

Chapter 21. Mullaghmore Village Plan

The village of Mullaghmore is a coastal settlement located on a headland approximately 25 km north of Sligo Town. The Settlement Strategy designates Mullaghmore as a **village with special coastal tourism functions**.

21.1 Village profile

The harbour and associated stone piers are located in the heart of the Mullaghmore. Classiebawn Castle (a Protected Structure) overlooks the village from an elevated position to the south-west of the settlement.

Commercial activities in the village are linked to tourism. Enterprise is generally based on the hospitality sector. The harbour is an important asset for the village and the local economy. A flexible and supportive approach should be adopted to extend the range of services in Mullaghmore.

The village has experienced a low level of residential development over the last twenty years, due to the absence of adequate wastewater treatment infrastructure.

Mullaghmore village assets			
Population	2022 Census	172	+26.4% increase 2016-2022
	2016 Census	136	+6.2% increase 2011-2016
	2002-2022	+ 35 residents	+25.54% increase since 2002
Housing stock	2016 Census	250 dwellings, of which 157 holiday homes and 29 vacant	
Service infrastructure	Water supply	Sourced from the North Sligo Regional Scheme	
	Wastewater treatment	320 PE, no spare capacity. The provision of a new WWTP is expected to be included in Uisce Eireann's CIP 2025–2029.	
	Road network	Served by the R-284	
Social infrastructure	Schools	None	
	Churches	One church	
	Sports facilities	None	
	Other assets	Community hall (old national school), the Star of the Sea Convent and a hotel leisure centre	
Sustainable transport	Train	Not available in the area	
	Bus	Served by the TFI Local Link	
	Active travel	No scheme in place and no proposals (2023)	

Mullaghmore village assets		
Architectural heritage	Protected Structures	8, including notable structures such as Classiebawn Castle and Mullaghmore Harbour.
	Buildings of Note	5 Buildings of Note
Natural heritage and environment	Natura 2000 sites nearby	Bunduff Lough and Machair / Trawalua / Mullaghmore SAC / pNHA.
	Natural amenities	Beach and scenic coastal walk (along coastal loop road)
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

21.2 Population and housing allocations

In the absence of adequate wastewater treatment facilities in Mullaghmore, it is not possible to allocate a population growth target to the village.

At time of writing (2023), the provision of a new WWTP was proposed in Uisce Eireann’s Small Towns and Villages Growth Programme, with a potential completion date within the lifetime of this Development Plan, subject to the statutory approvals process.

While lands have been zoned for residential and mixed uses, it is an objective of the Plan to restrict multi-unit housing developments until work has commenced on the construction of the new WWTP (refer to **Section 21.3.6**).

Section 21.2.1 below lists the sites which have been designated to contribute to the compact growth of Mullaghmore, together with their potential housing and population yields.

Section 21.2.2 includes a table showing the amount of land with residential potential proposed to be zoned in Mullaghmore for the period of this CDP (2024-2030), compared to the previous Mullaghmore Mini Plan/CDP 2017.

21.2.1 Compact growth designations

A number of sites have been designated in Mullaghmore as **Settlement Consolidation Sites (SCS)** as recommended in the *Development Plan Guidelines (2022)*, in order to give effect to the NPF requirements for compact growth.

Settlement Consolidation Sites (SCS)

Lands designated as SCS are proposed to be zoned for residential (RES). The potential housing yield of these lands has been calculated based on the following:

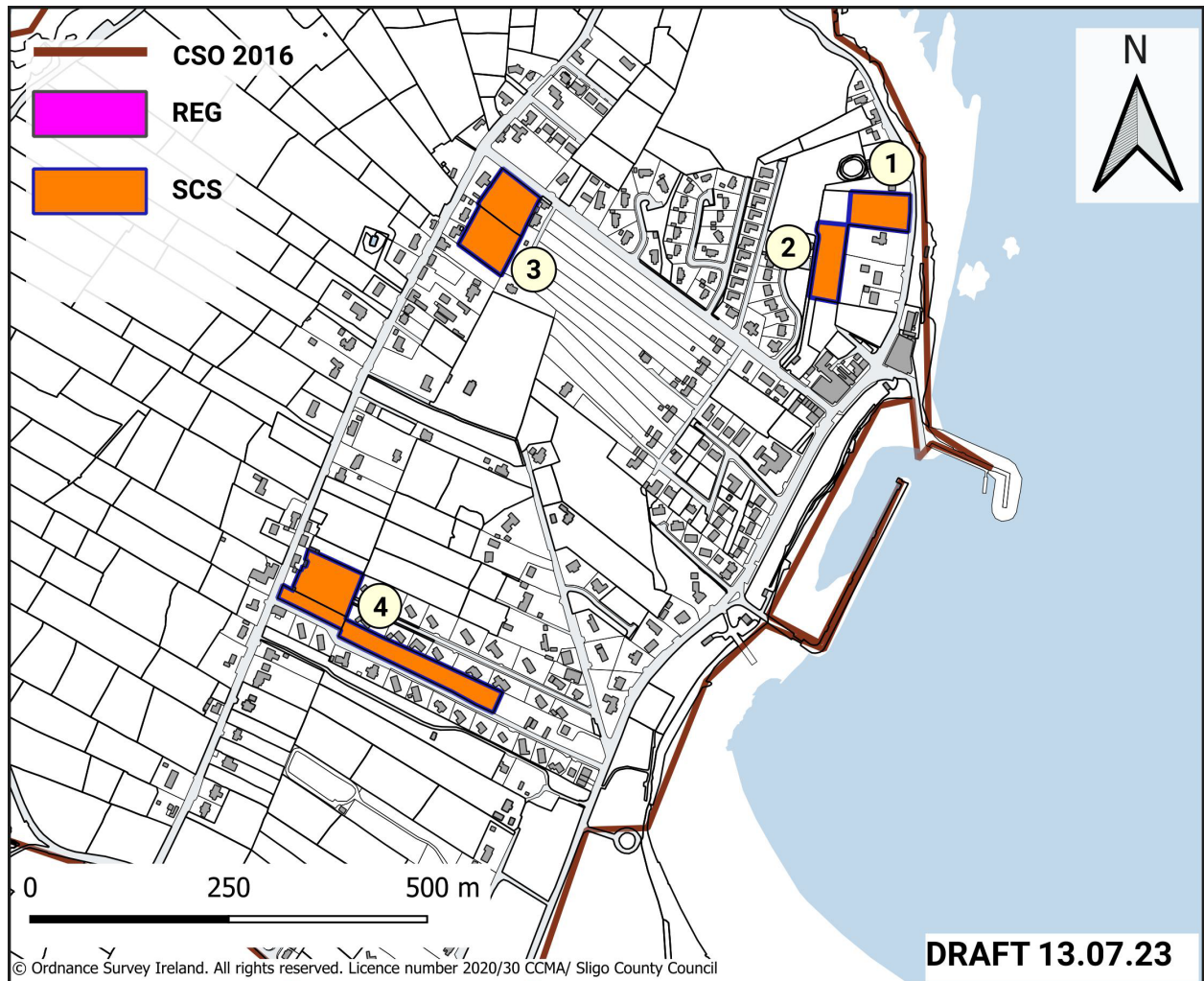
- a. the average residential density is 20 units per hectare, which is higher, but not excessive when compared to the density of existing housing development in Mullaghmore;
- b. sites zoned RES are presumed to be developed exclusively for housing;
- c. the average household size of future occupants of new housing is set at 2.5 persons.

All SCS sites are located within the 2016 Census boundary for Mullaghmore. If the new WWTP is completed during the life of this Plan, up to 51 dwellings, i.e. 100% of the zoned lands' potential, could be delivered within the settlement's built-up footprint, which is far in excess of the 30% requirement of RPO 3.2(c).

Table 21.1 Settlement Consolidation Sites

SCS - Settlement Consolidation Sites							
Site no.	Location	Zoning 2017	Proposed zoning 2024	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
1	Site west of Mullaghmore Head Road	MIX	RES	0.34	0.34	7	17
2	Site north of the Pier Head Hotel Car Park	MIX	RES	0.35	0.35	7	17
3	Site south of Quay View Road	w	RES	0.72	0.72	14	35
4	Lands at the junction of the Top Rd & Dartry Hill Road	RES	RES	1.14	1.14	23	57
Total				2.55	2.55	51	126

Fig. 21.A Compact growth designations in Mullaghmore: Settlement Consolidation Sites (SCS) in the context of the 2016 Census settlement boundary (CSO)



21.2.2 Housing potential of zoned lands

The table below provides settlement-level information that has been aggregated in the main Core Strategy Table included in **Chapter 3 (Vol. 1)**.

The area in column 5 corresponds to the proposed zoning in the Draft CDP 2024-2030. It is the sum of the sites zoned RES and the residential portions of sites zoned MIX. This figure will change if any amendments are made as a result of public consultation.

