

29. Culfadda Mini-Plan



Village Profile

Culfadda is located approximately 30 km south of Sligo City, in a designated *Rural Area in Need of Regeneration*. The village, which provides certain services for the population of the surrounding rural area, is identified as a *village supporting the rural community* in the Settlement Structure (see Section 3.3 of the CDP).

The village is bound to the south and west by the Owenmore River. To the north and east of the village there is open countryside.

Culfadda has grown in a dispersed pattern, with detached buildings along the main road through the village. Recent housing development has occurred at the eastern end of the village.

Population and housing

There is no census data available for the population of Culfadda. The village is located within Drumrat Electoral Division (ED), which recorded a population of 413 in 2002 and 440 in 2006 (an increase of approximately 6.5%). A survey carried out by Council planners in mid-2009 estimated the village population at 62 persons.

Residential development in Culfadda over the last ten years can be largely attributed to the Rural Renewal Tax Incentive Scheme. Recent residential developments have largely been in the form of suburban-type estates.

The residential vacancy rate is low within the village. There are, however, 18 units permitted but not yet commenced.

It is considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

Community facilities

Community facilities within the village consist of a primary school, church and a community hall. Whilst these facilities provide an important service to the local community, there is a need to expand their range. The provision of additional community facilities should therefore be encouraged.

Commercial and enterprise development

The lack of diversity of commercial and retail functions in the village limits its role as a service centre for the surrounding rural area. Efforts to address this issue should be encouraged, together with the accommodation of small-scale enterprise development.

Infrastructure

The water supply comes from Culfadda Group Water Scheme. There were no capacity issues at the time of writing (spring 2010).

There is limited capacity available in the wastewater treatment plant, which has a design capacity of 150 PE.

Objectives

It is an objective of Sligo County Council to:

29.1 Natural heritage and open space

- A. Support improved access to the Owenmore River by encouraging the provision of open space and pedestrian walkways/cycle routes as indicated on the Objectives Map and by requiring the provision of such links in conjunction with the development of any adjoining lands.
- B. Encourage the provision of a landscaped public park on site OS-1.
- C. Facilitate improved access to, and encourage the protection and enhancement of the existing woodland area to the north of the village (marked W1 on the Objectives Map).

29.2 Circulation and parking

- A. Encourage the provision of pedestrian links (as shown on the Objectives Map) between the village and surrounding natural amenities (woodland area, Owenmore River), and to/between the school, church and community hall. The provision of such links will be required in conjunction with the development of any adjoining lands.

29.3 Village-centre mixed-use zones

- A. Encourage the consolidation of the village centre area. However, the established dispersed pattern of development should not be eroded with an excessive use of terraced buildings along the main street.
- B. Require any development between the Main Street and the Owenmore River to provide access and surveillance along the proposed open space and pedestrian walkway. Co-ordinated development of the backlands area will be required in this regard.
- C. Any development proposal on site VC-1 should:
 - progress on the basis of a co-ordinated masterplan approach;
 - create a coherent and attractive streetscape, particularly when viewed from the north-eastern approach to the village;
 - locate car-parking and other servicing areas/facilities around the wastewater treatment plant;
 - incorporate open space at the rear of the site, including a riverside walkway;
 - ensure that the riverside open space is appropriately overlooked by residential development.
- D. Development of the village centre lands around site OS-1 should overlook this area and associated walkways.
- E. Development within the village centre area shall generally be restricted to two storeys in height. However, on site VC-1 an increase of height to three storeys may be permitted along the Main Street, subject to appropriate design.

29.4 Business and enterprise

- A. Promote the provision of small-scale business and enterprise units on site ENT-1, accommodating uses that are compatible with surrounding residential and community uses.
- B. The development of site ENT-1 should provide a well-designed façade and landscaping, particularly when viewed from the north-eastern approach to the village.

