

20. Dromore West Mini-Plan

Village profile

Dromore West is located approximately 34 km to the west of Sligo City, at the junction of the N-59 (Sligo-Ballina) and R-297 (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 County settlement hierarchy (see Section 3.2 of this Plan).

The settlement is concentrated along the N-59, with more recent developments filling the lands between the N-59 and R-297. 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

The village is located within the Electoral Divisions of Buncrowey and Dromore. The latter, according to 2011 Census information, recorded a population growth of 6.5% between 2006 and 2011 (from 444 to 473 persons). The 2011 census population of Dromore West village was 218 persons. There is no previous census data for the village. Census 2016 recorded 227 persons in Dromore West.

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

A survey undertaken by Council planners in 2015 counted 109 occupied houses (giving an estimated population of 283 persons) and 18 vacant units (14% vacancy rate) within the development limit. There are still 18 unfinished houses and planning permission for a further 32 units.

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

Community facilities

Dromore West's community facilities include a community centre and playground, church, burial ground and health centre. A new primary school was constructed 1 km south of the village.

The recent population growth will 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 will 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 N-59. Several permitted developments have not been completed.

There is no significant industrial or enterprise presence in the village to provide local employment. Any such proposal will be supported and accommodated, where appropriate.

Infrastructure

Dromore West is well served by the national and regional road network, which links to Sligo and Ballina (N-59), and to Easky and Enniscrone (R-297).

The water supply comes from the Lough Easky Regional Scheme. The wastewater treatment plant was upgraded in 2008 to 2,500 PE and has sufficient capacity for the foreseeable future.

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:

20.1 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, require 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 N-59.
- D.** Support the development of an amenity area at the waterfalls, which would incorporate the old mills and the ball alley.
- E.** Preserve the scenic views from the N-59 (Atlantic Ocean and Ox Mountains) and R-297 (Atlantic Ocean and Killala Bay) designated Scenic Routes.

20.2 Built heritage and streetscape

- A.** The old mill 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.

- B.** 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.
- C.** Seek the protection and conservation of the following Protected Structures:
- RPS-40** Ballygilcash Bridge, Ballygilcash
 - RPS-142** St. Mary’s Church (CoI), Cloonascoffagh
 - RPS-191** Donaghintraine Bridge, Donaghintraine
 - RPS-195** Dromore House, Dromore
 - RPS-258** Woodhill House, Knockaculleen
 - RPS-196** Former Stone Mill, Dromore
- D.** 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.
- E.** 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.

20.3 Circulation and parking

- A.** Construct the following new roads/streets:
- i.** vehicular link from the R-297 (Easky Road) into lands zoned for residential and mixed use development to the north of the N-59 and pedestrian/cycle links from those lands onto N59;
 - ii.** 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 (dotted line on the Objectives Map).
- NOTE:** the route of the new streets and pedestrian connections, as shown on the Objectives Map, is indicative. The streets and pedestrian connections shall be constructed as an integral part of new development in the area concerned in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013). The exact routes of these links shall be agreed with applicants or developers at planning application stage.
- B.** Realign or improve road junction J1 (Easky Road R-297/ L-63071), as indicated on the Objectives Map.
- C.** Support the introduction of pedestrian crossings on the N-59 at appropriate locations within the village.
- D.** As a long-term objective, seek to provide a pedestrian and 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.

20.4 Village-centre mixed-use zone

- A. Give special attention to the siting, layout and design of new or redeveloped buildings around junctions, at the N-59 bridge over the Dunneill River and in the vicinity of natural amenity areas, i.e. waterfalls and mature trees/parkland at Woodhill House.
- B. Require any new development on mixed-use lands along the R-297 or the N-59 to provide terraced buildings or continuous frontage with car parking to the rear, 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.

20.5 Community facilities

- A. Promote the development of childcare facilities in the village.
- B. Support the provision of additional recycling facilities on lands zoned for community uses and at other suitable locations.

20.6 Business and enterprise

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

20.7 Future expansion

- A. Ensure that future expansion of the village occurs to the south, as opposed to a westerly, easterly or northerly direction (along the N-59 or along the Easky Road).

20.8 Wastewater treatment

- A. A buffer zone shall apply in the vicinity of the existing 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.

