

23. Geevagh Mini-Plan

Village profile

Geevagh is located approximately 25 km south-east of Sligo, along the regional road R-284 which leads to Ballyfarnon (Co. Roscommon) The village is in a designated *Rural Area in Need of Regeneration* and is identified as a *village sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of this Plan).

Located between the Feorish River (to the south-west) and the Camoge River (to the north-east), Geevagh is surrounded by mostly undeveloped countryside and upland areas to the north and east.

The village has grown in a dispersed pattern, with no significant village core. More recent development has been concentrated around the village crossroads and along the R-284.

Population and housing

There is no census data available for the population of Geevagh. The village is located within Ballynashee Electoral Division (ED), which recorded a population of 270 in 2006 and 337 in 2011 (an increase of approximately 25%). Census figures also show an increase of 11% between the years 2002 and 2006. Census 2016 recorded 331 persons in the ED of Ballynashee.

Newer residential development, in the form of suburban-type estates, is largely due to the Rural Renewal Tax Incentive Scheme. Surveys undertaken by Council planners in 2015 suggest a village population of circa 224 persons based on 86 occupied houses and 7 vacant units within the development limit.

The residential vacancy within the village has seen a significant decrease from a rate of 22% (18 units) in 2009 to just 7% (7 units) in 2015.

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

Community facilities

Community facilities in Geevagh consist of a primary school, a health centre, a church, a community hall, a GAA pitch and an associated club house. These facilities provide an important service to the local community. Any proposals to enhance and improve them should be accommodated, where appropriate.

Commercial and enterprise development

The small number of commercial and retail facilities in the village limits its role as a service centre for the surrounding rural area. Efforts to address this issue should be supported.

Infrastructure

The village is served by a network of local roads and the regional road R-284 (Sligo-Ballyfarnon). The R-284 is included on a schedule of regional road improvement works.

The water supply for Geevagh is sourced from Lough Arrow via the privately operated Geevagh / Highwood Group Water Scheme. The wastewater treatment plant has a design capacity of 250 PE, but only limited capacity is 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:

23.1 Natural heritage and open space

- A.** Support improved access to the Feorish River and Camoge River by encouraging the provision of riverside walkways (as indicated on the Objectives Map) and by requiring the provision of such links in conjunction with the development of adjoining lands.
- B.** Reserve land for a landscaped public park on site OS-1. The mature trees along the roadside boundary of this site shall be retained and protected from damage.

23.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structures:
 - RPS-63** St Joseph's Church (RC), Ballynashee, Geevagh
 - RPS-362** Geevagh Bridge, Straduff/Ballycullen
 - RPS-361** Cast iron water pump, Straduff, Geevagh
- B.** Protect the archaeological integrity of the Ancient Field Pattern (Recorded Monument SL035-024).

23.3 Circulation and parking

- A.** Support the enhancement of the existing public car park.
- B.** Support the provision of pedestrian links between the village and surrounding natural amenities (woodland areas, Feorish and Camoge rivers), whilst also linking with important community facilities (school, health centre, church, community hall and sports ground). The provision of such links will be required in conjunction with the development of adjoining lands.
- C.** Ensure that any development proposal along the regional road R-284 incorporates suitable setbacks to allow for future road widening and improvement works.
- D.** Improve the alignment of the junction at the village centre (between the regional road R-284 and local roads L-1903-0 and L-1102-0).

- E.** Design and implement a traffic calming scheme for Geevagh in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013), as resources permit.

23.4 Village-centre mixed-use zone

- A.** Ensure that any development proposals on village centre sites create a suitable streetscape by fronting the adjoining public roads.
- B.** Development within the village centre should be limited to two storeys in height and should reflect the scale and character of surrounding development.
- C.** Any development / redevelopment proposal on site VC-1 should incorporate a well-designed open space at the south-western corner. This should be overlooked by surrounding development.

23.5 Community facilities

- A.** Promote the maintenance and enhancement of the existing sports grounds, whilst also facilitating any proposed relocation of these facilities to an alternative suitable site.
- B.** Promote and support the enhancement or redevelopment of the existing community hall.
- C.** Maintain and enhance the existing recycling facilities at the public car park.

