage and streetscape

- A.** Seek the protection and conservation of the following Protected Structures:

RPS-96 House – Carns, Aclare

RPS-97 Former RIC Barracks – Carns, Aclare

RPS-249 Aclare Bridge – Aclare

RPS-280 House – Aclare

RPS-281 Aclare Pharmacy – Aclare

RPS-282 House – Aclare

- B.** Require any development proposal involving a *Building of Note* (as identified 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.
- 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 (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.** 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 structures should be redeveloped or renovated with particular attention to design, having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.

2.3 Circulation and parking

- A.** Retain and enhance the existing car-parking area to the south of Aclare Bridge.
- B.** Require the improvement/realignment of the junction of local roads L-4804-0 and L-4805-0 in conjunction with the redevelopment of adjoining lands.
- C.** Support the development of a pedestrian link between the village centre and the community childcare centre (as indicated on the Objectives Map).
- D.** Require the provision of pedestrian links within lands zoned for residential development (as shown on the Objectives Map).

2.4 Village-centre mixed-use zone

- A.** Require, insofar as is feasible, the assembly and development of lands within the village-centre mixed-use zones on the basis of an integrated design proposal/masterplan.
- B.** Require the construction of terraced buildings along the main street and the back lanes in accordance with the guidance and policy set out in **Chapter 12** and Section **13.2.4 Development in historic streetscapes** (development management standards) in Volume 1 of this Plan.
- C.** Facilitate the relocation of farm buildings from the river banks at the western end of the village to lands outside the village centre and support the redevelopment of these sites with more appropriate village-centre uses.
- D.** Ensure that all development proposals within the village centre create well-designed streetscapes along the public roads.
- E.** Development within the village centre should generally be limited to two storeys in height and should respect the scale and character of adjoining structures.
- F.** Any development proposal on village centre site VC-1 should:
 - retain the existing mature trees on site where possible;
 - provide an appropriate aspect along the riverside buffer zone;
 - provide on-site car parking within a central courtyard;
 - be designed to define the south-western approach to the village;

allow vehicular access off the Swinford road only.

G. Any development proposal on village centre site VC-2 should:

- provide an appropriate aspect along the riverside buffer zone;
- provide on-site car parking within a central courtyard;
- be designed to define the north-eastern approach to the village;
- create a suitable streetscape insofar as is feasible.

2.5 Community facilities

- A.** Direct the location of any new community facilities serving the Aclare area to lands within the development limit of the village, particularly on lands zoned for community facilities to the north-west of Aclare Bridge.
- B.** The above-mentioned lands should be developed on a co-ordinated basis to form a community complex. Access, car-parking, pedestrian links, open spaces and other services/facilities should be developed in such a way as to enable shared use by all occupants of the scheme.
- C.** The development of the community complex shall incorporate an appropriately linked and overlooked open space along the riverside buffer zone.

2.6 Business and enterprise

- A.** Reserve lands to the west of the existing McGuinness Technology Park to accommodate additional business, enterprise and industrial development.
- B.** Ensure that any development proposal at the entrance to the village is appropriately designed for this location.

2.7 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.

Buildings of Note

BoN No. 1 and No. 2 – Pair of one-bay, two-storey town houses



Architecturally valuable features

- original 6-over-6 sash windows with historic glass; stone cills; natural slate roof;
- chimneys on the ridge of the roof.

These buildings form part of a strong corner in the Aclare streetscape and are visible from the Main Street.

Recommendation: The architecturally valuable features of these houses should be retained and restored. The restoration of these buildings and the painting of their façades would greatly enhance their character.

