

13. Castlebaldwin Mini-Plan

Village profile

Castlebaldwin is located approximately 20 km south-east of Sligo City, along the N-4 Dublin-Sligo road, in a designated *Rural Area in Need of Regeneration*. It is identified as a *village sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of this Plan).

The village has grown around a crossroads, with a few detached residential and commercial buildings. More recent development has taken place to the west of the village, largely in the form of suburban-type housing estates.

Population and housing

Castlebaldwin is located within both electoral divisions (EDs) of Templevanny and Lakeview (mostly in Lakeview). Templevanny recorded a population of 240 in 2006 and 245 in 2011 (an increase of approximately 2%), while Lakeview had a population of 391 in 2006 and 474 in 2011 (an increase of approximately 21%). Between 2002 and 2006, the population of the two EDs grew by 8.5% and 7% respectively. There is no census data available for the population of the village.

Census 2016 recorded 432 persons in Lakeview ED, 226 persons in Templevanny ED and 236 persons in the statistical Small Area which contains Castlebaldwin (extending outside the mini-plan limits).

Castlebaldwin experienced significant additional residential development after 2006, which may explain the population increase recorded by the Census for Lakewiew ED. This growth can be largely attributed to the Rural Renewal Tax Incentive Scheme, along with the village's good transport links along the N-4.

A survey undertaken by Council planners in 2015 estimated a population of 107 persons based on 41 occupied housing units and 7 vacant houses within the development limit. There were also 13 nearly-completed units. It is therefore considered that there is only limited need for additional residential development during the plan period.

Community facilities

There are no community facilities within the village, apart from the primary school. There is a need to protect this facility and to consolidate other supporting activities on adjoining lands, to encourage shared use of services.

Commercial and enterprise development

For its small size, Castlebaldwin accommodates a significant number of commercial enterprises. It is important to support the development of these businesses in order to maintaining the vitality and viability of the village.

Infrastructure

A by-pass has been approved for the village as part of the N-4 Cloonamahon to Castlebaldwin realignment and upgrading. It is envisaged that construction will progress during the Plan period, subject to funding.

Castlebaldwin's water supply comes from Lough Arrow via the privately-owned Castlebaldwin Group Water Scheme. The public wastewater treatment plant is currently operating at its design capacity of 100 PE (population equivalent). Planning permission has been granted for a private developer to install a new wastewater treatment plant with a design capacity of 1,000 PE. To date, only a smaller plant has been installed to treat wastewater from the 33 recently-constructed houses.

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:

13.1 Natural heritage and open space

- A.** Ensure that development is carried out in a manner that preserves available views towards Lough Arrow, particularly from designated scenic routes.
- B.** Support improved access to Cleavry Lough, including the provision of a pedestrian walkway to link with the village and the existing public open space area (as shown on the Objectives Map).
- C.** Retain and enhance the existing public open space (OS-1) as shown on objectives map.
- D.** Reserve land for the provision of a new landscaped park (OS-2), to be provided as proposed in conjunction with the N-4 road realignment scheme.
- E.** Facilitate the protection and enhancement of the wetland site around Cleavry Lough (site indicated as WET-1 on the Objectives Map).

13.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structure:
RPS-138 Former national school – Clohoge Upper, Castlebaldwin

13.3 Circulation and parking

- A.** Promote the provision of improved pedestrian connections through the village by linking the existing public open space and Cleavry Lough via the village centre (as shown on Objectives Map). The provision of such facilities will be required in conjunction with the development of adjoining lands.
- B.** Improve the road alignment at junctions between the county roads and the N-4 in the village centre.

- C.** Ensure that development does not interfere with the approved scheme for the realignment of the N4 and associated works to the east of the village (see Objectives Map for the corridor reservation).
- D.** Upon completion of the realignment of the N-4, design and implement a traffic calming scheme for the village centre in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013).
- E.** Maintain and protect the route of the Beara-Breifne Way indicated as pedestrian linkages on the Objectives Map.

13.4 Village-centre mixed-use zones

- A.** Any development or redevelopment of the village centre sites should provide appropriate street frontage along adjoining public roads.
- B.** Development height should generally be limited to two storeys. An increase in height may be permitted at the north-eastern end of site VC-1. New buildings at this location should integrate with the scale of existing development and should be designed to reflect the prominent nature of the site.
- C.** Development on site VC-2 should provide for parking to the rear of buildings. Links and shared usage with the existing car-park to the east of VC-2 will be supported.

