

25. Cliffony Mini-Plan



Village Profile

The village of Cliffony is located approximately 22 km north of Sligo City, along the N15 Sligo–Donegal road. The village is situated in a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*.

However, the surrounding landscape is particularly sensitive, especially the nearby coastline to the north and west and the Dartry Mountain range to the south and east.

Cliffoney has a core area defined by a contiguous streetscape along the N15 (Main Street). In recent years, a number of multiple housing schemes have developed outside the village core, particularly to the south and east.

Population and housing

According to 2006 Census information, the village had a population of 425 persons (a 30% increase on the 2002 figure of 327 persons). The village continued to experience residential growth post-2006 and a survey carried out by Council planners in mid-2009 estimated the population at 447 persons.

This growth can be largely attributed to the attractive setting of the village and its good transport links along the N15. Recent residential developments are largely in the form of suburban-type estates.

The 2009 survey found a residential vacancy rate of 9% (20 units). There were also a further 20 units at construction stage or with planning permission granted.

It is therefore 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, health centre, church, community hall and Garda station. The recent expansion of the village will probably lead to an increase in demand for community facilities. Therefore, whilst some lands have been specifically zoned to accommodate additional community facilities, a flexible approach towards should be taken proposals for community developments on other suitable sites.

Commercial and enterprise development

The modest level of commercial activity in Cliffony limits its role as a service centre for the surrounding area, which is mainly served by Grange. A flexible and supportive approach should be adopted to promote an extension of the range of services and facilities within the village.

Infrastructure

Cliffony is well served by the N15 Sligo–Donegal road. It is proposed to by-pass the village, with the provision of a realigned N15 to the southeast of the village.

The water supply is sourced from the North Sligo Regional Scheme, which has some capacity deficiencies (upgrading works are planned).

The wastewater treatment plant is currently operating at its design capacity of 450 PE (population equivalent). It is proposed to upgrade this facility to 1100 PE.

Objectives

It is an objective of Sligo County Council to:

25.1 Natural heritage and open space

- A.** Ensure the protection and enhancement of the conservation value of Bunduff Lough and Machair / Trawalua / Mullaghmore SAC/pNHA.
- B.** Encourage the provision of a public open space (site OS-1) in conjunction with the development of the surrounding mixed-use area. In order to avoid subdivision of this area, any access associated with development of the backlands should be located at the northeast or southwest end of OS-1.
- C.** Ensure that development in the village is carried out in a manner that preserves views of Donegal Bay and the Dartry Range from the N15 and Regional Road R297.

25.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structures located within the plan limit:
 - RPS-23** Denver Lodge, Cliffony
 - RPS-26** RC Church, Cliffony
 - RPS-27** Former Gillespie's Shop
 - RPS-28** Ballinphull Bridge
 - RPS-29** House at southern end of Cliffony village
 - RPS-104** Palmerstown Cottage, Creevymore

25.3 Circulation and parking

- A.** Ensure that development does not interfere with the preferred route corridor for the N15 realignment and associated works to the south-east of the village.
- B.** Promote, in conjunction with new development, improved traffic calming measures along the N15 National Primary Route.
- C.** Prohibit on-street car-parking associated with any new development along the N15 national primary route and take appropriate measures to prevent roadside car-parking.
- D.** Improve pedestrian links along the regional road R279 in conjunction with new development.
- E.** Ensure that residential areas to the southeast of the village are provided with improved pedestrian links to the national school, other community facility-zoned lands and the village core, in conjunction with the development of adjoining lands,.
- F.** Encourage the provision of an alternative vehicular and pedestrian access to the national school off the Ballinrillick Road, through lands zoned for community facilities.

25.4 Village-centre mixed-use zone

- A.** Ensure that development around the village-centre crossroads provides frontage onto both adjoining public roads. Any development proposal should be appropriately designed to reflect its prominent corner-site location in the village core.
- B.** Development within the village centre will generally be limited to two-storey buildings. An increased height may be permitted on visually prominent sites, such as those around the village centre crossroads.
- C.** Encourage land assembly to facilitate coordinated development of the village centre area.
- D.** The lands marked VC-1 (see the Objectives Map) shall be developed on the basis of a masterplan for consolidated landholdings, to ensure the provision of high-quality extensions of the village core.
- E.** New development on site VC-1 shall include a small public open space along the Main Street (site OS-1). This space should be well-designed and suitably overlooked and should be linked via a pedestrian walkway to a larger open space at the rear (north) of the site. The larger open space should be located and designed to take advantage of the views of Mullaghmore and Donegal Bay.