23.6 Business and enterprise

- A.** Promote the provision of small-scale enterprise units on site ENT-1, restricted to activities that are compatible with existing and proposed uses in the surrounding area.
- B.** Any development proposal on site ENT-1 should ensure the provision of a well-designed façade when viewed from the eastern approach to the village.
- C.** Facilitate proposals to broaden the range of retail and commercial services offered in the village and direct such services into the village-centre area.

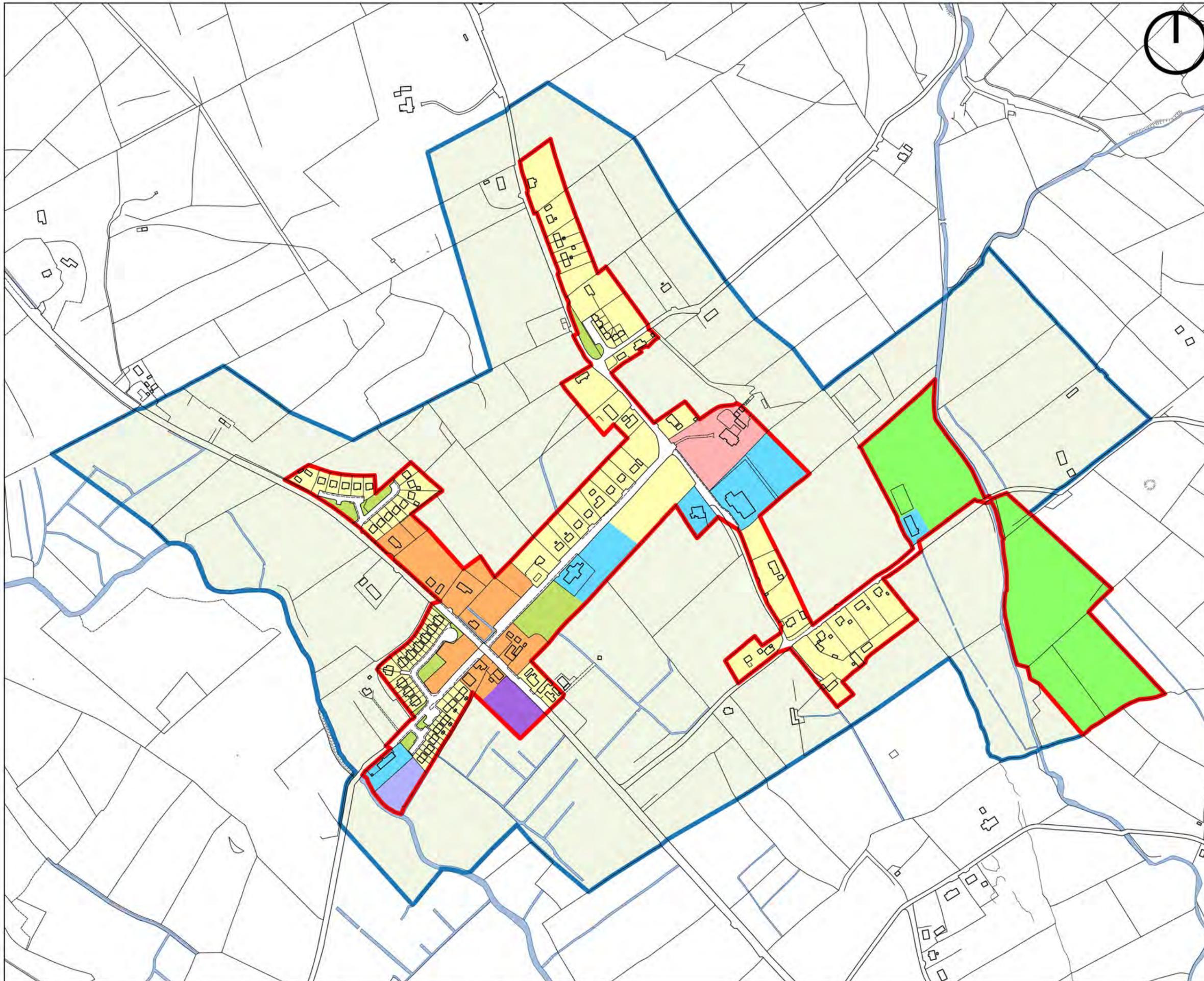
23.7 Wastewater treatment

- 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.

