

33. Tourlestraun Mini-Plan

Village profile

Tourlestraun lies approximately 7 km to the west of Tobercurry, in a designated *Rural Area In Need of Regeneration*, on lands classified as *normal rural landscape*. It is identified as a *village sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of the CDP).

Situated in an area of undulating countryside between the River Moy (SAC) and the foothills of the Ox Mountains, this small village originally developed around a crossroads.

With the exception of one small housing scheme, development in recent years has been limited to one-off housing, particularly along the Banada road.

Population and housing

There is no Census information regarding the population of Tourlestraun. The village is located within the Banada Electoral District, which, according to 2011 Census, had a population of 604 persons in 2011 (4 % higher than the 2006 population). A survey carried out by Council planners in 2015 counted 21 occupied houses within the development limit, and a total of 28 occupied houses within the Mini-Plan limit. The estimated population for the village is 68 persons.

Census 2016 recorded a population of 149 persons in the statistical Small Area which includes Tourlestraun (extending outside the mini-plan limits).

Tourlestraun did not experience development pressure from the year 2000 onwards, probably due to the absence of wastewater treatment facilities and other services, along with a possible lack of local demand for housing.

The 2015 survey found a low residential vacancy rate within the village, with the majority of dwellings being provided on family lands for permanent occupation.

Given the lack of demand and the absence of adequate infrastructure, there is no demonstrable need for significant additional housing development during the Plan period.

Community facilities

Being close to Banada, Tourlestraun has the benefit of shared community facilities. The church, primary school, community centre and sports ground are located in Tourlestraun, while the health centre, ball alley, public park and another larger community hall are located at Banada.

Some lands have been specifically zoned to accommodate additional community facilities, but the Planning Authority will adopt a flexible approach towards proposals for community developments on other suitable sites.

Commercial and enterprise development

In keeping with the scale of the village, there is very little retail/commercial activity and there are no enterprises or industrial undertakings providing significant local employment. Any such initiatives will be encouraged and facilitated, where appropriate.

Infrastructure

The village is well served by the local road network, which provides links with the Sligo-Galway road (N-17) at Tobercurry, and the Boyle-Ballina road (R-294) at Mullany's Cross.

The water supply for Tourlestraun comes from Lough Talt.

There is no public wastewater treatment facility at present and it is not envisaged that such infrastructure will be provided in the short or medium term.

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:

33.1 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 zoned lands.
- B.** Ensure that development is carried out in a manner which protects the areas designated as Sensitive Rural Landscape and the River Moy cSAC (site code 002298) to the south of the village.

33.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structure:
 - RPS-390** St. Attracta's Church (RC), Tourlestraun
- 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.** 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.

33.3 Circulation and parking

- A.** Improve pedestrian / cycling links throughout the village, particularly the connections between the village centre and the school, community centre, playing pitches and parish church (as indicated on the Objectives Map). The provision of such links will be required in conjunction with the development of adjoining lands.
- B.** Lands to the north of the church are reserved for the provision of community facilities. Any development proposal on these lands should include substantial car-parking facilities, which should be designed to cater for shared use between the church and any other proposed community facilities.
- C.** Require improvement / realignment of the village-centre road junction (Tobercurry and Ballina roads) in tandem with the development of adjoining lands.

33.4 Village-centre mixed-use zone

- A.** Development in the village centre area should ensure the creation of an appropriately designed streetscape along public roads.
- B.** Any development proposal on village centre site VC-1 should:
 - retain, if possible, all the mature trees on the site;
 - be limited to two storeys in height and reflect the scale of existing development within the village;
 - provide on-site car-parking at a central location behind the buildings.
- C.** Any development proposal on village centre site VC-2 should:
 - retain, if possible, all the mature trees on the site;
 - incorporate an appropriate setback / open space at the south-eastern corner to enhance visibility at this road junction;
 - be limited to two storeys in height and reflect the scale of existing development within the village;
 - provide on-site car-parking behind the buildings in order to facilitate the free-flow of traffic;
 - retain and refurbish the existing building on site.

33.5 Community facilities

- A.** Promote and facilitate the development of the existing community centre, school and sports facilities within the village.