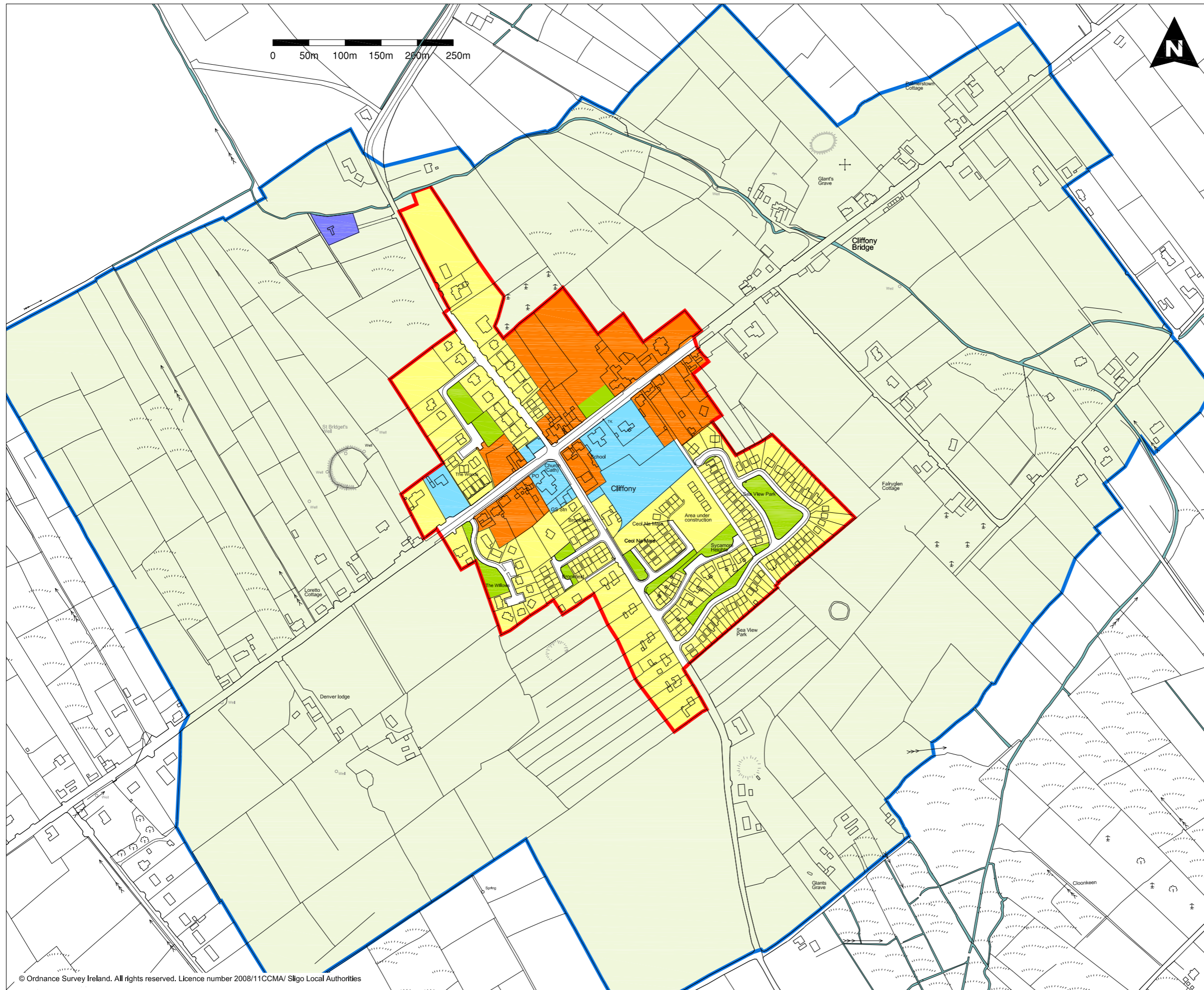
25.5 Community facilities

- A.** Facilitate and support the improvement and/or redevelopment of the village hall.
- B.** Encourage the establishment of a multi-purpose community facility on lands marked CF-1. Any development proposal on these lands should provide pedestrian links between adjoining residential lands and the village centre.

25.6 Wastewater treatment

- A.** Upgrade the existing wastewater treatment plant to a capacity of 1100 PE (population equivalent).
- B.** No additional multi-unit developments shall be permitted in the village until the upgrade to the wastewater treatment plant is completed and operational.
- C.** Upon completion of the upgrade to the wastewater treatment plant, allow for development up to 1100 PE. However, notwithstanding the availability of capacity, residential development shall be permitted only at a rate that is consistent with the Core Strategy and Settlement Structure (see Chapter 3 of this Plan).
- D.** Carry out landscaping of the wastewater treatment works in conjunction with the upgrading works.
- E.** A buffer zone shall apply in the vicinity of the existing/proposed 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.

Cliffony Zoning Map



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

Cliffoney Objectives Map

- plan limit
- development limit
- existing RPS structure
- for objectives relating to individual site refer to written objectives
- scenic route
- RMP
- SAC
- pNHA
- WWTP
- N15 realignment preferred route (indicative only)

