

# 18. Culfadda Mini-Plan

## Village profile

Culfadda is located approximately 30 km to the south of Sligo City, in a designated *Rural Area in Need of Regeneration*. The Owenmore River flows to the south and west, while to the north and east of the village there is open countryside.

The village, which provides certain services for the population of the surrounding rural area, is identified as a *village sustaining the rural community* in the County settlement hierarchy (refer to Section 3.2 of this Plan).

Culfadda has grown in a dispersed pattern, with detached buildings along the main road. 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 440 in 2006 and 527 in 2011 (an increase of approximately 20%, much of which could be attributed to the village itself). Census figures also show a previous growth of 6.5% between the years 2002 to 2006.

Census 2016 recorded 530 persons in the Drumrat ED and 237 persons in the statistical Small Area which contains Culfadda (extending outside the mini-plan limits).

Residential development in Culfadda built since the early 2000s can be largely attributed to the Rural Renewal Tax Incentive Scheme. Recent housing schemes took the form of suburban-type estates. A survey carried out by Council planners in 2015 counted 52 occupied units (giving an estimated population of 135 persons) and only 6 vacant houses within the development limit. A further 18 dwellings have been permitted, but not yet built.

It is considered that the need for additional residential development will be limited during the Plan period.

## Community facilities

Community facilities within the village comprise a primary school, church and a community hall. There is a need to expand the range of community facilities and provision of additional ones will be supported.

## 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 will be supported, together with the accommodation of small-scale enterprise development.

## Infrastructure

The water supply comes from Culfadda Group Water Scheme. The wastewater treatment plant has a design capacity of 150 PE. No works have been proposed by Irish Water in relation to this scheme.

## 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:

### 18.1 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.** Support the provision of a landscaped public park on site OS-1.

### 18.2 Built heritage and streetscape

- A.** Seek the protection and conservation of the following Protected Structures:  
**RPS 427** Culfadda Bridge, Cloonshanbally Td

### 18.3 Circulation and parking

- A.** Require 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.

## 18.4 Village-centre mixed-use zones

- A.** Support 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 on site VC-1 should:
  - be planned on the basis of a coordinated masterplan approach;
  - create a coherent and attractive streetscape, particularly when viewed from the north-eastern approach to the village;
  - locate car-parking and other service areas/facilities around the wastewater treatment plant and to the rear of buildings.
- D.** Development of the village centre lands around site OS-1 should overlook this green area and associated walkways.

## 18.5 Business and enterprise

- A.** Support the provision of small-scale business and enterprise units on suitable sites, accommodating uses that are compatible with surrounding development.

## 18.6 Community facilities

- A.** Reserve lands to the north-west 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 supported on these lands.

