

22. Easky Mini-Plan

Village profile

Easky is a coastal settlement located approximately 40 km to the west of Sligo City, in a designated *Rural Area In Need of Regeneration*. The nearby coastline is designated as *visually vulnerable* and the surroundings are designated *Sensitive Rural Landscape*.

Historically, the village developed on the western bank of the Easky River, with a cluster of mostly terraced buildings arranged on either side of the road, which became its Main Street. More recent development has seen the village extend along the regional road R-297, especially in the Sligo/Dromore West direction (east). A noticeable feature of the village is the large number of still-intact period dwellings close to the centre, some of which merit Protected Structure status.

Easky is identified as a *village sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of this Plan). The village also has a special tourism function due to its coastal location and its international fame amongst the surfing community.

Population and housing

According to census information, Easky had a population of 245 persons in 2011 (2% higher than the 2006 population of 240 persons). Census figures also show a 14% increase between the years 2002 and 2006. Census 2016 recorded a population of 239 persons in Easky village.

A survey carried out by Council planners in 2015 counted 164 occupied houses (equivalent to a population of circa 426 persons) and 10 vacant units (vacancy rate 6%) within the Mini-Plan development limit. The distinction between holiday homes and permanent residences is not always clear.

Having regard to the further 30 units for which planning permission has been granted, it is considered that the need for additional residential development will be low during the Plan period.

Community facilities

Easky has two churches, two burial grounds, a newly developed community centre, a post primary school and health centre, all located within the village. The GAA grounds are located approximately 1 km further west. The former primary school building is now in use as a pre-school facility. A community and family resource centre has been established in the former factory premises on the Dromore West road.

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 Easky are restricted to a few sole-trader outlets along the Main Street. There is no tradition of significant industry or enterprise providing local employment in the village. Such activities will be supported and accommodated, where appropriate.

Tourism plays an important role in the local economy. The village has its own tourist office and hosts the headquarters of the Irish Surfers Association. To help Easky should capitalize upon its unique environmental setting and tourism potential, new enterprise initiatives in this area will be supported and facilitated where appropriate.

Infrastructure

The village is well served by the regional road network (R-297), which links to the N-59 (Sligo-Ballina road).

The water supply for Easky is sourced from Lough Easky. The wastewater treatment plant, designed for 450 PE (population equivalent), is currently operating near capacity.

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:

22.1 Natural heritage and open space

- A.** Given the sensitive nature and high amenity value of the Easky River, support the retention of woodland, trees and vegetation along the riverbanks and adjoining areas.
- B.** Support the improvement of access to the Easky River by providing/extending/upgrading riverside walkways (as indicated on the Objectives Map) and by requiring the provision of such facilities in conjunction with the development of any adjoining lands.
- C.** Promote the development of a semi-natural open space around the ancient monuments on the eastern bank of the Easky River (site OS-1).
- D.** Ensure that development is carried out in a manner which preserves views towards the coastline from designated scenic routes.
- E.** Facilitate the protection and enhancement of the conservation value of the Easky River pNHA.

22.2 Built heritage and streetscape

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

- RPS-3** Easky Courthouse, Aderavogher, Easky
- RPS-4** House, Aderavogher, Easky
- RPS-84** Riverside House, Bracetwon, Easky
- RPS-85** Castle Villa, Bracetown, Easky
- RPS-87** Easky Vocational School, Bunowna, Easky
- RPS-88** Bridge House, Bunowna, Easky
- RPS-179** Old Rectory, Curraghmagap, Easky
- RPS-184** Easky Bridge, Curraghmagap/Bunowna
- RPS-180** Saint Anne’s Church of Ireland, Easky
- RPS-181** O’Sullivan’s, Curraghmagap, Easky
- RPS-182** Former Store, Main Street, Easky
- RPS-183** Swan House, Curraghmagap, Easky
- RPS-209** Limestone Farm Buildings, Fortland, Easky
- RPS-243** Seaview House, Killeenduff, Easky
- RPS-244** Templeview House, Killeenduff, Easky
- RPS 417** Former Garda Station, Main Street, Easky

B. 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.

C. The former store building to the rear of the Main Street (Protected Structure No. 182) should be sensitively restored for new use, preferably mixed uses which might include a tourist/heritage facility. The restored building should act as a focal point for the overall development of the surrounding village centre backlands at this location.

