

26. Monasteraden Mini-Plan

Village profile

Monasteraden is located approximately 35 km south of Sligo City and one kilometre west of Lough Gara, in a designated *Rural Area in Need of Regeneration*. It provides a limited range of services for the surrounding rural community and is identified as a *village sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of this Plan).

Having grown informally around the junction of a several county roads, the village consists mostly of detached buildings. More recent development has contributed to the consolidation of the village with some terraced and semi-detached houses.

Population and housing

There is no census data available for the population of Monasteraden. The village is located within Coolavin electoral division (ED), which recorded a population of 447 in 2006 and 466 in 2011 (an increase of approximately 4%). Census figures also recorded an increase of 14% between the years 2002 to 2006.

Census 2016 recorded 456 persons in the ED of Coolavin and 188 persons in the statistical Small Area which contains most of Monasteraden village (extending outside the mini-plan limit).

A survey carried out by Council planners in 2015 estimated a population of 61 persons based on a total of 18 occupied houses within the development limit.

Monasteraden has experienced a low level of residential development over the last fifteen years, despite the availability of the Rural Renewal Tax Incentive Scheme. Residential developments have been limited to small-scale terraces and some infill developments consisting of detached and semi-detached houses.

The residential vacancy rate is high in the village (26% or 7 units), and there are a number of unfinished residential units. It is considered that there is only limited need for additional residential development during the plan period.

Community facilities

Community facilities in Monasteraden consist of a primary school, church and training centre. Whilst these provide an important service to the local community, there is a need to expand the range of facilities. Additional community services should be supported.

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.

The training centre is an important resource for the local community and efforts to further develop this facility should be supported.

Infrastructure

The water supply for Monasteraden is provided through the publicly-operated South Sligo Scheme. The wastewater treatment plant, with a design capacity of 400 PE (population equivalent), has sufficient spare 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:

26.1 Natural heritage and open space

- A.** Ensure that development is carried out in a manner that preserves the available views towards Lough Gara.
- B.** Reserve land for the provision of a landscaped public open space in the village centre (site OS-1). The open space should be designed to take advantage of available views of Lough Gara.

26.2 Built heritage

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

RPS-306 St Aiden's RC Church, Monasteraden

26.3 Circulation and parking

- A.** Require the provision of a small car park within the site zoned for public open space (site OS-1). The car park should be accessed and located along the northern boundary of the site, and shall incorporate footpath and public lighting improvements.
- B.** Improve the village centre junction J1 in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013).

26.4 Village-centre mixed-use zone

- A.** Any development proposal on sites VC-1 and VC-2 shall provide a coherent and attractive streetscape along the adjoining public roads. Subject to appropriate design, development should capitalise upon available views of Lough Gara.
- B.** Adopt a flexible approach towards alternative uses for properties within the development to the immediate south of the village centre junction (six unfinished houses). Appropriate village-centre type uses will be supported subject to design, compliance with development management standards and compatibility with adjoining properties.
- C.** Development shall generally be restricted to two storeys in height and should be designed to reflect the existing scale and character of development within the village.

26.5 Business and enterprise

- A.** Facilitate the provision of small-scale enterprise units on site ENT-1, restricted to activities that are compatible with existing and proposed uses on adjoining lands.
- B.** Any development proposal on site ENT-1 shall incorporate a well-designed façade, particularly when viewed from the south-western approach to the village.
- C.** Support the further development and use of the Training Centre for the benefit of the wider community.
- D.** Facilitate proposals to broaden the range of retail and commercial services offered in the village and direct such services into the village-centre area.
- E.** Facilitate the development of tourism and recreational facilities associated with Lough Gara, subject to environmental considerations.

