

5. Ballincar Mini-Plan

Village profile

Ballincar is a coastal settlement on the northern shore of Sligo Bay, approximately 3.5 km north-west of Sligo City, along the Regional Road R-291. Sligo Bay is designated for protection as part of Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC/pNHA and Cummeen Strand SPA.

The village is located within a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*. The coastal area to the south of the village is designated as a *Visually Vulnerable Area*.

Ballincar consists mainly of one-off housing and some small-scale, low-density housing schemes. The only significant non-residential development in the village is the Radisson Hotel, which provides employment and a range of tourism-related services. Sligo City (and to a lesser extent Rosses Point) is the main service providers for Ballincar.

The village is identified as a *village sustaining the rural community* in the County settlement hierarchy (refer to Section 3.2 of this Plan).

Population and housing

According to census data, the population of Ballincar decreased from 526 to 444 in the 2006–2011 period (compared to a 3% increase between the years 2002–2006). This data seems to relate to a wider rural area, as the survey carried out by Council planners in 2015 estimates the actual village population at approximately 235 persons.

Census 2016 recorded a population of 424 persons in the statistical unit “settlement of Ballincar”, which includes Cregg House Residential Centre and other dwellings located outside the mini-plan limit

Ballincar has experienced very little residential development in recent years. This can be largely attributed to the absence of adequate infrastructure and services. It is anticipated that levels of infrastructural service provision will remain low in the short to medium term. It is therefore considered that there will be limited additional residential development within the plan Period.

Community facilities

There are no community facilities in the village at present, but such services are provided in neighbouring settlements. In order to address this issue, specific lands have been zoned to accommodate community facilities. A flexible approach will be taken towards proposals for community developments on other suitable sites.

Commercial and enterprise development

The lack of commercial diversity in Ballincar severely restricts its role as a service centre for the surrounding area. The commercial function is confined to the hotel in the centre of the village. A range of other services should be promoted within the village, particularly within lands zoned for mixed uses.

Infrastructure

Ballincar is well served by the R-291 Regional Road, which provides a link to the N-15 Sligo–Donegal Road.

The drinking water is supplied from Kilsellagh. At present there is no public wastewater treatment facility in the village. Sligo County Council, in conjunction with Irish Water, is considering the options available for the provision of wastewater services to the areas of Rosses Point, Cregg and Ballincar.

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:

5.1 Natural heritage and open space

- A.** Ensure the protection and enhancement of the conservation value of Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC/pNHA and Cummeen Strand SPA.
- B.** Generally retain land between the development limit and the coastline free from development in order to ensure that visually vulnerable coastal lands are protected and to assist in the conservation of adjacent designated natural heritage sites.
- C.** Support the provision of a semi-natural open space area on lands to the east of the hotel (site OS-1), ensuring the protection of the archaeological integrity of the site and including pedestrian links to the west and south.

5.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structure located within the plan area:

RPS-29 Rossaville House, Ballincar

5.3 Circulation and parking

- A.** Support the creation of a walkway/cycleway circuit around the village through the provision of links between the village and the sea shore, subject to Habitats Directive Assessment.
- B.** Maintain and enhance the existing commuter cycling route which links the village with Sligo City.

5.4 Village-centre mixed-use zone

- A.** Promote and facilitate the development of a defined village centre with an appropriate mix of uses.
- B.** Ensure that new development creates appropriately scaled (generally two-storey) streetscape along the R-291.
- C.** Developments at the eastern and western ends of the village centre should be designed in a manner consistent with their prominent locations.
- D.** Require comprehensive land assembly in the interest of coordinated development of the village centre area.

5.5 Community facilities

- A.** Support the development of multi-purpose community facilities on lands marked CF-1, subject to archaeological assessment at planning application stage.

5.6 Business and enterprise

- A.** Facilitate the further development and enhancement of the hotel.
- B.** Support additional tourism and recreation-related local enterprise initiatives.

5.7 Residential development

- A.** Residential-zoned lands between the R-291 and the coastline shall be developed or redeveloped in a sensitive manner, ensuring the preservation of scenic views toward Sligo Bay and Knocknarea, Any such development shall be subject to Habitats Directive Assessment.

5.8 Water supply, wastewater treatment

- A.** Reserve land to facilitate the provision of a pumping station to pump wastewater to the Sligo Main Drainage scheme as part of the Rosses Point/Cregg/Ballinacar project.
- B.** Require the provision of appropriate landscaping at the site of the new pumping station.
- C.** A buffer zone shall apply in the vicinity of the proposed pumping station 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.