20.9 Flood risk management

- A. OPW flood risk mapping indicates a potential risk of pluvial (rainfall) flooding on certain sites in Dromore West (refer to the Designations Map). Any application for development on such sites shall be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Building of Note

BoN No. 1 – Three-bay, two-storey building



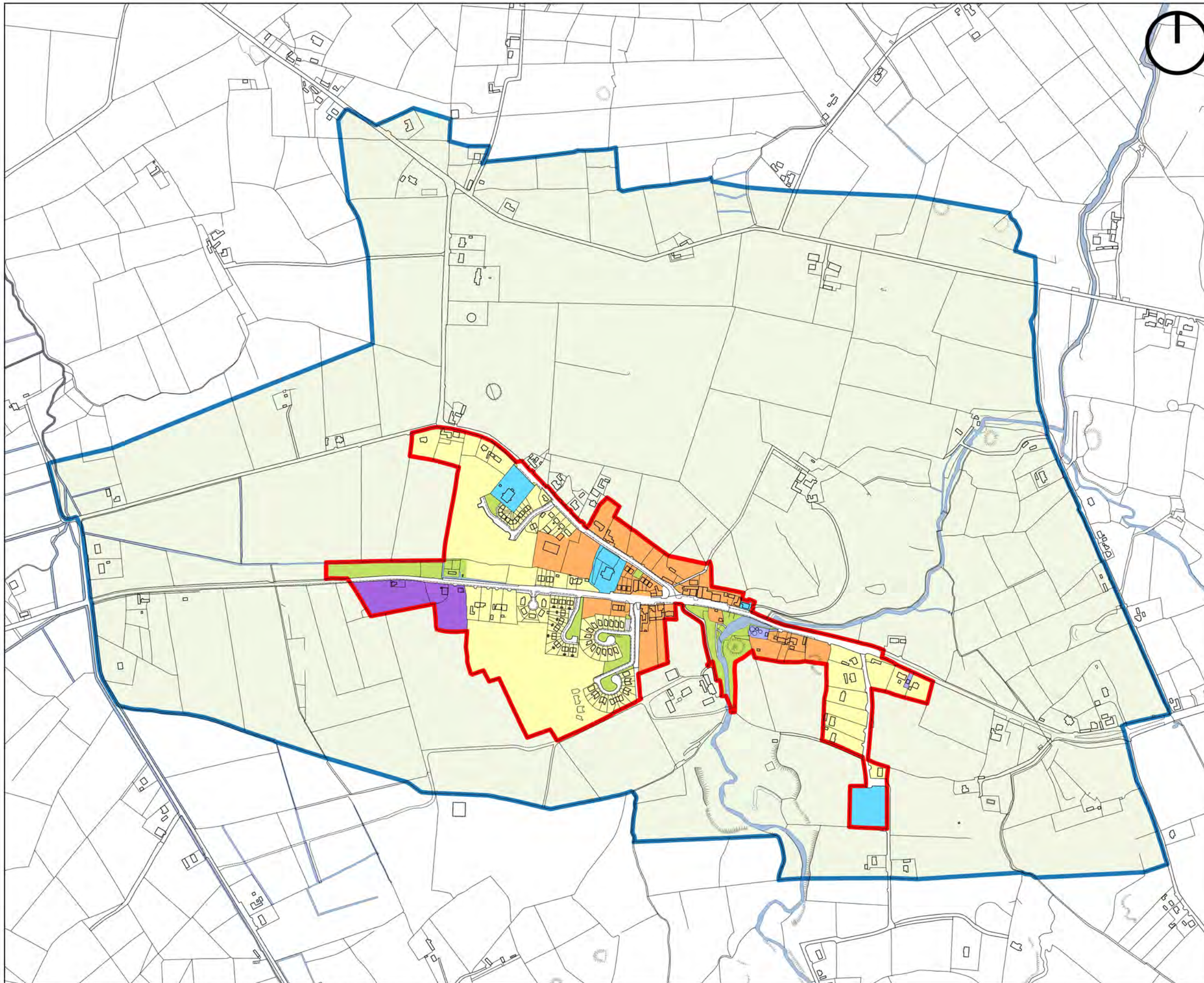
Architecturally valuable features

- roof pitch; chimneys on ridge of roof; vertical-emphasis windows; quoins; double doors and decorative details around the door.
- front boundary wall and railings

This building has many decorative features and as such adds character to the village of Dromore West.