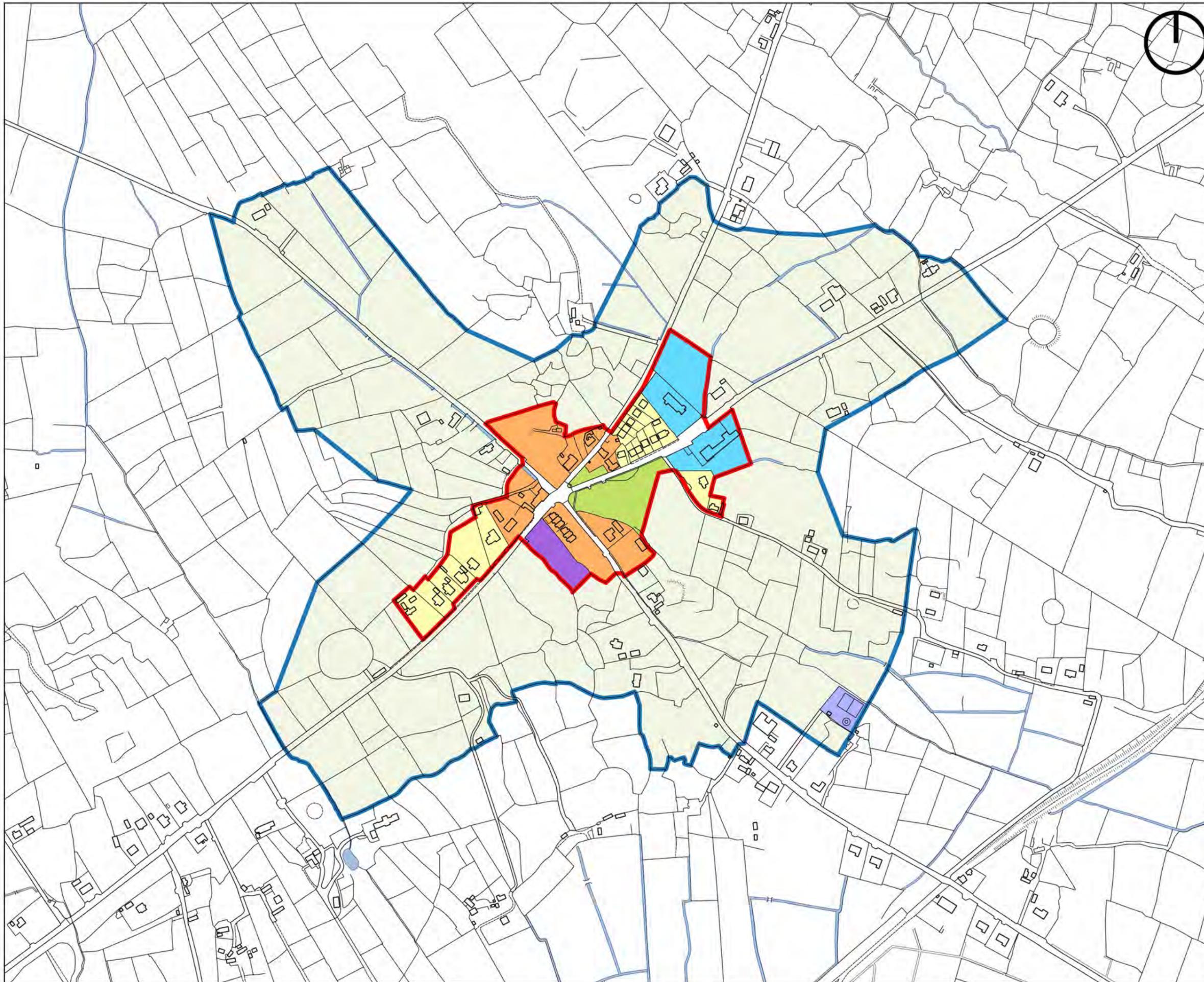
26.6 Community facilities

- A.** Support the provision of a multi-purpose community facility, which should be designed to cater for a variety of needs.

26.7 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.