Ballincar Zoning Map



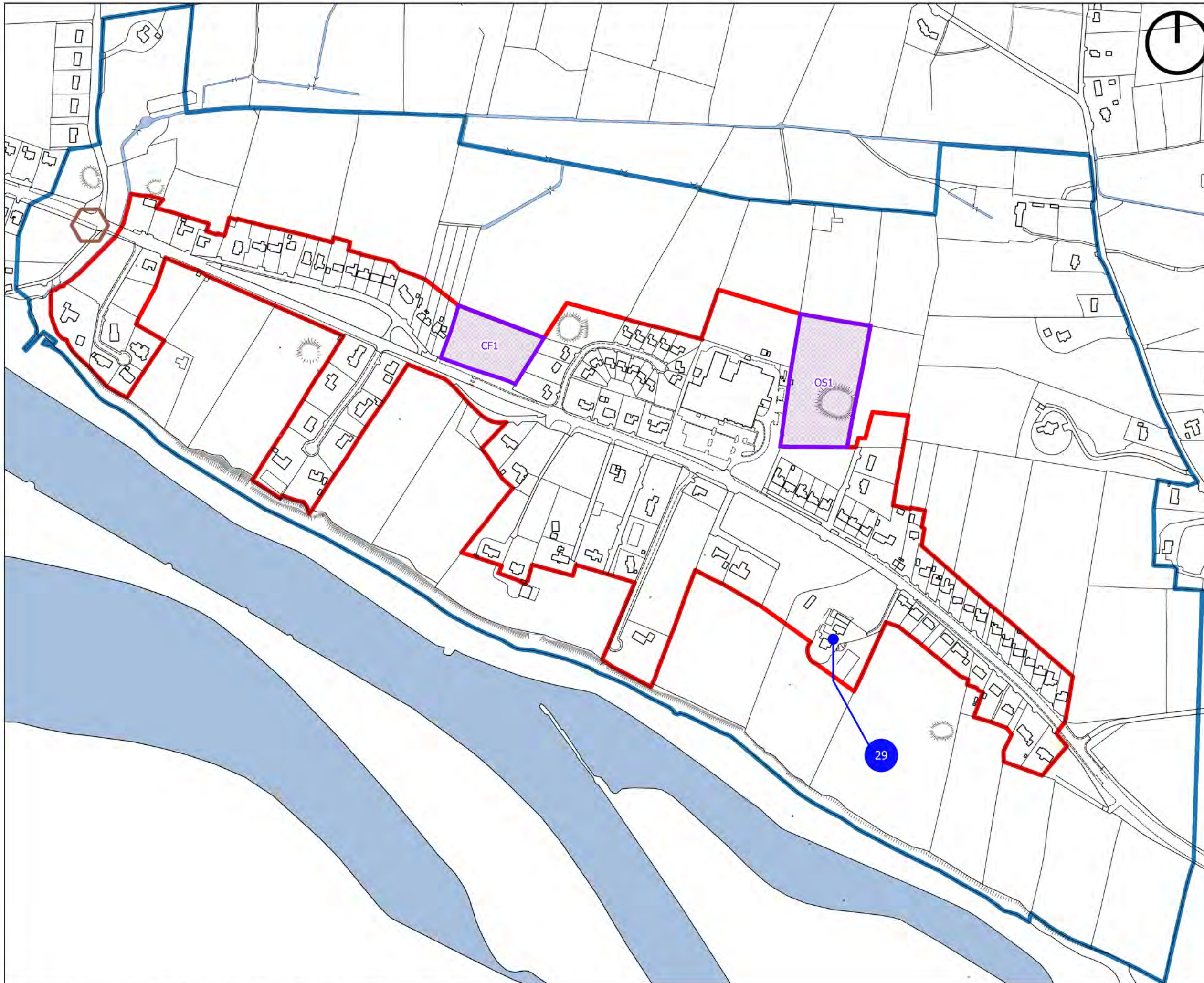
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- open space
- public utility
- green belt

Ballincar Zoning detail

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
Ballincar Objectives Map



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

RPS no	Name
29	Rossville House

Ballincar designations

-  plan limits
-  development limit
-  Special Area of Conservation
-  Special Protection Areas
-  Proposed Natural Heritage Areas
-  record on monuments 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
-  ICPSS coastal flooding 1 in 200 year
-  ICPSS coastal flooding 1 in 1000 year

sources

Western CFRAM UoM35
Hydraulic Modelling Report
OPW 2015

PFRA indicative extents
and outcomes map
(OPW, 2012)

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

