

24. Gorteen Mini-Plan

Village profile

Gorteen is located approximately 30 km to the south of Sligo City, in a designated *Rural Area in Need of Regeneration*, on lands classified as *normal rural landscape*. The village is situated at the junction of the regional roads R-294 (Boyle-Ballina) and R-293 (Ballymote-Ballaghaderreen).

The settlement has generally developed in a linear pattern along the R-294. The Rathmadder River, a tributary of the Owenmore River, flows just north of the existing built-up area.

Gorteen is identified as a *village sustaining the rural community* in the Settlement Structure (see Section 3 of the CDP). The area has a strong association with traditional Irish music. The traditional music heritage centre in Gorteen, known as Ceolaras Coleman, is of national and international interest.

The historic village core lies between Gorteen Cross and the Culfadda road, where terraced two-storey buildings typify the character of the place. More recently, some multiple housing developments have seen the settlement expand in a south-easterly and north-westerly direction along the R-294.

Population and housing

According to census information, Gorteen had a population of 349 persons in 2011 (30% higher than the 2006 population of 269 persons). Census figures also show an increase of 8% between the years 2002 and 2006. Census 2016 recorded 393 persons in the village of Gorteen.

The growth of the village in recent years can be largely attributed to the Rural Renewal Tax Incentive Scheme and to the convenient location of Gorteen within a short distance of Boyle, Ballymote, Ballaghaderreen and Tobercurry. Recent residential development has mostly been in the form of suburban-type estates

Surveys carried out by Council planners in 2015 counted 202 occupied houses and 28 vacant units within the development limit. The residential vacancy rate had decreased from 15% (34 units) in 2009 to 12% in 2015.

It is considered that the need for additional residential development during the Plan period will be limited.

Community facilities

Community facilities in Gorteen comprise a primary school, crèche, community centre, sports field, church, burial ground and health centre. The former post-primary school is now vacant, with no immediate plans for its future use.

It is likely that 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 are located close to the junction of the two regional roads, known as the Gorteen Cross. A range of services are provided to those living in the village and the surrounding rural area: supermarkets, convenience outlets, agri-supplies, professional services, public houses, a hotel etc.

The Ceolaras Coleman traditional music heritage centre hosts a number of concerts throughout the year and is a very popular attraction for tourists and music enthusiasts.

The main source of employment is the frozen food processing plant operated by Green Isle Foods, which is of substantial economic importance to the locality.

Infrastructure

Gorteen is well served by the regional road network, which provides links to the N-5 (Castlebar-Dublin) at Ballaghaderreen, the N-4 (Sligo-Dublin) at Boyle, and the N-17 (Sligo-Galway) at Tobercurry.

The water supply comes from the publicly-operated South Sligo Scheme. The wastewater treatment plant, upgraded in 2008 to 2,500 PE (population equivalent), has sufficient capacity to cater for development in 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:

24.1 Natural heritage and open space

- A. Protect existing open spaces within the village and require the provision of additional open space in conjunction with the development of remaining lands as appropriate.

24.2 Built heritage and streetscape

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

RPS-215 Gorteen Church

RPS-342 St. Patrick's Church, Rathmadder, Gorteen

- B. Seek to improve the streetscape by encouraging the enhancement of the front boundary treatment and forecourt area at O'Dowd's Garage, and the front boundary treatment of the ESB substation.

- C. 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.

- D.** 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.

24.3 Circulation and parking

- A.** Provide a continuous footpath throughout the village.
- B.** Refurbish Main Street in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013), as resources permit.
- C.** Require the provision of pedestrian/cycle links through the residential lands to the north and east of the village centre lands (as indicated on the Objectives Map). The links should ensure improved access to community facilities, playing fields and the village centre, and will be required in conjunction with the development of these lands.
- D.** Improve the junction J1 as indicated on the Objectives Map (R-294 and the L-4204-0) in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013), as resources permit.

24.4 Village-centre mixed-use zone

- A.** Require the assembly and development of lands within the mixed-use zone on the basis of an integrated design proposal/masterplan. Terraced buildings are recommended along the Main Street and any new streets created within these zones.
- B.** Promote the creation of a distinctive streetscape and ensure that new development is consistent in form, scale and character with the existing traditional buildings along the Main Street 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.
- C.** Enhance existing civic space and, where feasible, provide additional small civic squares with appropriate furniture, planting, landscaping and public lighting.
- D.** Any development proposal on village centre site VC-1 should:
 - create appropriate streetscape along the public road (R-293);
 - be limited to two storeys in height and reflect the scale and character of existing development within the village;
 - incorporate pedestrian links to Main Street;
 - locate car parking to the rear of the buildings.
- E.** Facilitate the relocation of the filling station (at the junction of R-293 and R-294) to a more suitable site outside the village centre area, and support the redevelopment of this important site with village centre-type uses. Any redevelopment proposal should aim to improve the village streetscape and circulation at this point.