23.8 Flood risk management

- A.** OPW flood risk mapping indicates a potential risk of pluvial (rain) flooding on two sites in Geevagh (see the Designations map for more details). Any application for development on this site shall be required to be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

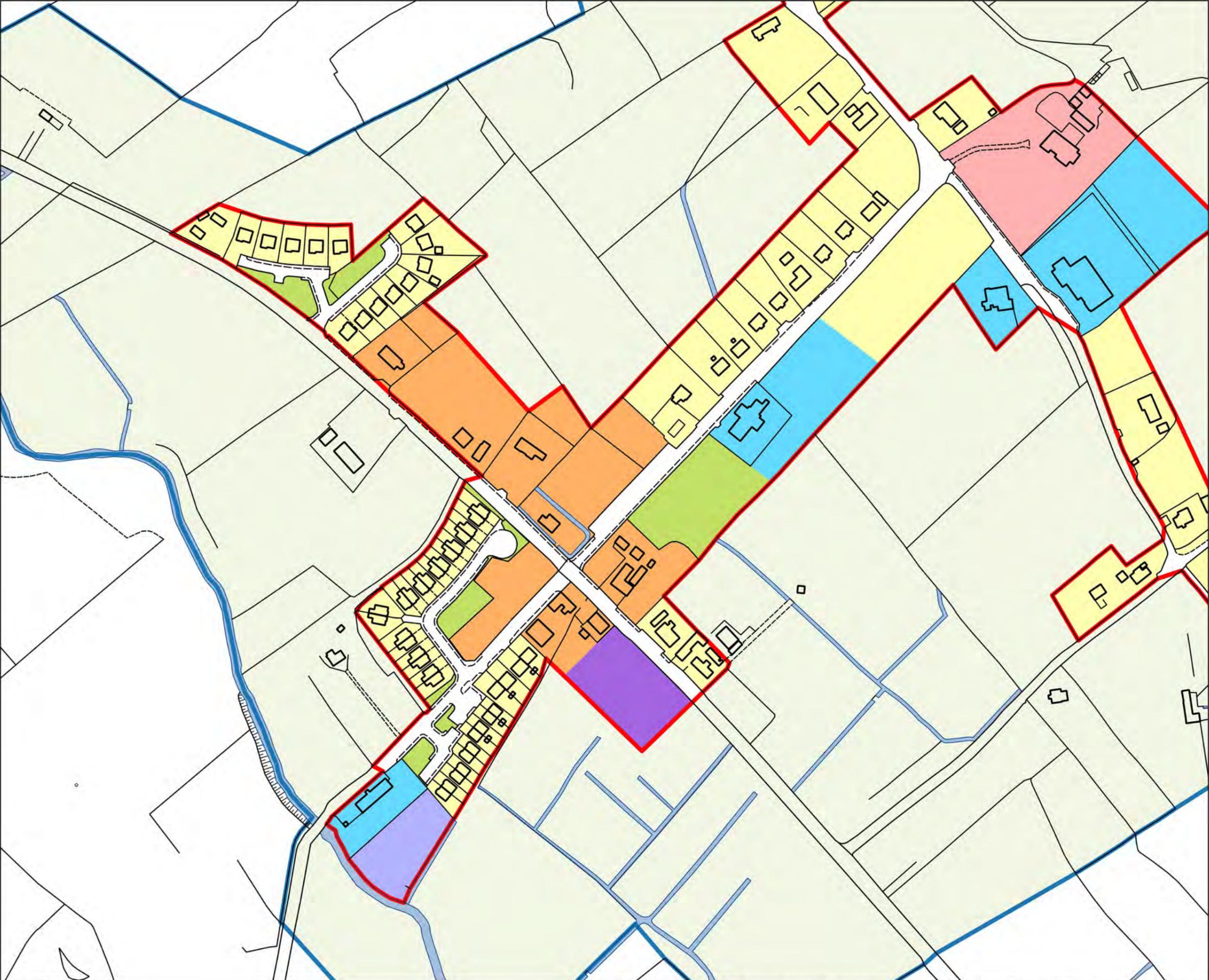
Geevagh Zoning Map



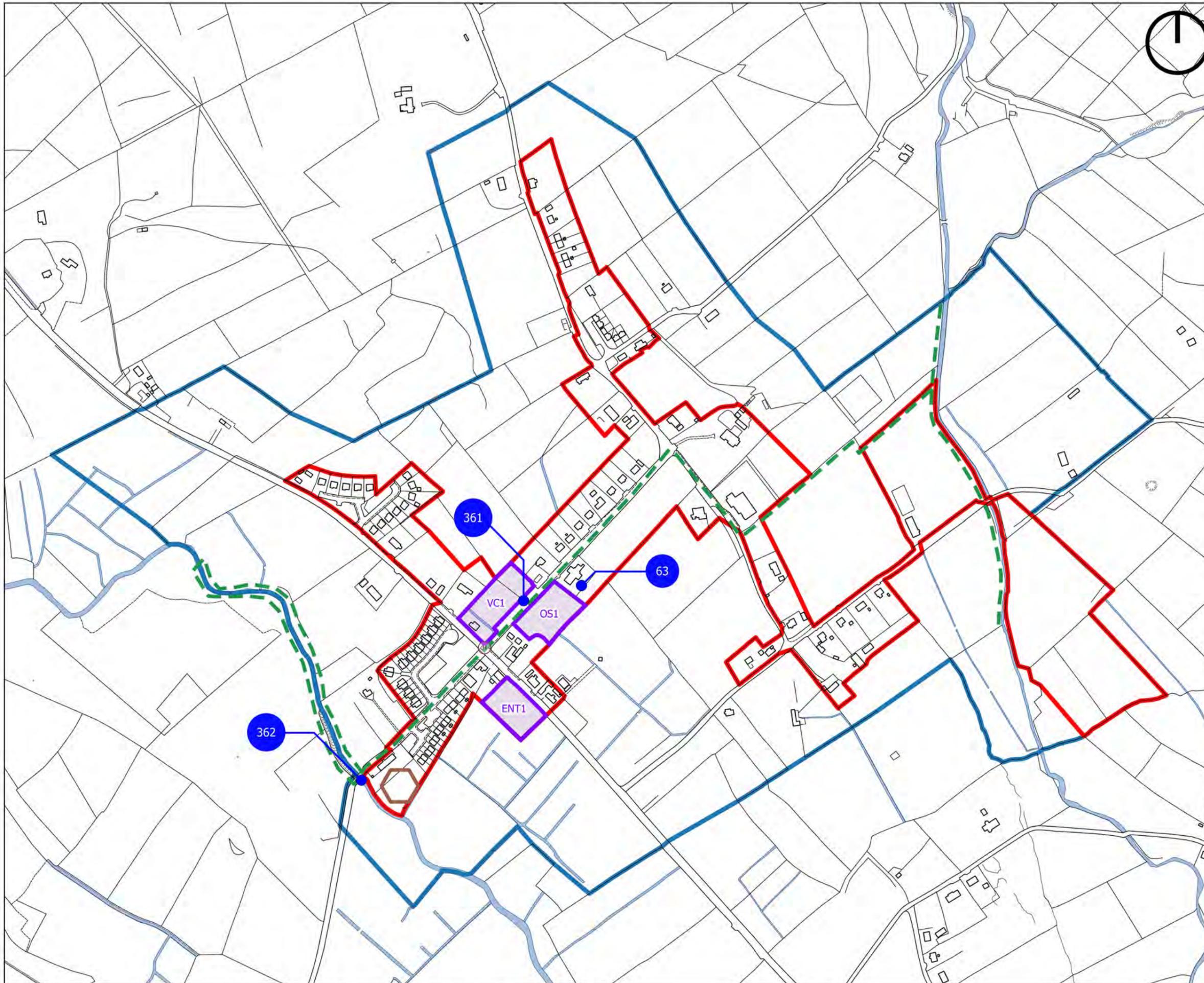
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- business & enterprise
- open space
- sports and playing fields
- public utility
- green belt

Geevagh Zoning detail

- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- business & enterprise
- open space
- public utility
- green belt



Geevagh Objectives Map



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

RPS no	Name
63	St. Joseph's Church (RC), Geevagh
361	Cast Iron Water Pump
362	Geevagh Bridge

Geevagh designations

- plan limits
- development limit
- 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)