33.6 Residential development

- A.** Residential development should generally be consistent with the existing pattern and density of development in the village.
- B.** Any future substantial residential development (i.e. beyond the timeframe of this plan and subject to the provision of appropriate infrastructure) should be located east of the current development limit, between the existing village and the school and community centre.

33.7 Wastewater treatment

- A.** In the absence of public wastewater treatment facilities in the village, individual on-site wastewater treatment proposals will be considered, subject to appropriate scale, assessment, design and conditions. However, communal wastewater treatment systems will not be permitted.

Buildings of Note

BoN No. 1– Three-bay, two-storey house with shop



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- double-barrell roof; vertical-emphasis windows.

This building is the centre point of Tourlestraun and is attractive in its simplicity.

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

BoN No. 2 – Three-bay, two-storey house



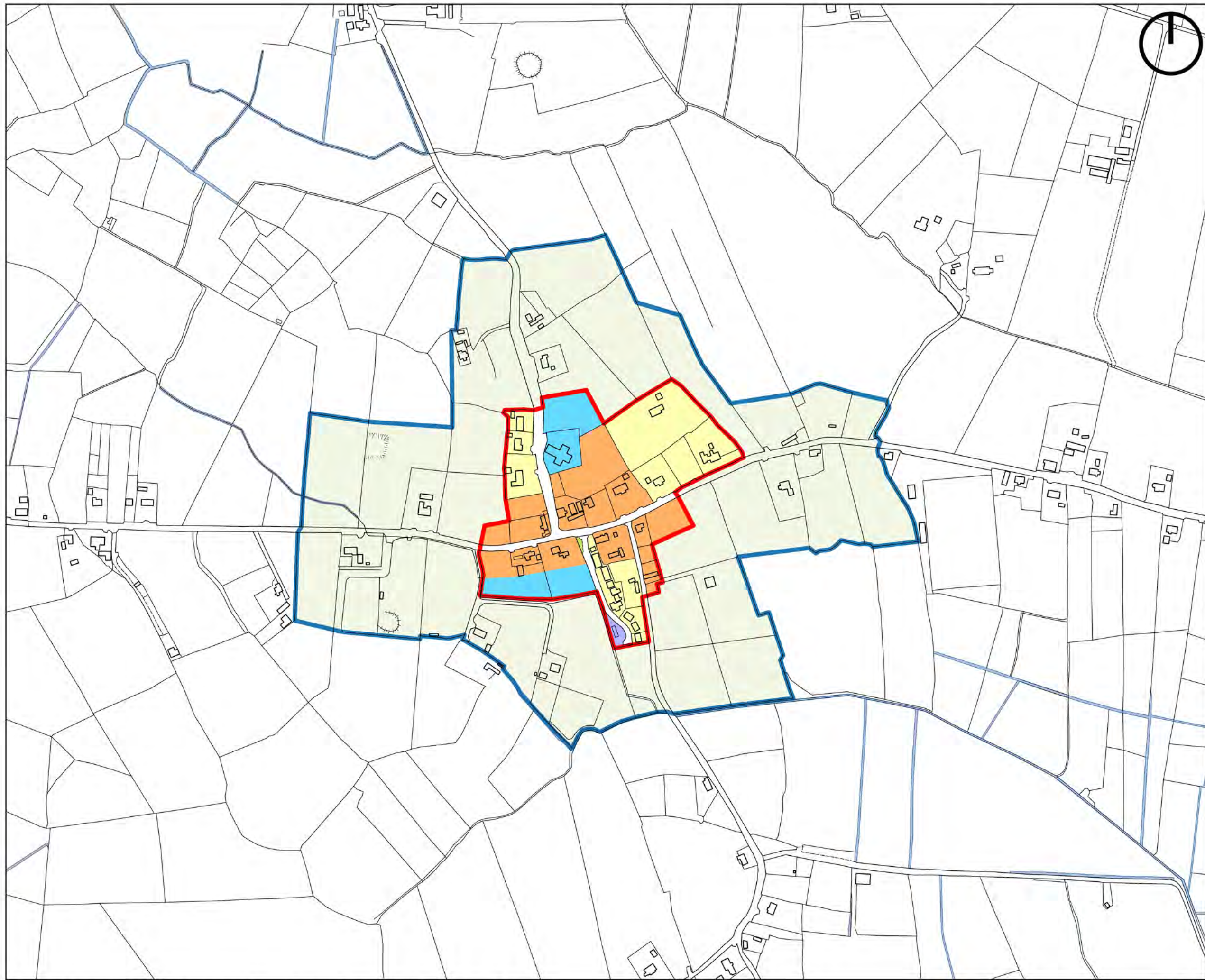
Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- sash windows
- flat roof, bay windows and entrance porch.

