

14. Cliffony Mini-Plan

Village profile

The village of Cliffony is located approximately 22 km north of Sligo City, along the N-15 Sligo–Donegal road. The village is situated in a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*.

There are sensitive landscapes in the vicinity of the village, especially the nearby coastline to the north and west, and the Dartry Mountain range to the south and east.

Cliffony has a core area defined by a continuous streetscape along the N-15 (Main Street). In recent years, several housing schemes were built to the south and east of the village core.

Population and housing

According to 2011 Census information, the village had a population of 483 persons (a 13% increase on the 2006 figure of 425 persons). There had been a 30% increase between the years 2002 to 2006. The post-2000 growth can be largely attributed to the attractive setting of the village and its good transport links along the N-15. Census 2016 recorded a population of 492 persons in Cliffony.

A survey carried out by Council planners in 2015 counted 178 occupied houses and 15 vacant units within the development limit (the 10% residential vacancy rate has remained unchanged since 2009). There were also a further 15 units at construction stage or with planning permission granted.

It is considered that there is only limited need for additional residential development during the plan period.

Community facilities

Community facilities within the village consist of a primary school, health centre, church, community hall and Garda station. The recent residential expansion will lead to a higher demand for community services. The Planning Authority will adopt a flexible approach towards proposals for community developments on suitable sites other than those zoned for such uses.

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 N-15 Sligo-Donegal road. It is proposed to by-pass the village, with the provision of a realigned N-15 to the southeast of the village.

The water supply is sourced from the North Sligo Regional Scheme. The wastewater treatment plant was recently upgraded to provide a design capacity of 800 PE (population equivalent).

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:

14.1 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.** Require 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 north-east or south-west end of OS-1.

14.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structures:

- RPS-30** Denver Lodge, Ballincastle, Cliffony
- RPS-33** RC Church, Ballinphull, Cliffony
- RPS-34** Former Gillespie's Shop, Ballinphull, Cliffony
- RPS-35** Ballinphull Bridge, Ballinphull, Cliffony
- RPS-36** House at southern end of Cliffony village (façade only)
- RPS-168** Palmerstown Cottage, Creevymore, Cliffony

- B.** Require any development proposal involving a *Building of Note* (as indicated on the Objectives Map) to restore or renovate the building in a sensitive manner that will contribute to the preservation and enhancement of the character of the building and its setting.
- C.** Ensure that new development within the village centre reflects and enhances the existing streetscape character in accordance with the policies set out in **Chapter 12 (Urban design)** and the requirements of Section **13.2.4 Development in historic streetscapes** (development management standards) of this Plan.

14.3 Circulation and parking

- A.** Ensure that development does not interfere with the preferred route corridor for the N-15 realignment and associated works to the southeast of the village.
- B.** Promote, in conjunction with new development, improved traffic calming measures along the N-15 National Primary Route in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013).
- C.** Improve pedestrian links along the regional road R-279 in conjunction with new development.
- D.** Ensure that residential areas to the south-east 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.
- E.** Support the provision of an alternative vehicular and pedestrian access to the national school off the Ballintrillick Road, through lands zoned for community facilities.

14.4 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.** Support land assembly to facilitate coordinated development of the village centre area.
- D.** New development on site VC-1 shall include a small public open space along the Main Street (site OS-1). This open space should be well-designed and suitably overlooked by surrounding development.

14.5 Community facilities

- A.** Facilitate and support the improvement or redevelopment of the village hall.
- B.** Support 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.

14.6 Wastewater treatment

- A.** A buffer zone shall apply in the vicinity of the wastewater treatment plant site. Development within this zone may be restricted or prohibited in the interests of public health and the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

Buildings of Note

BoN No. 1 – Three-bay, two-storey former girls’ school



Architecturally valuable features

- unusual roof pitch; vertical-emphasis windows;
- arched doorway; sash windows on side elevations.

While much modified, this is an interesting and imposing building in the Cliffony streetscape.

Recommendation: The reinstating of timber sliding sash windows would greatly enhance the character of this building.

BoN No. 2 – Three-bay, two-storey house now used as a shop



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; arched windows on ground floor; brick reveals; random rubble stone walling.

This well-proportioned building adds character to the streetscape of Cliffony.

Recommendation: The replacement of the windows with timber sliding sash windows would greatly enhance the character of this building.