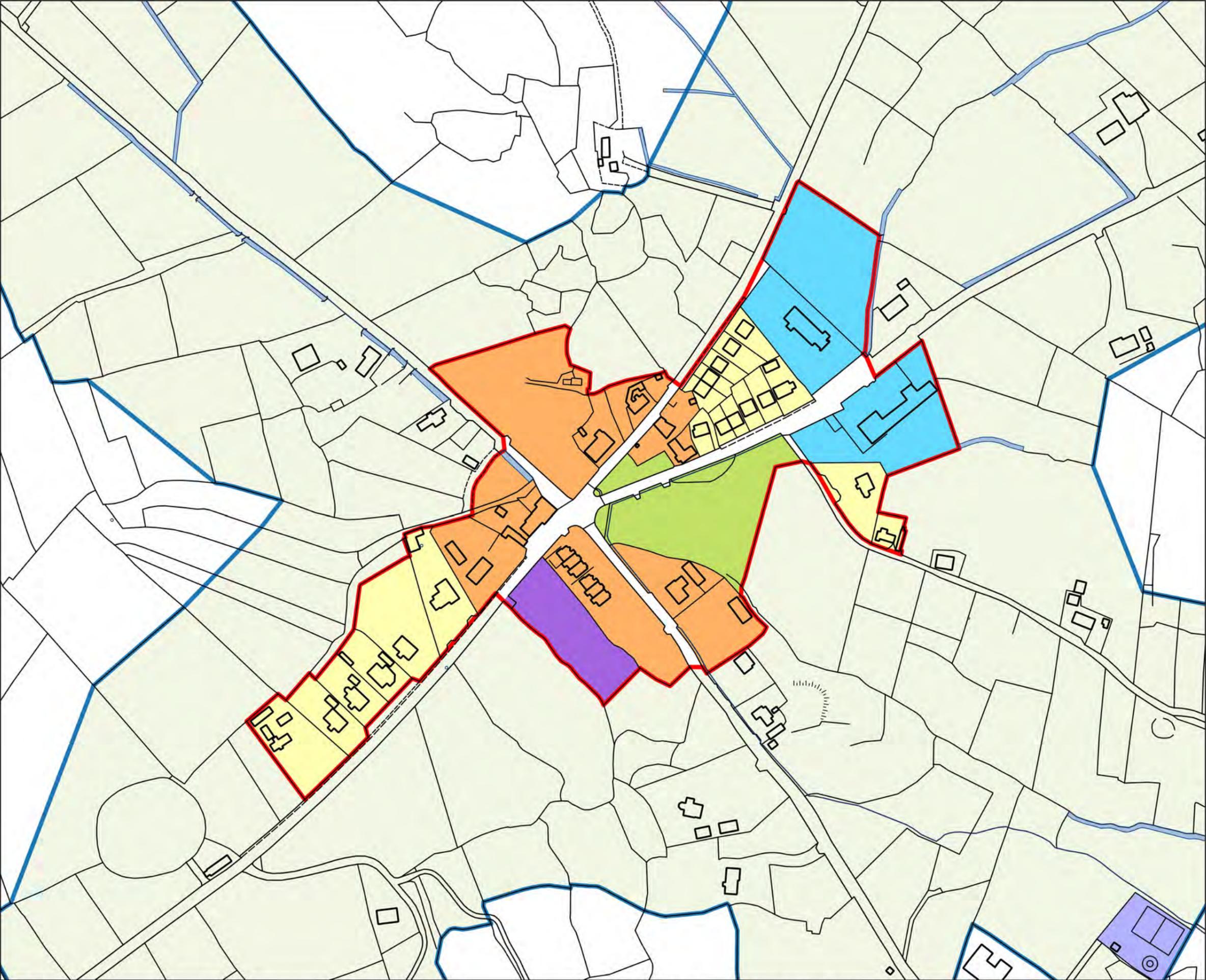
Monasteraden Zoning Map



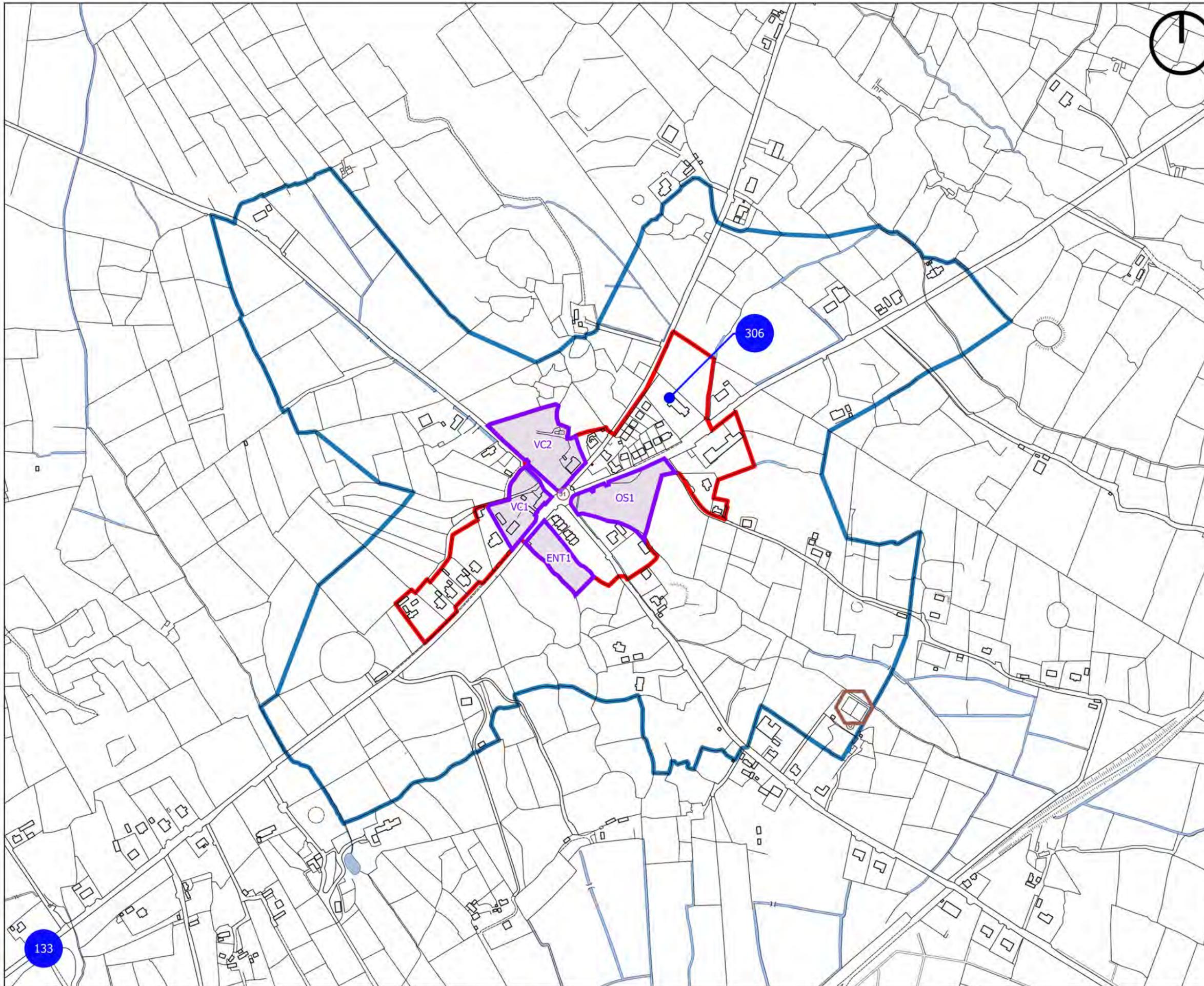
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- public utility
- green belt