24.5 Residential development

- A.** Require the assembly and development of lands within the residential zoned lands to the north of the Main Street, on the basis of an integrated design proposal or masterplan.

24.6 Community facilities

- A.** Facilitate the potential redevelopment of the vacant vocational school building and grounds for community uses.
- B.** Support the shared use of community facilities, particularly on the existing school sites, for the benefit of the wider community.
- C.** Reserve lands around the existing sports ground to facilitate the expansion of these and related recreational facilities.

24.7 Business and enterprise

- A.** Support the development of a business and enterprise complex to facilitate indigenous enterprises and create local employment (site ENT-1).
- B.** Support shared access, car-parking and other servicing arrangements between occupants of the business and enterprise complex.
- C.** Ensure that an appropriate buffer zone is maintained at the perimeter of the complex in order to adequately protect the residential amenity of neighbouring dwellings.

24.8 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.

24.9 Flood risk management

- A.** OPW flood risk mapping indicates a potential risk of fluvial (river) flooding on selected sites in Gorteen (see the Designations map for more details). Any application for development on these sites shall be required to 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 – Terrace of three two-storey, two-bay houses and shop



Architecturally valuable features

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

This terrace and shopfront add to the character of the Gorteen streetscape.

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

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



Architecturally valuable features

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

This house and adjacent shop are a typical form in Gurteen. While many of the shops are vacant, they greatly add to the character of the streetscape.

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

BoN No. 3 – Four bay, two-storey house with shop



Architecturally valuable features

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

This house and adjacent shop are a typical form in Gurteen. While many of the shops are vacant, they greatly add to the character of the streetscape.

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

BoN No. 4 – Four-bay, two-storey house with shop



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- sash windows; signage.

The sash windows and the hand-painted signage add character to this building.

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

BoN No. 5 – Four-bay, two-storey house with shop



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; decorative window and door surrounds.

This building is well proportioned and has decorative features which add to the character of the streetscape.