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

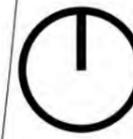


Architecturally valuable features

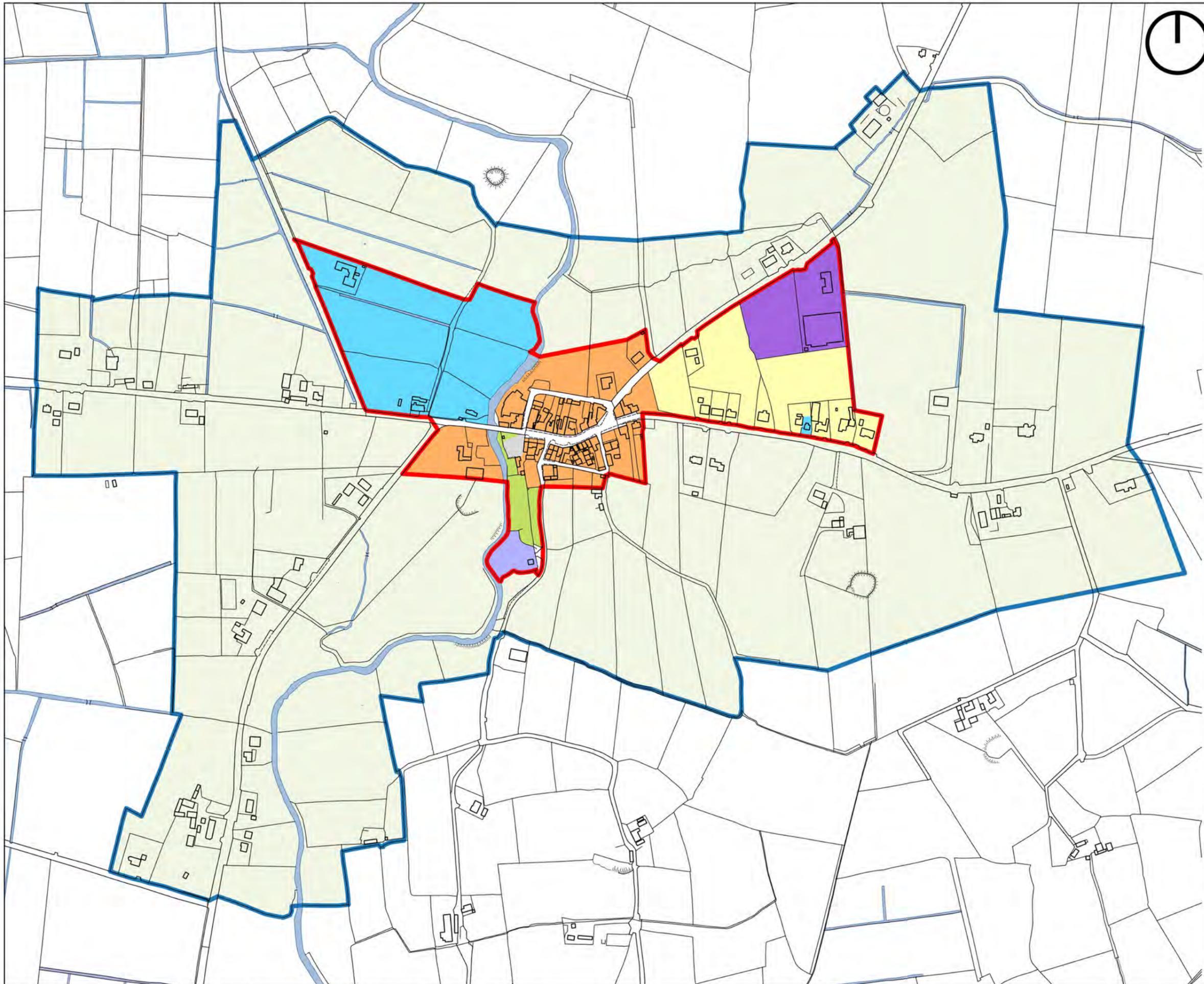
- vertical-emphasis windows;
- chimneys on ridge of roof; corner building.

This corner building has a solid presence on the streetscape of Aclare and sets the tone for the vernacular character of the village.

Recommendation: The character of this building would be restored by a fresh coat of paint and by reinstating the appropriate fenestration pattern and type a, i.e. vertical-emphasis timber sash windows.