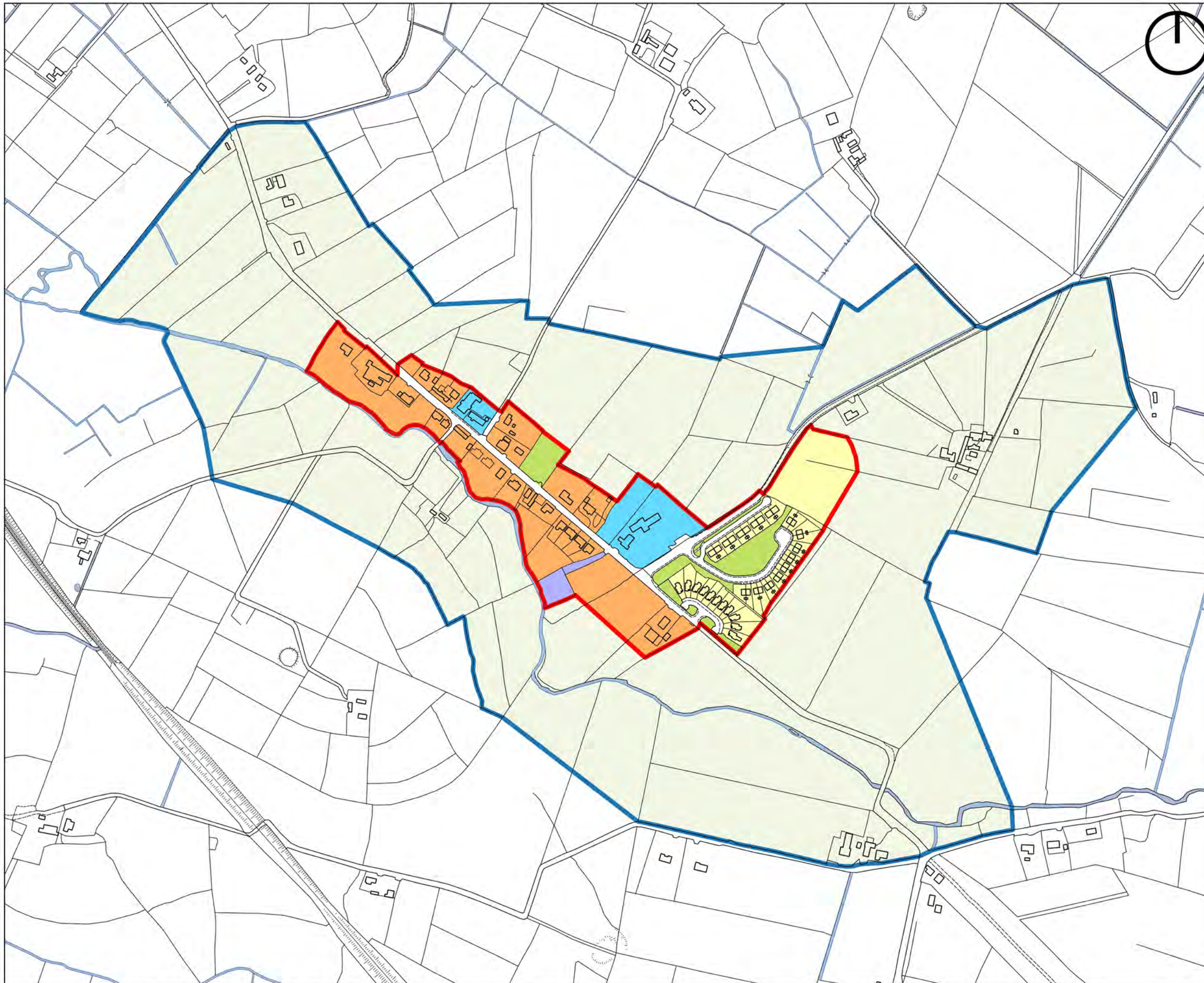
## 18.7 Wastewater treatment

- A.** 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 interest of public health and the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.