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

BoN No. 6 – Four-bay, two-storey house with shop



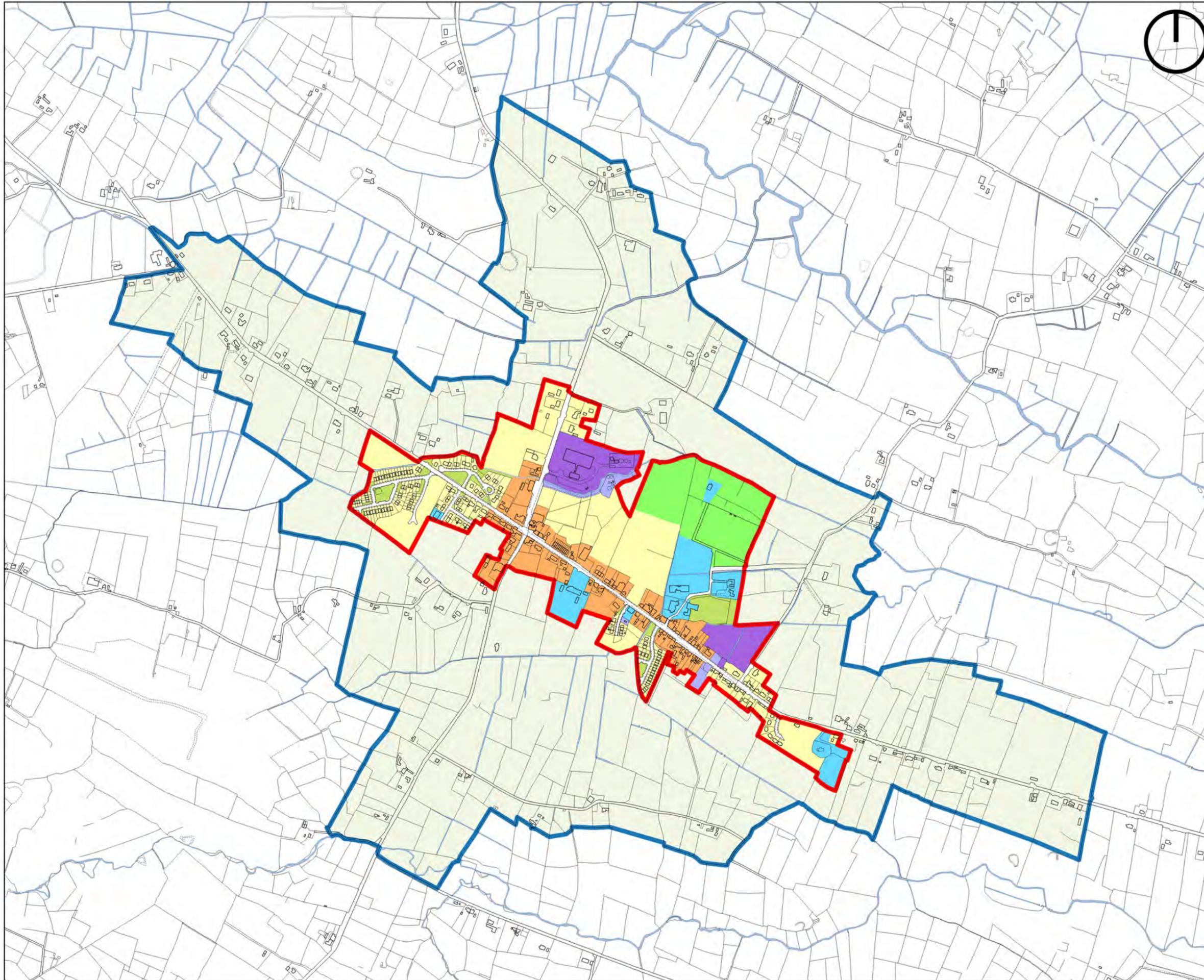
Architecturally valuable features

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

The shopfront and decorative features of this building add character to the streetscape of Gorteen.