Recommendation: The reinstating of timber sliding sash windows and the replacement of the existing signage with more appropriate and discrete signage would greatly enhance the character of this building.

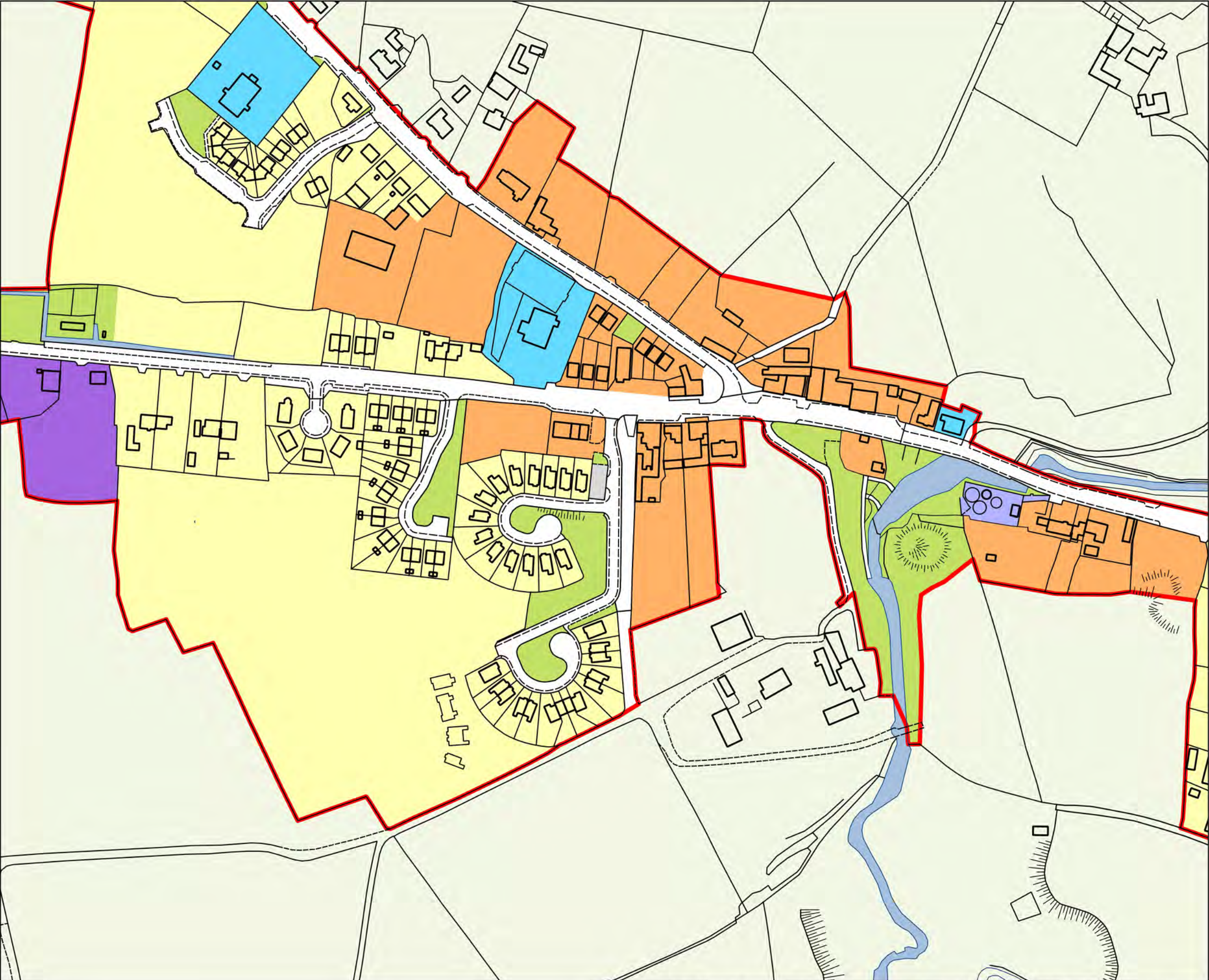
Dromore West Zoning Map



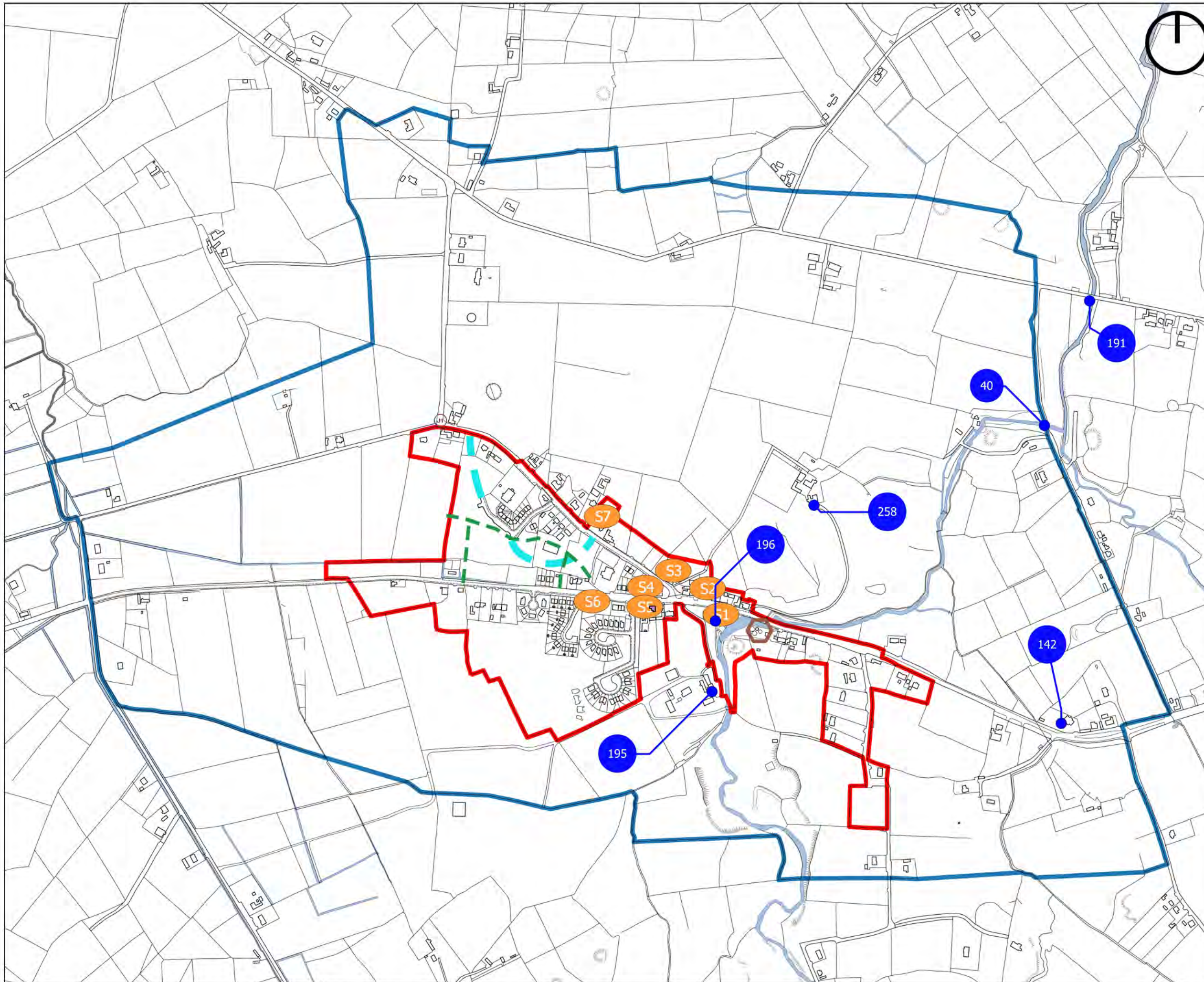
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- public utility
- transport and parking node
- green belt

Dromore West Zoning detail

- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
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- open space
- public utility
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- green belt



Dromore West Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- junctions to be improved
- - - river walks, pedestrian and cycle links
- S key sites for streetscape design
- proposed roads
- WWTP buffer zone (indicative)

RPS no	Name
40	Ballygilcash Bridge
142	St Mary's Church (CoI), Dromore West
191	Donaghintraire Bridge
195	Dromore House
196	Former Stone Mill
258	Woodhill House

Dromore West designations

- plan limits
- development limit
- ▨ Proposed Natural Heritage Areas
- 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)