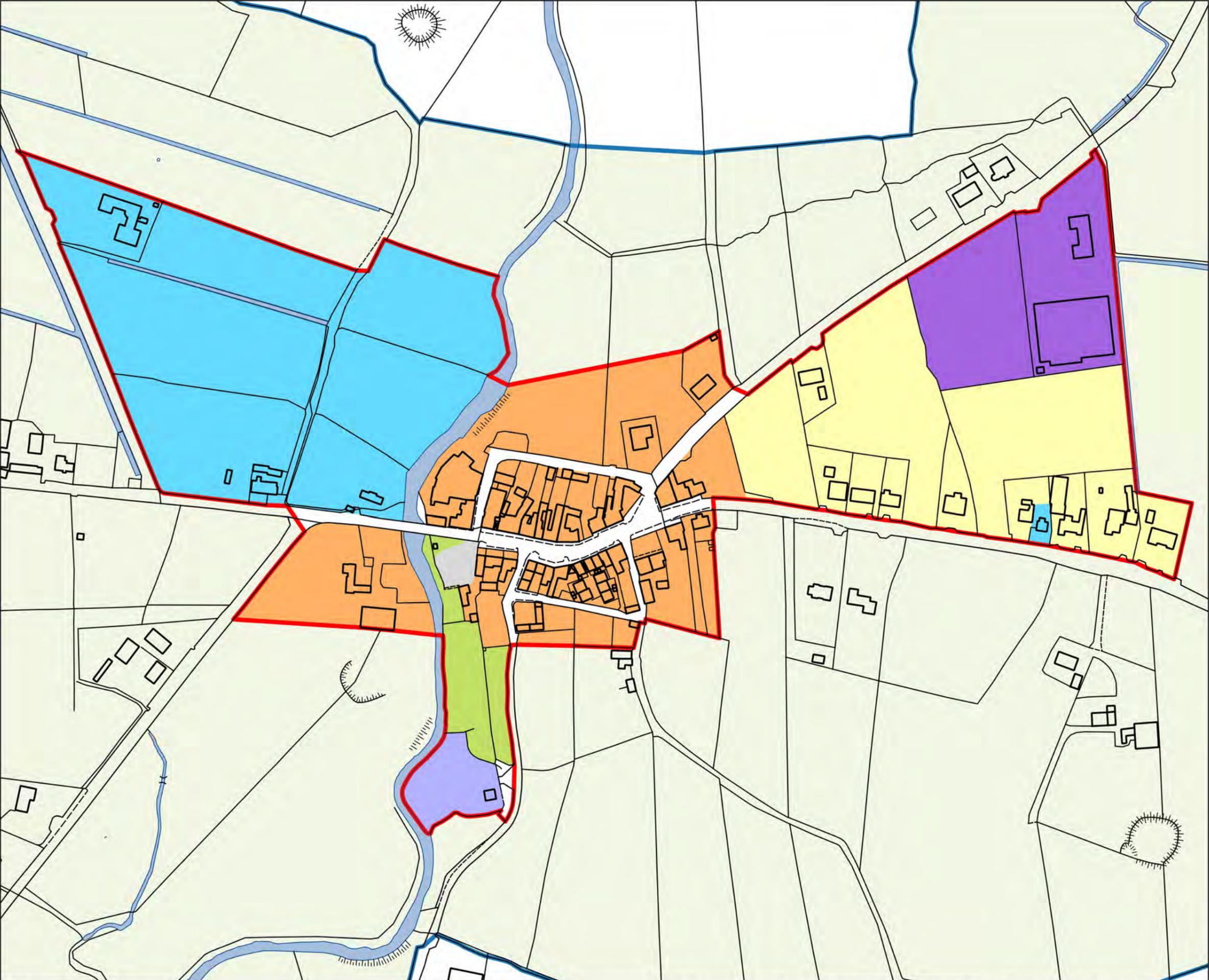
Aclare Zoning Map

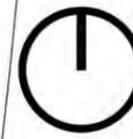


- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- public utility
- transport and parking node
- green belt