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

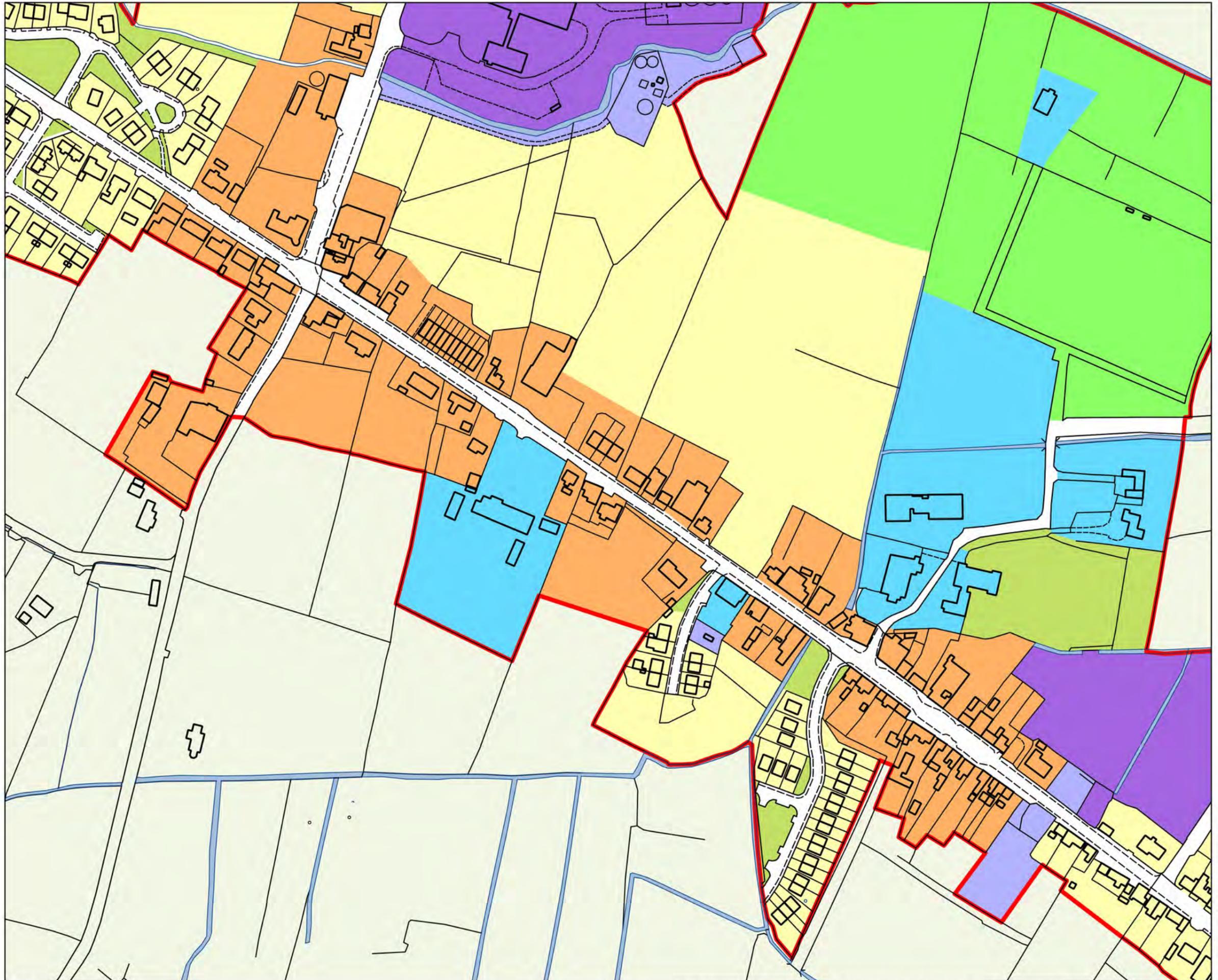
Gorteen Zoning Map



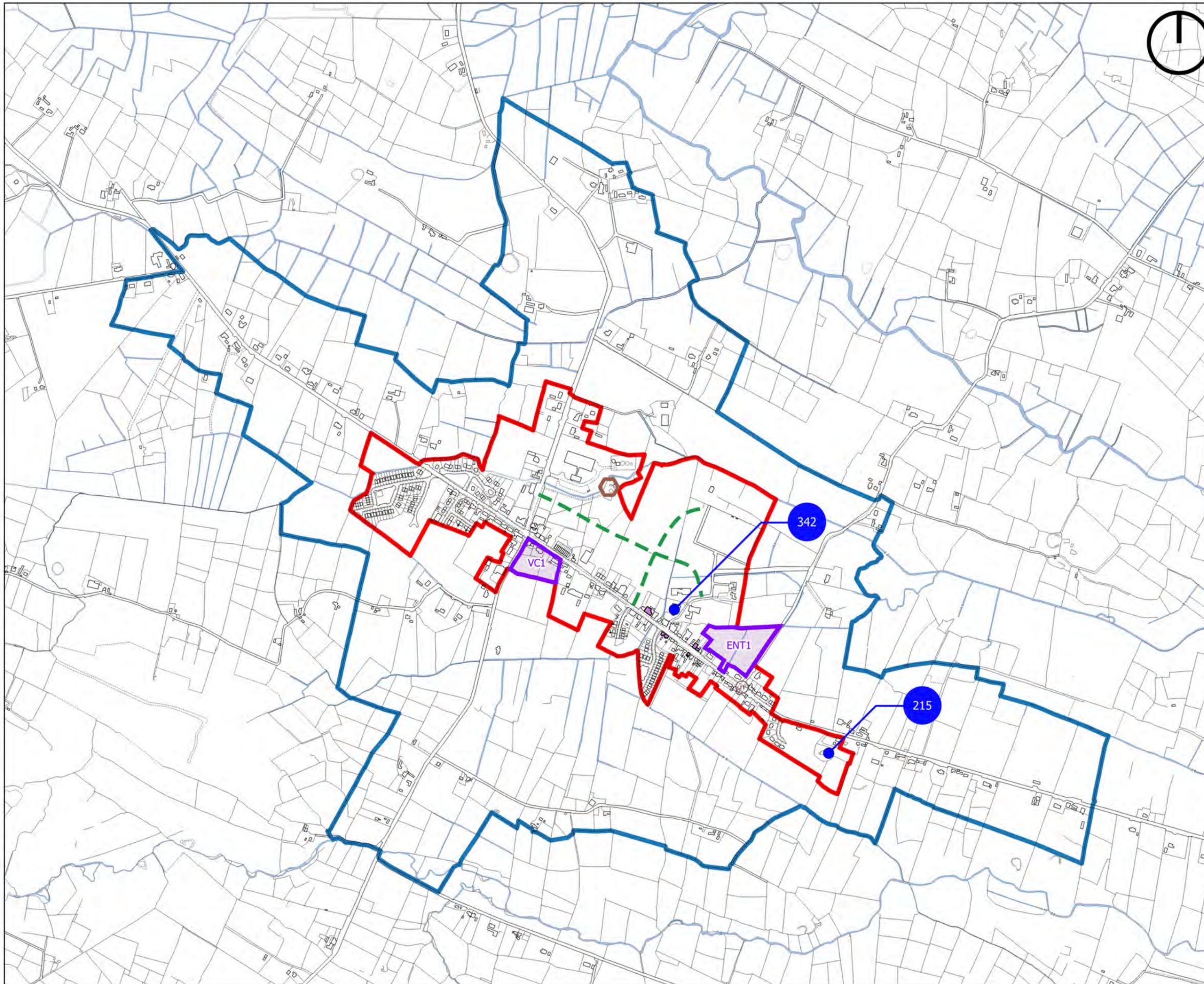
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- sports and playing fields
- public utility
- green belt