13.5 Community facilities

- A.** Promote the provision of community facilities on the existing school site and the adjoining site to the south-east. Shared use of resources and facilities will be supported on both sites.

13.6 Residential development objectives

- A.** Adopt a flexible and supportive approach towards alternative uses for vacant residential properties within the village. Appropriate uses will be facilitated subject to design, development management standards and compatibility with adjoining uses.

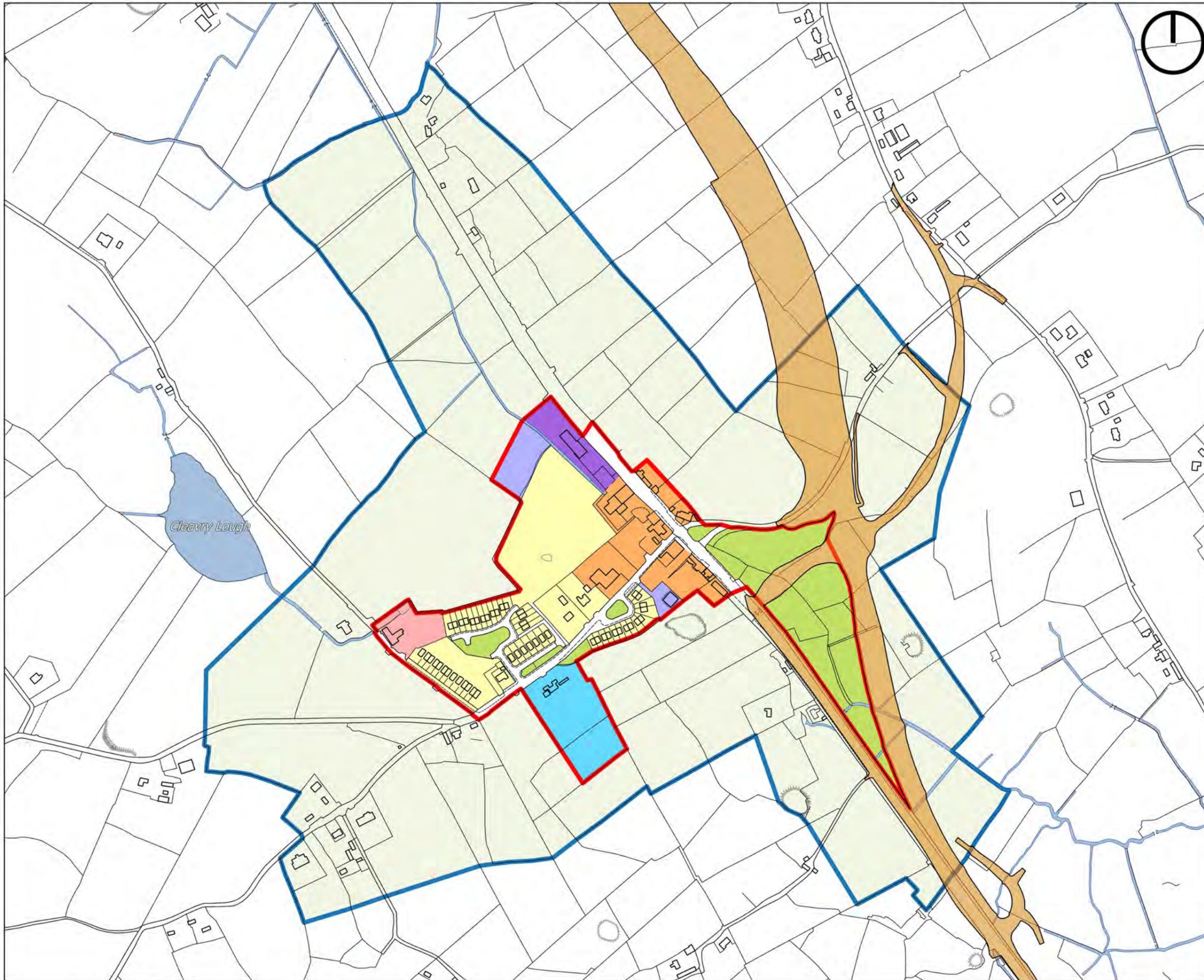
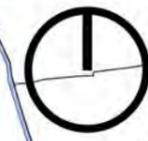
13.7 Business and enterprise

- A.** Facilitate the development of existing and new ventures on lands zoned for commercial, business and enterprise uses.