BoN No. 3 – Three-bay, two-storey former house, now health centre



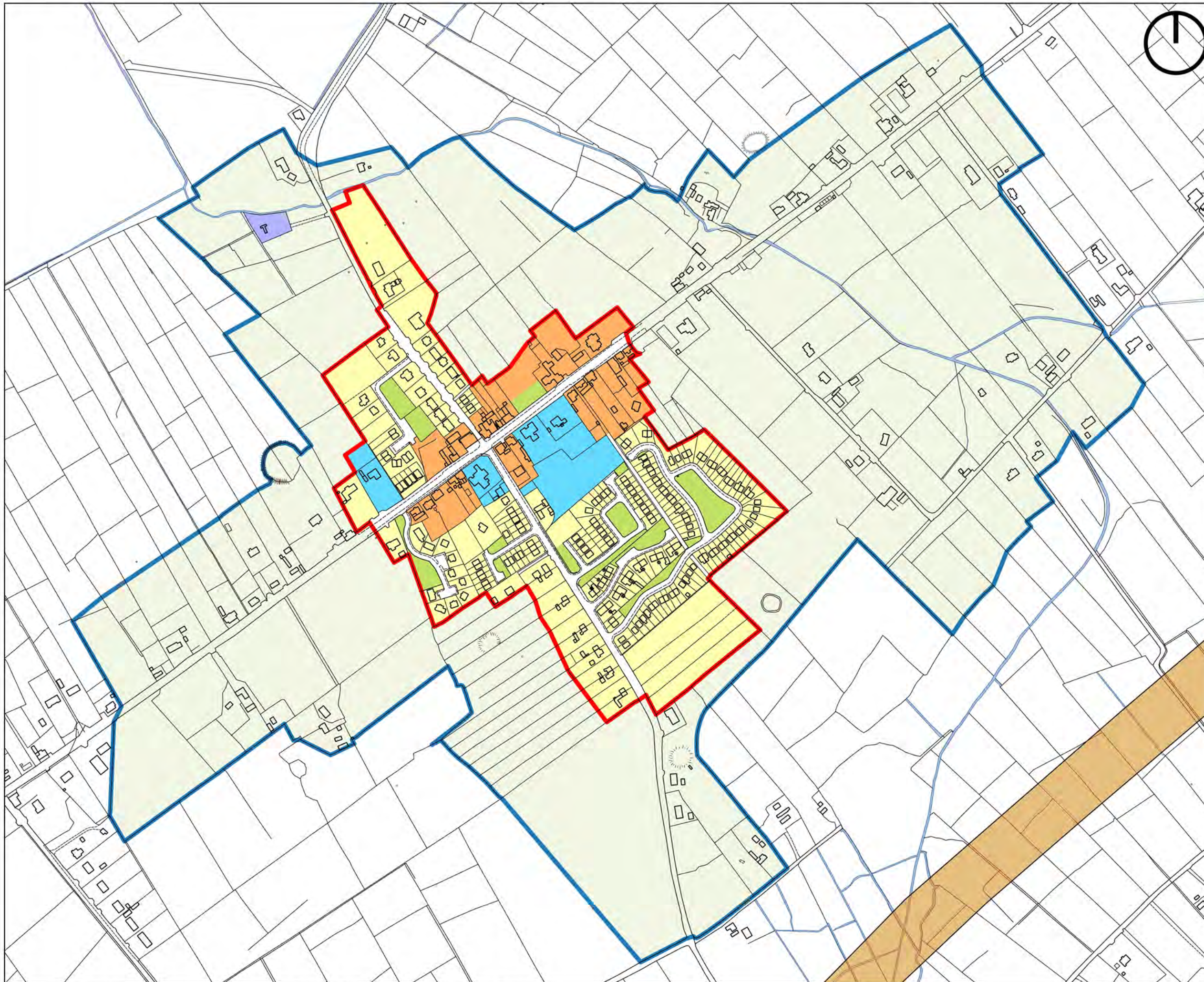
Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; bay windows;
- flat roof porch.

This former house occupies a prominent position, overlooking the Cliffony streetscape.

Recommendation: The replacement of the PVC windows with timber sliding sash windows would greatly enhance the character of this building.