Gorteen Zoning detail

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



Gorteen Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- 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 |
|--------|----------------------|
| 215 | Gorteen Church (CoI) |
| 342 | St Patrick's Church |

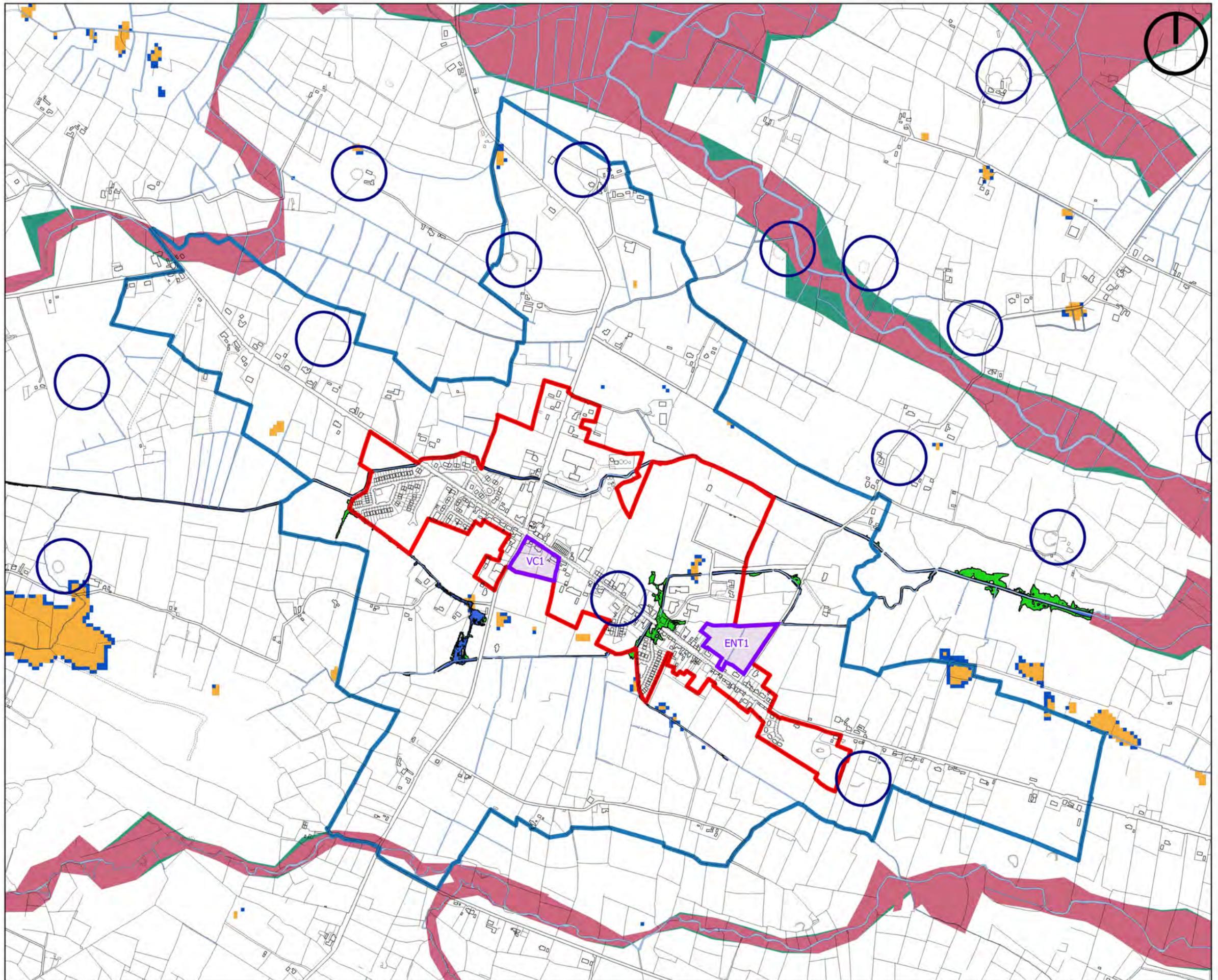
Gorteen designations

-  plan limit
-  development limit
-  record of monumnets and places
-  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)



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