13.8 Wastewater treatment

- A.** Reserve land for the provision of a new wastewater treatment facility to replace/upgrade existing facilities, subject to Habitats Directive Assessment.
- B.** Ensure that the site of any new wastewater treatment facility is appropriately landscaped.
- C.** A buffer zone shall apply in the vicinity of the existing/proposed WWTP 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.

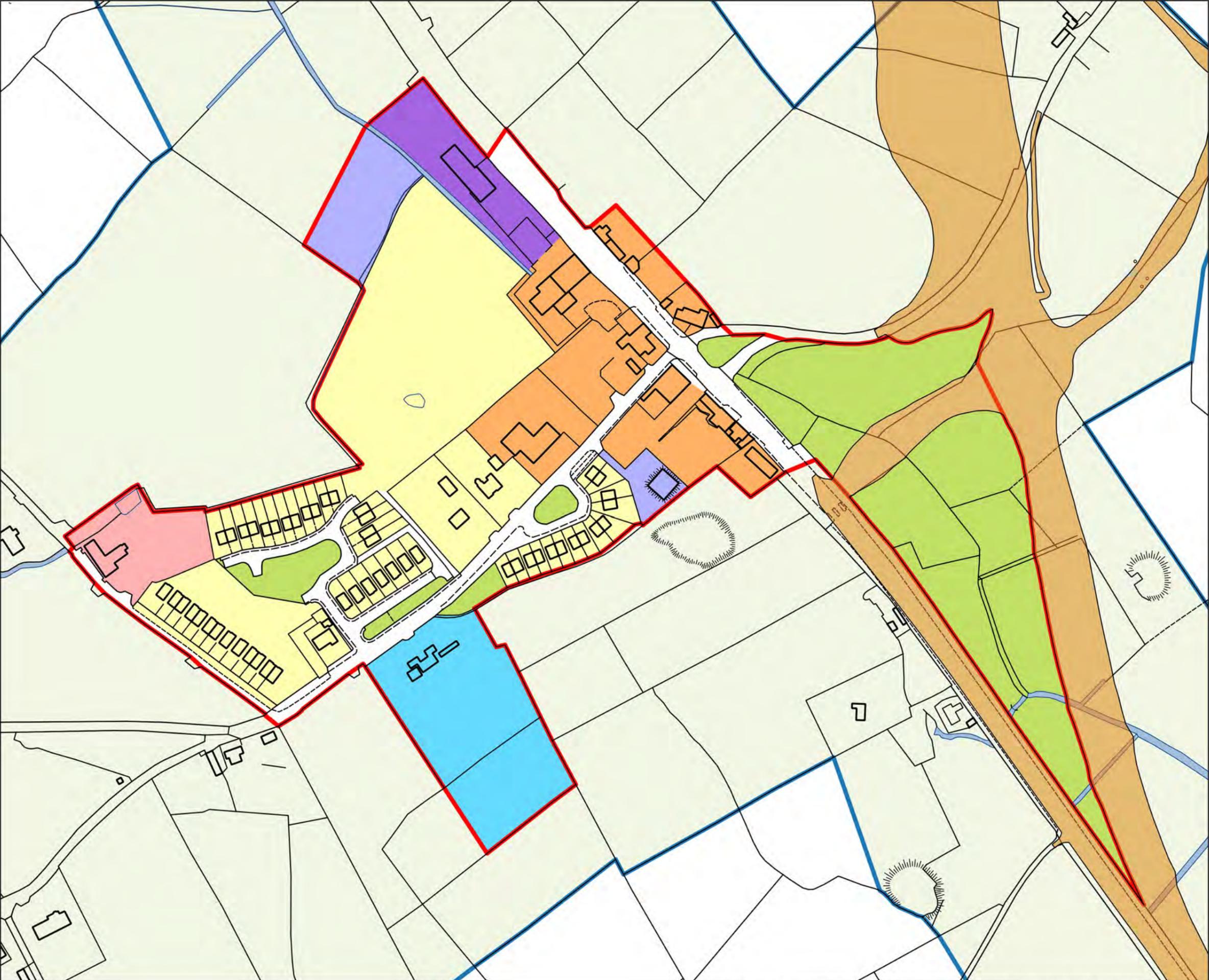
Castlebaldwin Zoning Map



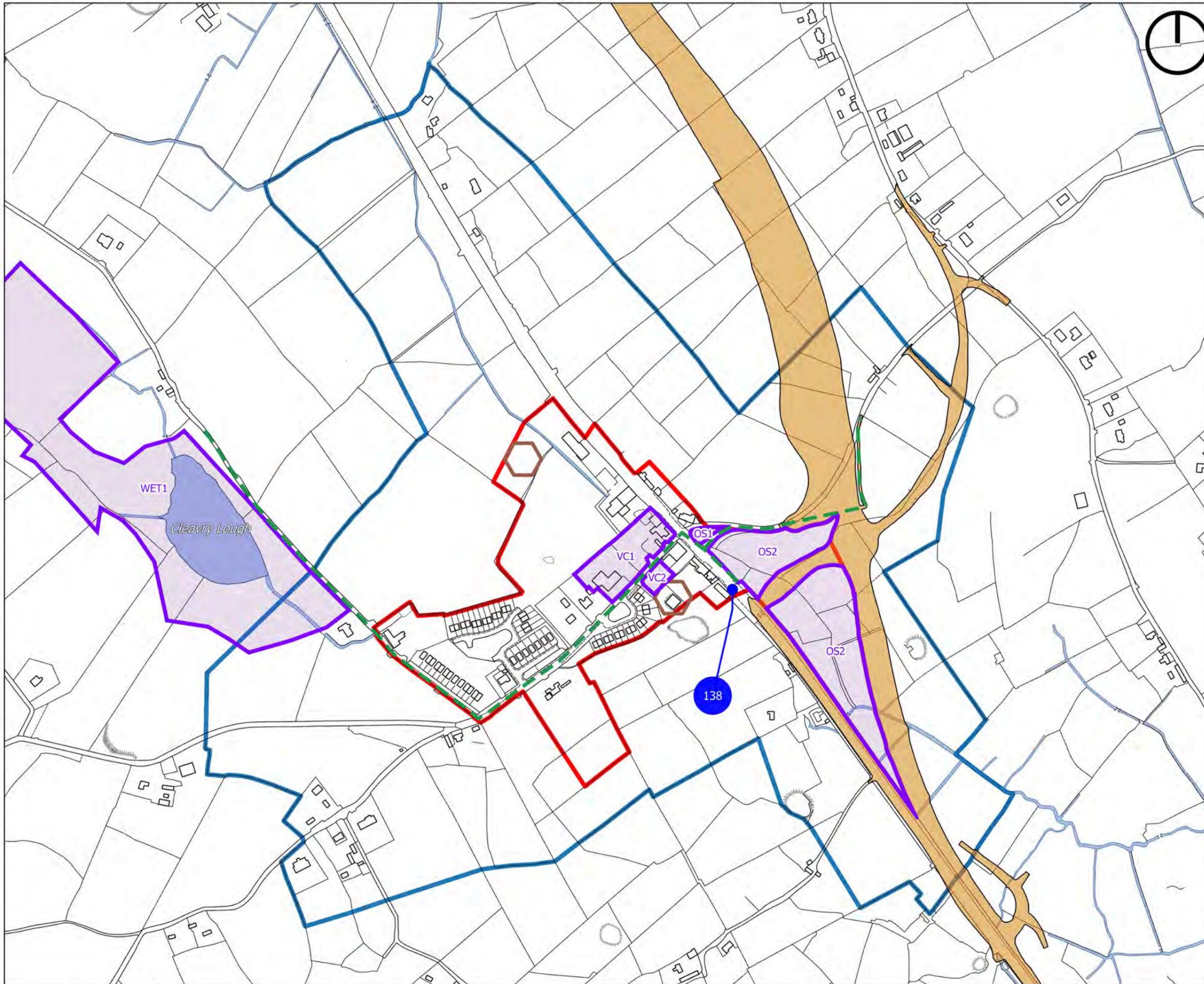
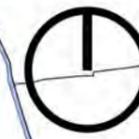
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- business & enterprise
- open space
- public utility
- green belt
- N4 realignment corridor

Castlebaldwin Zoning detail

- plan limit
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Castlebaldwin 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)
- N4 realignment corridor

| RPS no | Name |
|--------|--------------------------------------|
| 138 | Former Castlebaldwin National School |

Castlebaldwin 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
- N4 realignment corridor

sources

PFRA indicative extents and outcomes map (OPW, 2012)