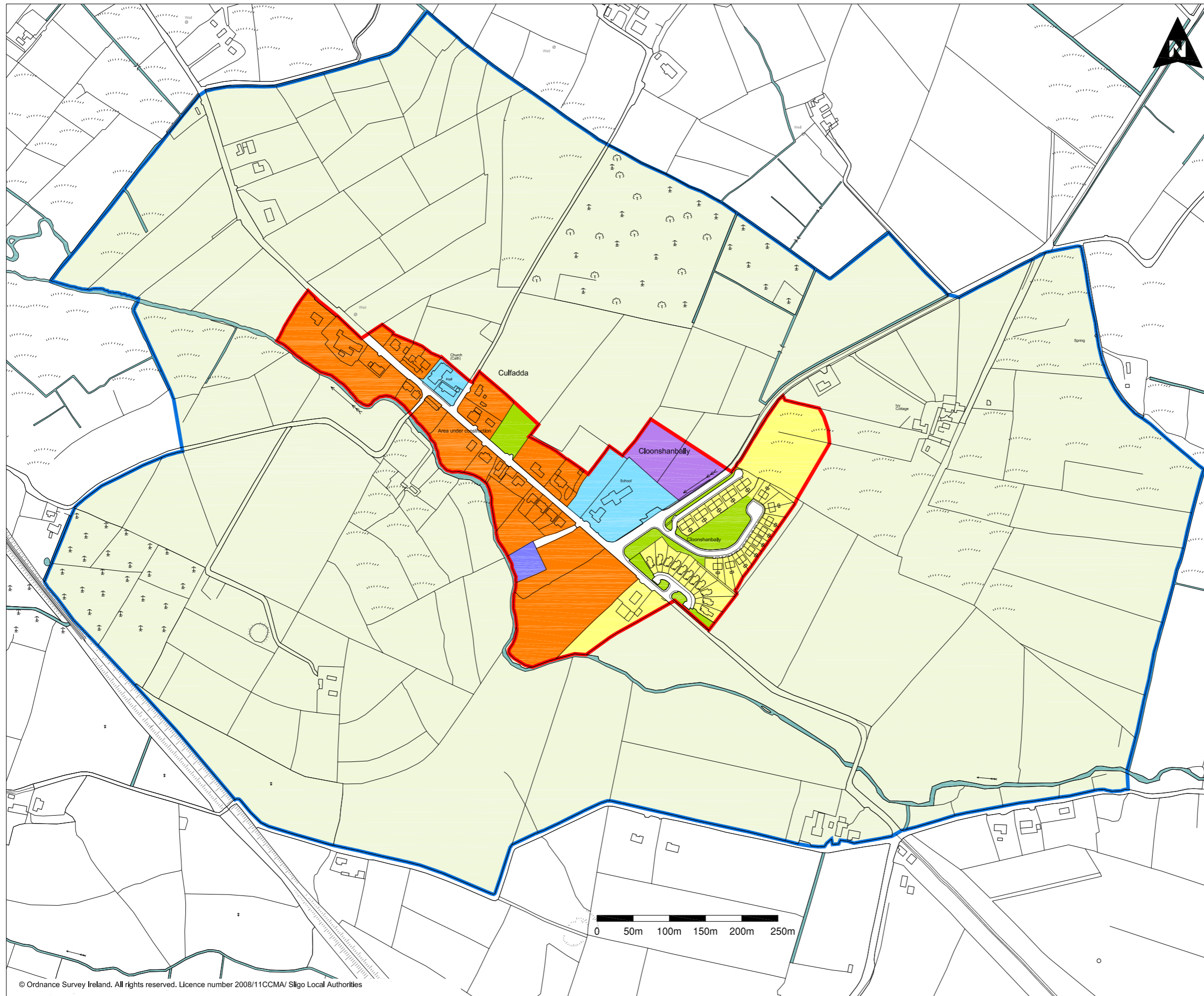
29.5 Community facilities

- A. Reserve lands to the north of the school to allow for its expansion and/or the provision of other community facilities. The shared use of services and resources will generally be encouraged on these lands.

29.6 Wastewater treatment








- A. Allow for development connecting to the wastewater treatment plant up to a limit of 150 PE (population equivalent). However, notwithstanding this available capacity, residential development in the village shall be permitted only at a rate that is consistent with the Core Strategy and the Settlement Structure outlined in Chapter 3 of this Plan.
- B. A buffer zone shall apply in the vicinity of the existing wastewater treatment plant site. Development within this zone may be restricted or prohibited in the interests of public health and/or the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

Culfadda Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- utilities
- open space
- buffer zone

Culfadda Objectives Map

-  plan limit
-  development limit
-  river walks, pedestrian and cycle links
-  river buffer zone
-  for objectives relating to individual site refer to written objectives
-  RMP
-  WWTP buffer zone (indicative)