Table 21.2 Potential population and housing yield of zoned lands

1	2	3	4	5	6	7
Population 2022 and percentage of County population*	Population target 2030	Housing allocation 2030 and percentage of County housing demand	RES and MIX zoning 2017 (only lands with housing potential)	Proposed RES zoning 2024	Potential housing yield of RES zoned lands 2024	Current (2023) excess of zoned land
172 (0.24%)	No allocation (inadequate wastewater treatment facility)	No allocation (inadequate wastewater treatment facility)	10.58 ha	2.55 ha	51	8.03 ha

* County population 2022 = 70,198

Notes on Table 21.2

- **Columns 4 and 5** – the undeveloped lands taken into consideration are 100% of site areas in the case of RES (residential) zoning and 50% of site areas in the case of MIX zoning (a mix of uses including residential uses); lands zoned for residential or mixed-uses, which are proposed to be designated as Regeneration Sites, are not included in these figures.
- **Column 6** – the sum of housing yield from the lands in Column 5, proposed to be used for residential and mixed uses (For specific numbers of dwellings, refer to Table 21.1)
- **Column 7** – the difference between the sum of areas zoned for RES and MIX uses in the CDP 2017-2024 and what is proposed to be zoned in the CDP 2024-2030.

Excess zoned land (2023)

The Mullaghmore Mini-Plan/CDP 2017 zoned more land (for housing and mixed uses) than what is now proposed in the Draft CDP 2024. The current (2023) excess of zoned land amounts to 8.03 ha. These lands/sites have been included in the Strategic Land Reserve.

21.3 Village-specific objectives

Note: These objectives must be considered in conjunction with the urban development policies for towns and villages contained in **Chapter 10 Urban development principles** of this Volume (Vol. 2) and the general development policies and objectives set out in Volume 3 of this Plan.

21.3.1 Natural heritage and open space

- A. Ensure the ongoing preservation of the existing trees on the Tree Preservation Order (TPO) site in accordance with the terms of the TPO that covers this area.
- B. Support the provision and improvement of pedestrian links/access from the village to the seashore and to other natural amenities by providing walkways and open space and by requiring the provision of such facilities in conjunction with any development of adjoining lands.

21.3.2 Circulation and parking

- A. Realign the junction along the L-671010, (existing roundabout adjacent to Pier Head) to give priority to traffic travelling in a north – south direction. The junction upgrade should also improve facilities for vulnerable road users.
- B. In cases where on-site car-parking spaces cannot reasonably be provided with a development, a shortfall may be accepted, subject to satisfactory proposals such as the payment of a financial contribution or the provision of parking at a suitable alternative location.

21.3.3 Village centre

- A. Support the redevelopment of the site to the north of the Pier Head Hotel for uses appropriate to the village centre. Any development proposal on this site should:
 - create a suitable streetscape along the adjoining public road and present an aspect onto Donegal Bay;
 - be designed to a high standard, reflecting the prominent position of the site at the centre of the village.

21.3.4 Community facilities

- A. On lands zoned for community facilities, support the development of a multi-purpose community building, with shared use of services and resources.

21.3.5 Tourism

- A.** Support the continued development of the harbour and associated facilities.
- B.** The Zoning Map identifies a large area which is reserved for the provision of tourism-related uses. Residential development (apart from short-term accommodation such as hotel, hostel etc.) will not be permitted on these lands.

Any development proposal on these lands shall:

- be based on a masterplan coordinating the development of individual landholdings;
 - provide an appropriate aspect when viewed from the surrounding public roads and other main vantage points along scenic routes;
 - be sited and designed to a high standard, having regard to the topography and scenic views of Donegal Bay and the Atlantic Ocean.
- C.** Support the consolidation of caravan, camping and mobile home park facilities on and between the sites of existing facilities. Such proposals will be permitted only subject to satisfactory proposals regarding wastewater treatment and disposal.

21.3.6 Wastewater treatment

- A.** Support the provision of a new wastewater treatment plant (WWTP) as part of Uisce Eireann's Small Towns and Villages Growth Programme or any superseding programme and reserve land to accommodate this facility.
- B.** No multi-unit residential or mixed use development shall be permitted until work has commenced on the construction of the new WWTP.
- C.** In the case of small-scale commercial/retail proposals or one-off houses, applicants shall make a pre-connection enquiry to Uisce Eireann about the feasibility of a connection to water supply and/or wastewater collection/treatment infrastructure.