Monasteraden Zoning detail

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Monasteraden Objectives Map

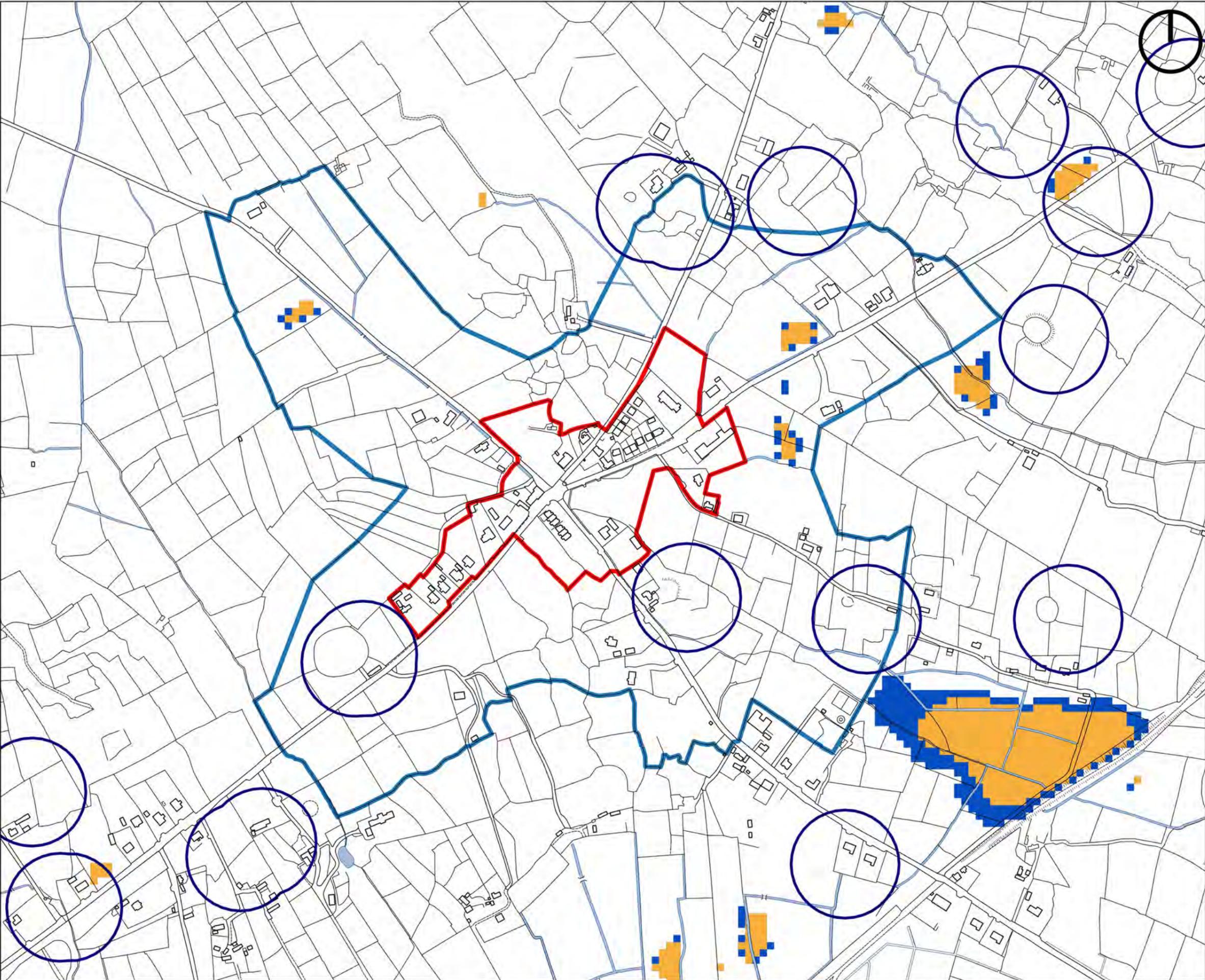


- plan limit
- development limit
- protected structure
- junctions to be improved
- for objectives relating to individual sites refer to written text
- WWTP buffer zone (indicative)

RPS no	Name
133	Farm house, Monasteraden Former RIC I
306	St. Aiden's Church (RC), Monasteraden

Monasteraden designations

- plan limits
- development limit
- record on monuments and places
- PRFA rainfall flooding 1 in 100 year
- PRFA rainfall flooding 1 in 1000 year



sources
PFRA indicative extents
and outcomes map
(OPW, 2012)