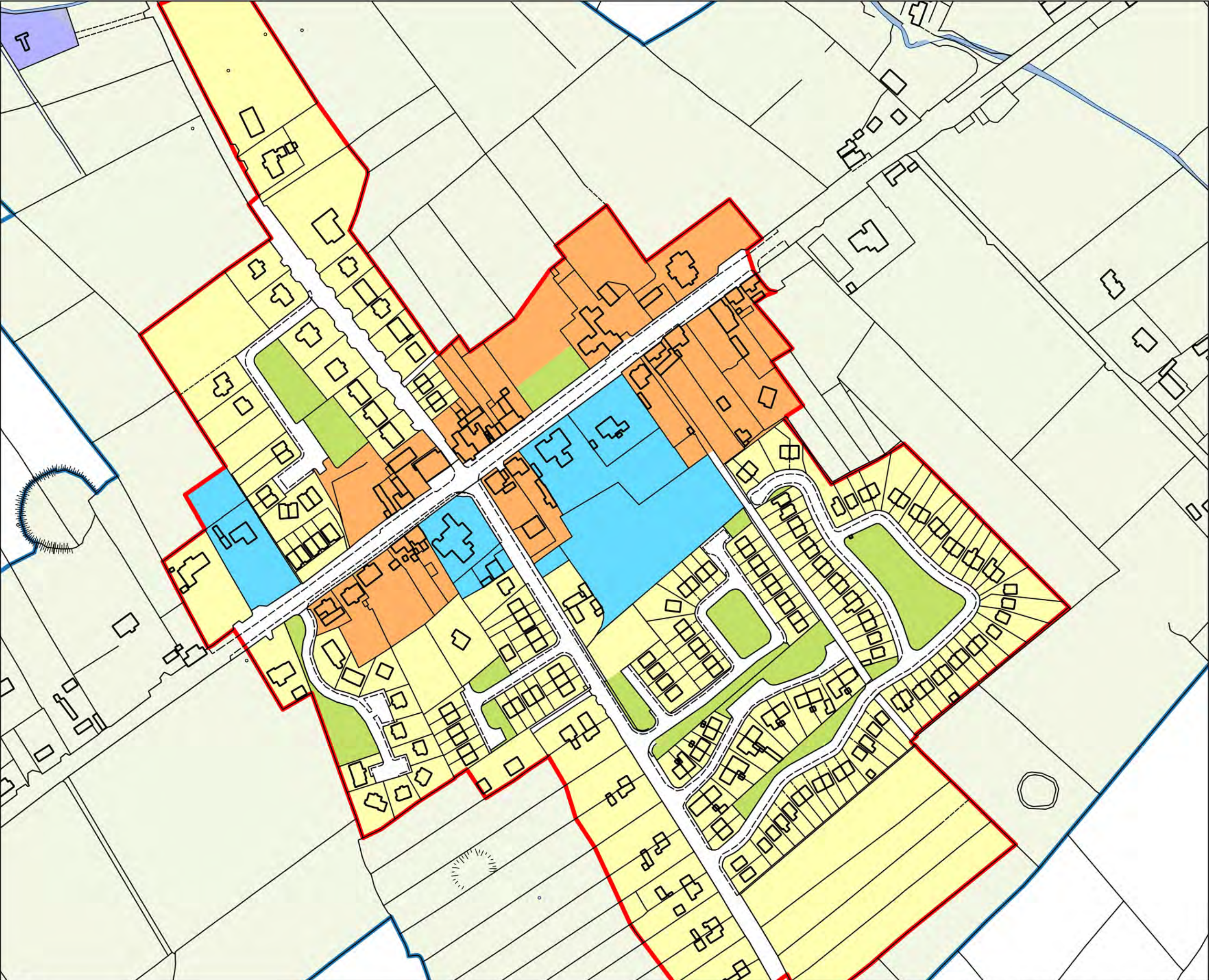
Cliffony Zoning Map



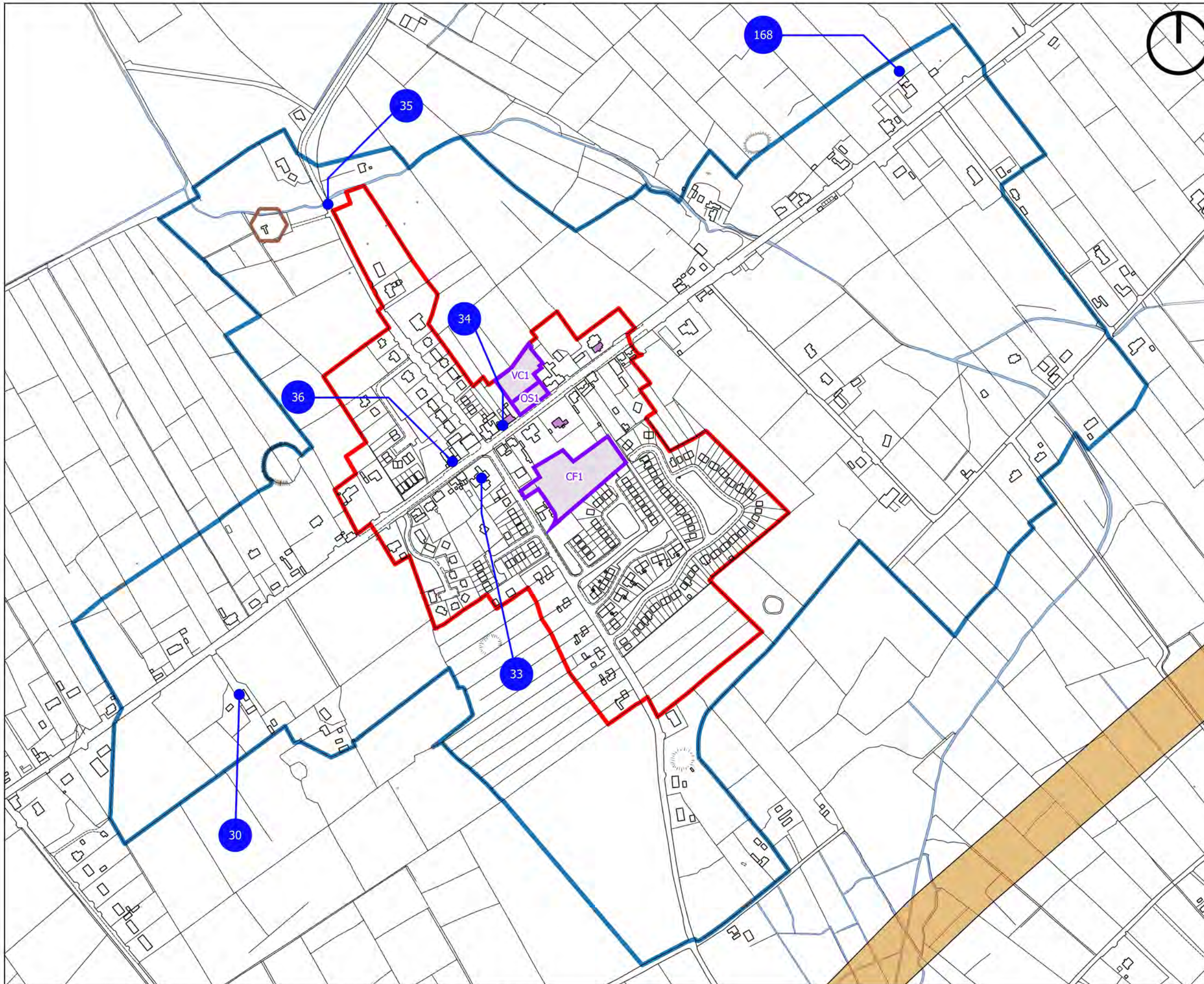
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- open space
- public utility
- green belt
- N15 realignment corridor

Cliffony Zoning detail

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



Cliffony Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- for objectives relating to individual sites refer to written text
- WWTP buffer zone (indicative)
- N15 realignment corridor

RPS no	Name
30	Denver Lodge
33	RC Church Cliffony
34	Former Gillespie's Tailor Shop, Cliffony
35	Ballinphull Bridge
36	House at southern end of Cliffony village (façade only)
168	Palmerstown Cottage

Cliffony designations

-  plan limits
-  development limit
-  Special Area of Conservation
-  Proposed Natural Heritage Areas
-  record on monuments and places
-  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
-  N15 realignment corridor

sources

PFRA indicative extents and outcomes map (OPW, 2012)

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