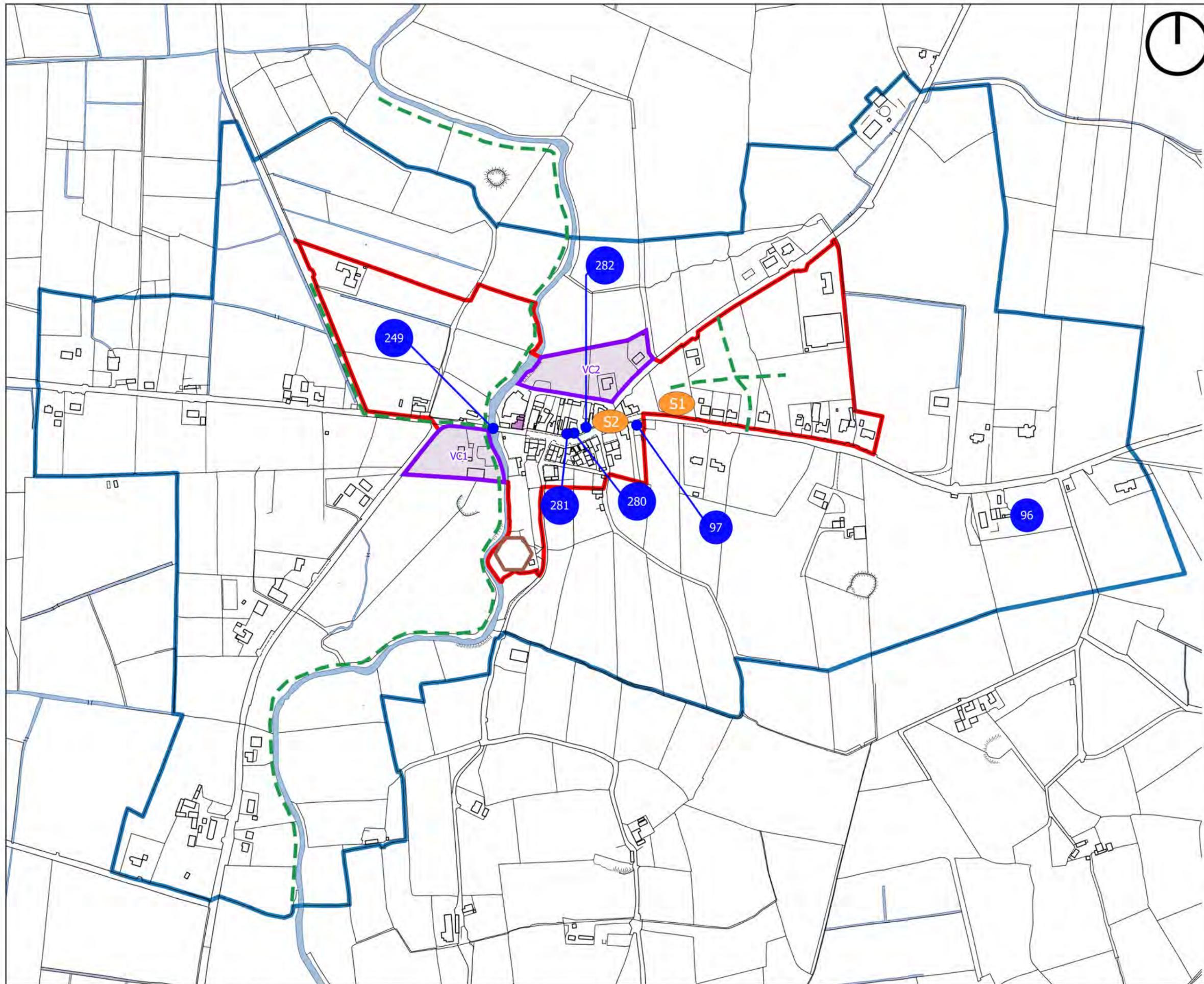
Aclare Zoning detail

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Aclare Objectives Map



- plan limit
- development limit
- protected structure
- 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)

RPS no	Name
96	House
97	Former Constabulary Barracks
249	Aclare Bridge
280	House
281	Aclare Pharmacy
282	House

Aclare 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)