D. Ensure that new development within the village centre reflects and enhances the existing streetscape character in accordance 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. Protect the stone walls along the R-297 on both approaches to the village.

22.3 Circulation and parking

A. Preserve and enhance the existing car-parking area within the village.

B. Prepare and implement, subject to available resources, a traffic management plan for Easky in accordance with the provisions of the *Design Manual for Urban Roads and Streets* (DMURS – 2013)

22.4 Village centre-type mixed-use zone

- A.** Require the assembly and development of lands within the mixed-use zones on the basis of an integrated design proposal or masterplan.
- B.** Promote the creation of a distinctive streetscape and ensure that new development is consistent in form and character with the existing traditional buildings along the Main Street. Terraced buildings are preferable along the Main Street.
- C.** Require any development on or immediately adjoining Main Street to continue the building line of the street and to comply 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.
- D.** Enhance existing civic space and, where feasible, provide additional small civic squares or street pockets with appropriate furniture, planting, landscaping and public lighting.
- E.** Any development proposal on village centre site VC-1 should be based on an overall design proposal or masterplan for the entire site. Furthermore, any such proposal should:
 - create an appropriate streetscape along the adjoining public road to the west;
 - be limited to two storeys in height and reflect the scale and character of existing development within the village;
 - incorporate pedestrian links to the Main Street, subject to appropriate design and the agreement of the owners of the land on which any such link is proposed;
 - provide car parking on site within a centrally-located courtyard.

22.5 Community facilities

- A.** Support initiatives to develop the former primary school building and associated grounds for community uses.
- B.** Facilitate the possible future expansion of the secondary school by reserving lands to the west of the school for community uses.
- C.** Promote the development of a children’s playground at a suitable location in the village.

22.6 Tourism development

- A.** Promote the development of tourism-related infrastructure and facilities within the village, in order to help increase visitor numbers and to create more local employment.
- B.** Support the development of a small-scale tourist facility and the enhancement of the existing car-parking area on lands at Roslea Castle (Site TOU-1).

22.7 Business and enterprise

- A.** Support the development of a business and enterprise complex on site ENT-1 to facilitate small-scale enterprises and create local employment.
- B.** Require any new development on these lands to use the existing entrance and access road.
- C.** Ensure that an appropriate separation distance is maintained along the eastern boundary of the complex in order to adequately protect the residential amenity of neighbouring dwellings.

22.8 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 – Two-bay, two-storey building



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- historic sash windows and plaster reveals.

This building forms part of an important terrace in Easky and while much modified on the ground floor, it retains its historic sash windows.

Recommendation: The removal of the raised plaster finish to the ground floor and its reinstatement to a ruled and lined finish would greatly enhance this building.

BoN No. 2 – Pair of two-bay, two-storey houses



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- historic 2-over-2 sash windows; fan light over door.

These buildings retain many architectural features and enhance the character of the Easky streetscape.