# Culfadda Zoning Map

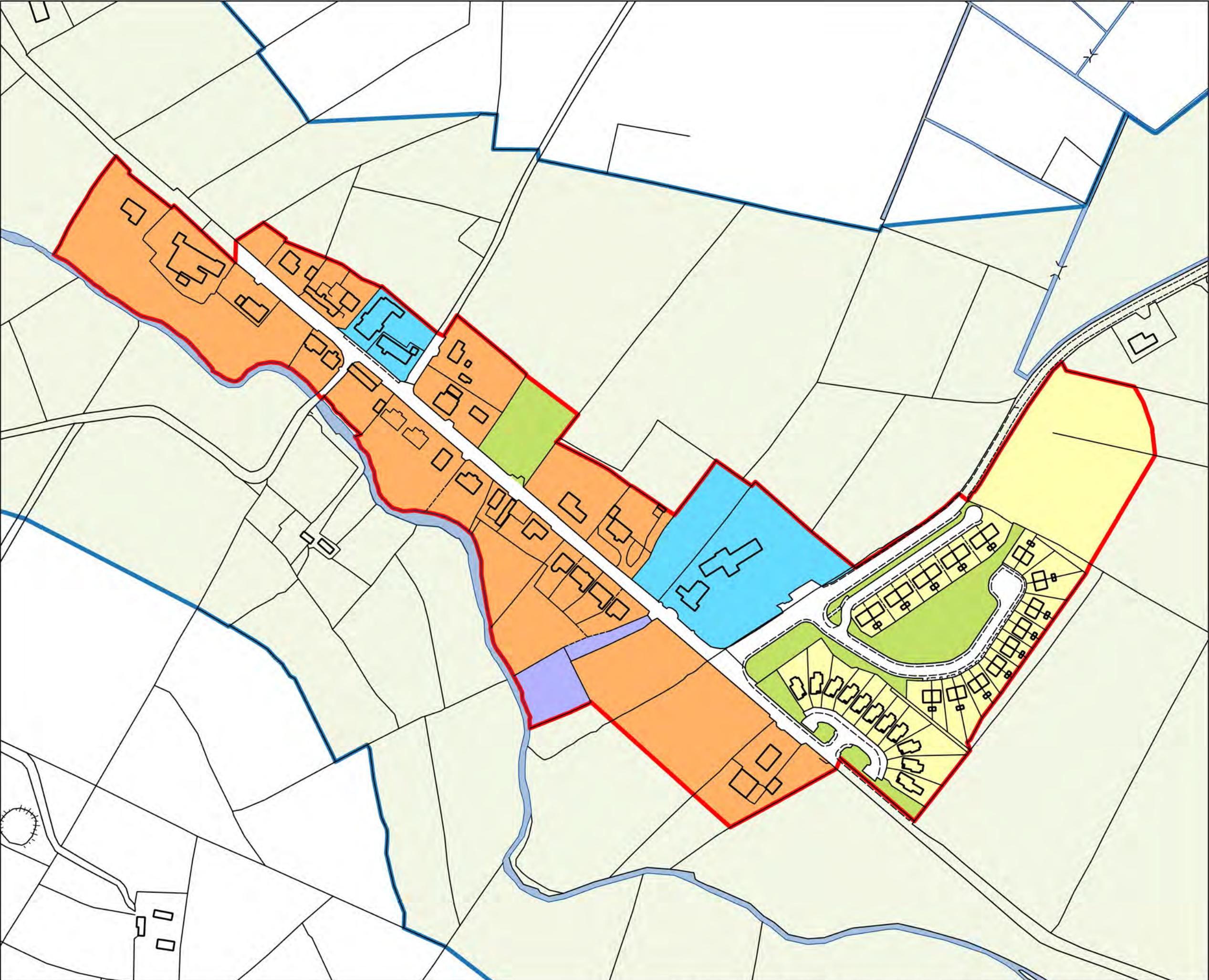


- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- open space
- public utility
- green belt



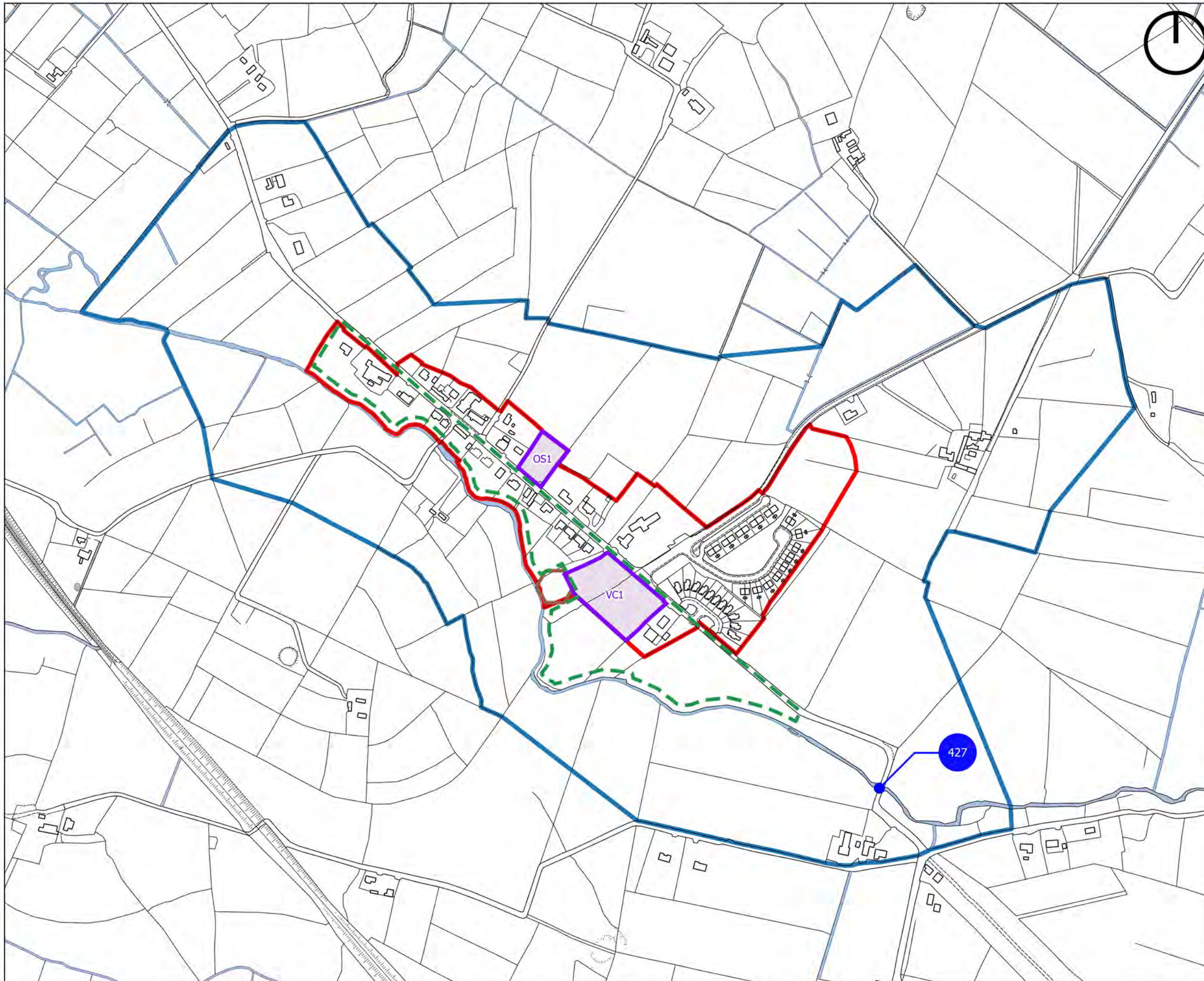
# Culfadda Zoning detail

- plan limit
- development limit
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# Culfadda Objectives Map



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

RPS no	Name
427	Culfadda Bridge



# Culfadda designations

- plan limits
- development limit
- 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

## sources

PFRA indicative extents and outcomes map (OPW, 2012)

