

Chapter 36. Ballinafad Village Plan

The Settlement Strategy for County Sligo designates Ballinafad as a **village sustaining rural communities**. The village has adequate infrastructural capacity for small-scale development and can offer a viable alternative to rural one-off housing.

36.1 Village profile

Ballinafad is located approximately 30 km south-east of Sligo Town. The village provides certain facilities to the local community, but Boyle, in nearby County Roscommon, acts as the main service centre in this area.

Ballinafad village assets		
Population	2016 Census	187 residents in the statistical small area, which extends outside the village plan limit 368 persons in Aghanagh ED
	2011 Census	315 persons in Aghanagh ED
	% change	+ 16.8% in Aghanagh ED
Housing stock	2016 Census	88 dwellings within the statistical small area
Service infrastructure	Water supply	Sourced from Lough Arrow
	Wastewater treatment	200 PE with spare capacity of approx. 73 PE.
	Road network	Located adjacent to the N-4 (Sligo to Dublin Road)
Social infrastructure	Schools	None
	Churches	One church
	Sports facilities	Soccer pitch
	Other assets	Heritage/Field Study centre, community centre with a community café and a playground
Sustainable transport	Train	Not available in the area
	Bus	Served by the Local Link
	Active travel	No current proposals

Ballinafad village assets		
Architectural heritage	Protected Structures	One – the Church of the Immaculate Conception
Natural heritage and environment	Natura 2000 sites nearby	Lough Arrow SAC/SPA/pNHA
	Natural amenities	Lough Arrow
	Flood risk	Present outside the development limit. Refer to flood risk mapping in Appendix 1 of the SFRA .

36.2 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** (Vol. 2) and the general development policies and objectives set out in Volume 3 of this Plan.

36.2.1 Archaeological heritage

- A. Seek the protection of the archaeological integrity and the enhancement of the setting of Recorded Monuments Ballinafad Castle (SL040–189) and Red Earl Road (SL040–190).

36.2.2 Village centre

- A. Any development proposal in the village centre should create an appropriate streetscape along both adjoining public roads.
- B. Tourism and activity-based development will be supported on the site of the former Anglers’ Rest and adjacent site. Any development proposal at this location should retain the character of the existing building on site (Anglers’ Rest), retain, where possible, the mature trees on site and locate all associated car-parking to the rear of site.

36.2.3 Business and enterprise

- A. Support the location of small-scale enterprise units on the Heritage/Field Study centre site. The types of uses accommodated shall be restricted to those that are compatible with other existing and permitted uses in the surrounding area and shall be appropriately designed to integrate with the existing structures on the site.