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

BoN No. 3 – Four bay, two storey house



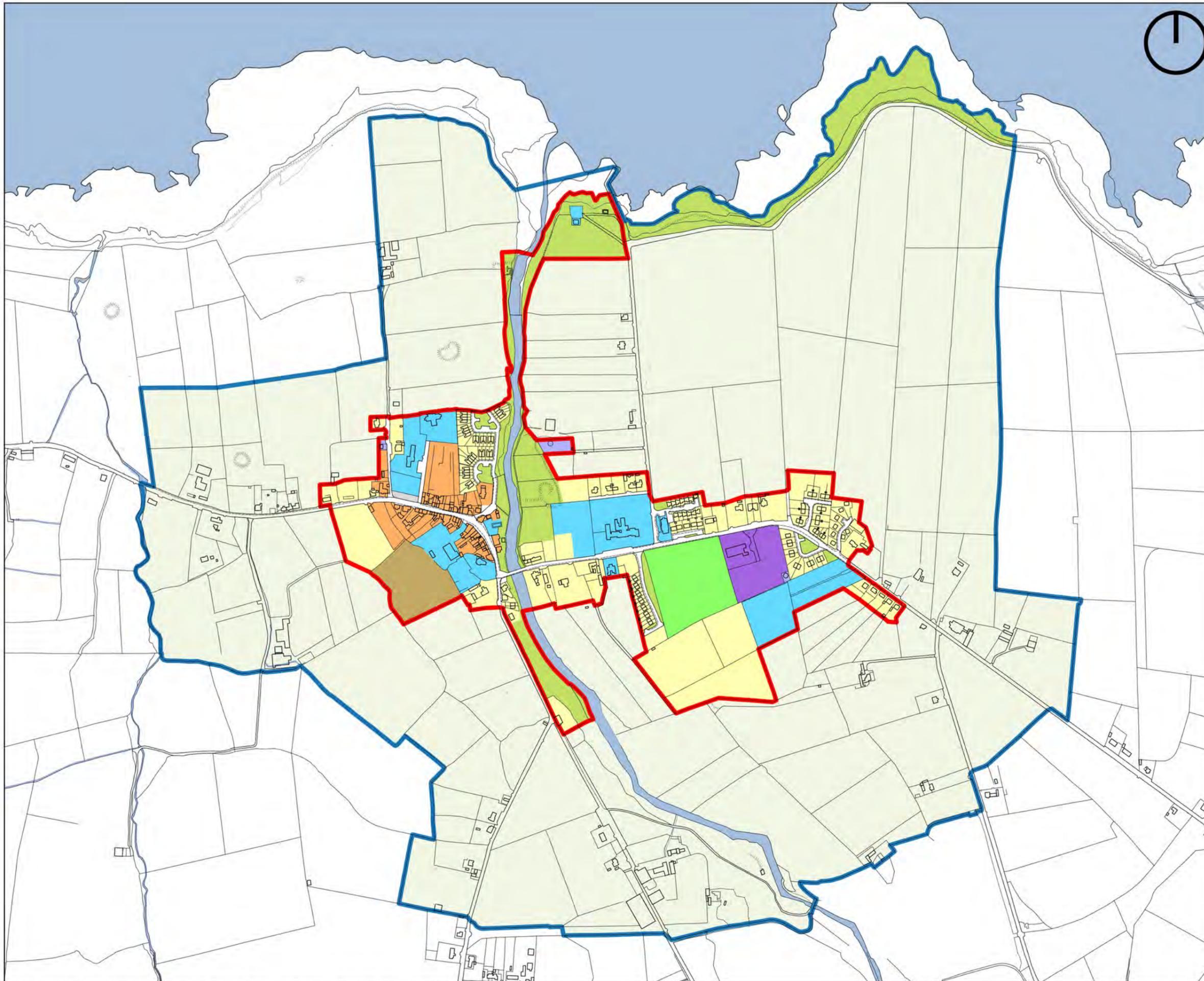
Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- two over two sash windows;
- integral passageway and timber gate

This buildings turns the corner in the Easky streetscape and retains many original features.

Recommendation: The architecturally valuable features of this house should be retained and restored.