This house has been sensitively restored and is visually pleasing at the entrance to Tourlestraun.

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

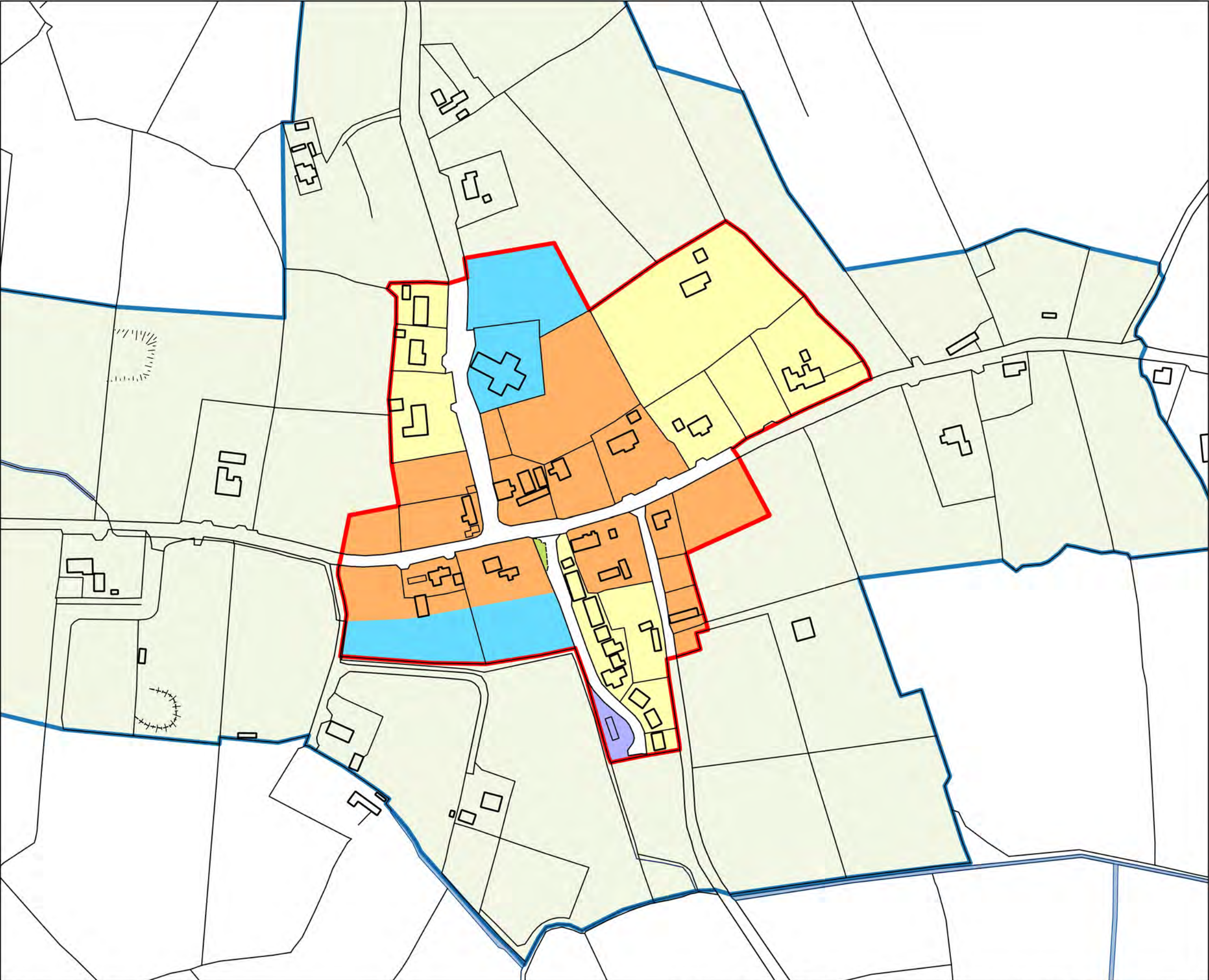
Tourlestraun Zoning Map



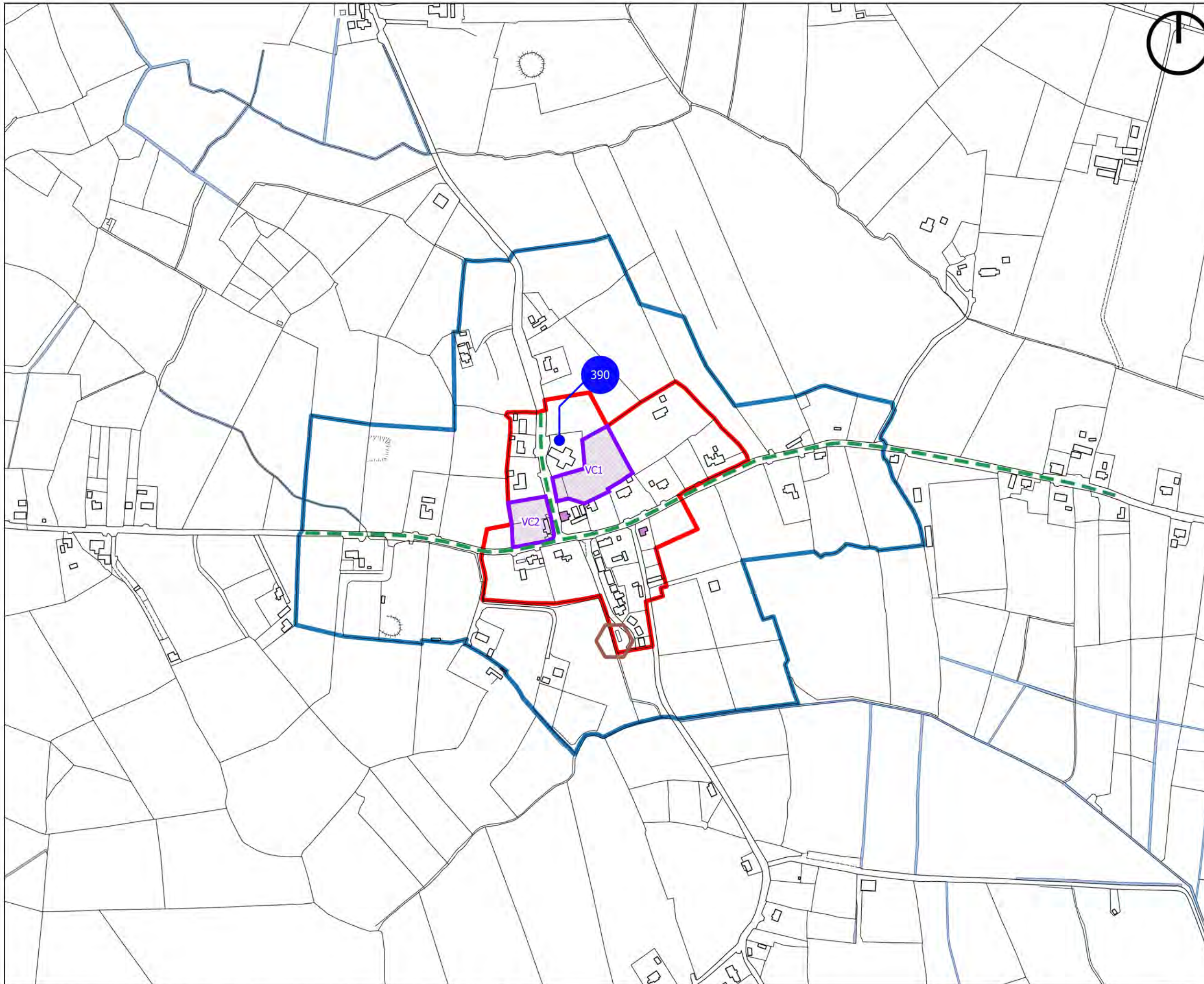
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- open space
- public utility
- green belt

Tourlestraun Zoning detail

- plan limit
- development limit
- residential uses
- mixed uses
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Tourlestraun 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
390	St. Attracta's Church (RC), Tourlestraun

Tourlestraun designations

- plan limits
- development limit
- Special Area of Conservation
- 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)