Easky Zoning Map



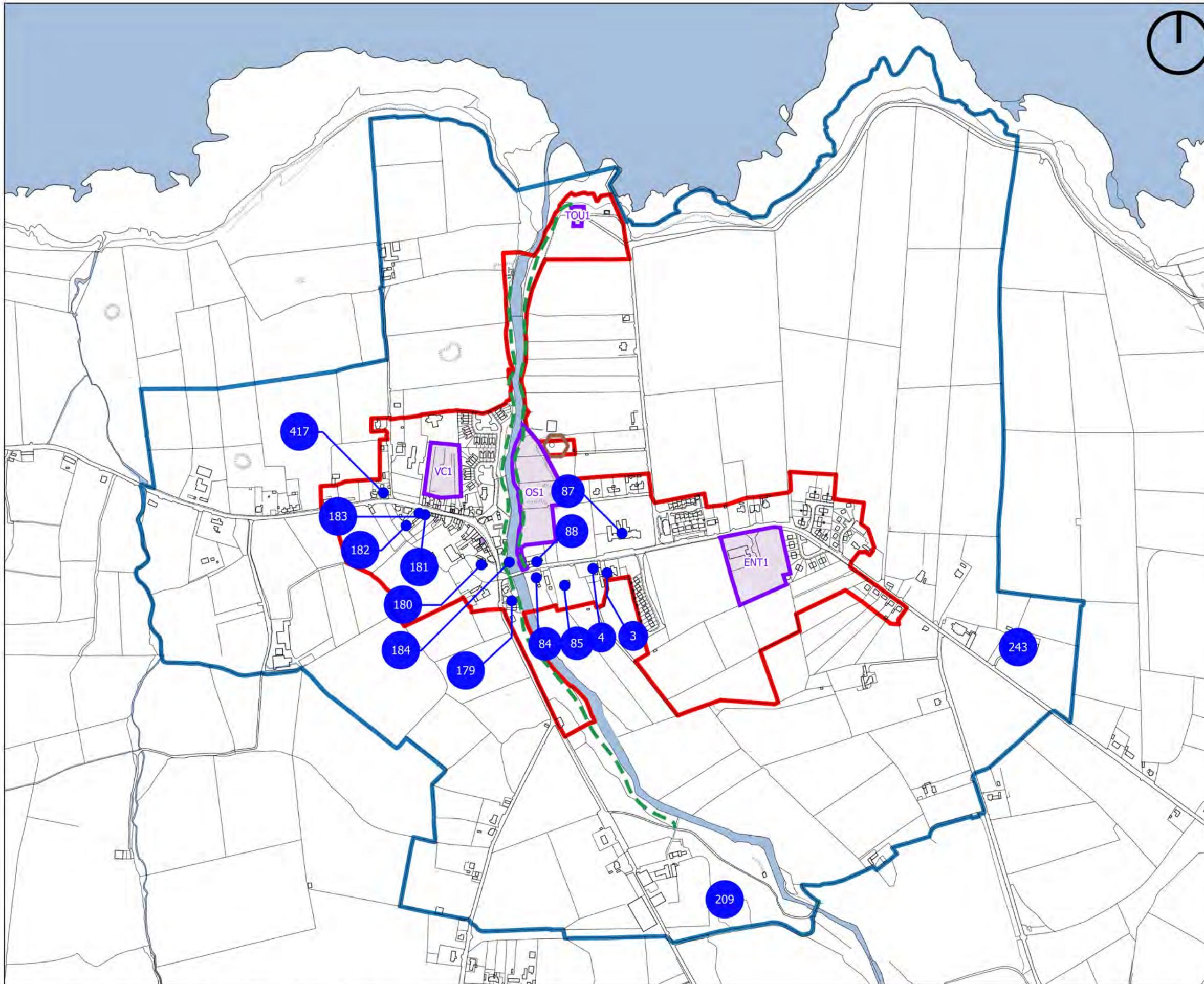
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- sports and playing fields
- public utility
- tourism related uses
- transport and parking node
- green belt

Easky Zoning detail

- plan limit
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- mixed uses
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- open space
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Easky 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
- WWTP buffer zone (indicative)

RPS no	Name
3	Easky Courthouse
4	House, Aderavogher
84	Riverside House
85	Castle Villa
87	Easky Vocational School
88	Bridge House
179	Old Rectory, Easky
180	St Anne's Church of Ireland
181	O'Sullivan's
182	Former Store
183	Swan House
184	Easky Bridge
209	Limestone Farm Building
243	Seaview House
417	Former Garda Station

Easky 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
-  ICPSS coastal flooding 1 in 200 year
-  ICPSS coastal flooding 1 in 1000 year

sources

PFRA indicative extents and outcomes map (OPW, 2012)

Irish Coastal Protection Strategy Study - Phase V - North-West Coast Flood Extent Map (OPW, May 2012)

