

21. Drumcliff Mini-Plan

Village profile

Drumcliff is located approximately 6 km north of Sligo City, along the N-15 (Sligo-Donegal) national primary road. The village is situated in a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*. There are, however, sensitive areas in the vicinity of the village, such as the nearby coastline. The village is bounded to the south by Sligo Bay which is designated for protection as part of Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC/pNHA. The Drumcliff River flows through the centre of the village.

Drumcliff has a small core area defined by the public house/restaurant, medical centre and some housing. The village is internationally renowned as the burial place of the poet W.B. Yeats. It also has a rich archaeological legacy, including a partially intact round tower and a high cross.

The County settlement hierarchy identifies Drumcliff as a *village sustaining the rural community* (see Section 3.2 of this Plan).

Population and housing

The village is located within the Electoral Districts of Drumcliff West and Carney, which recorded population changes of minus 5% and 1.6% respectively during the 2006-2011 intercensal period. Census figures also show changes of 0% and minus 4% respectively for the period 2002–2006. There is no census population data available for Drumcliff village. A survey carried out by Council planners in 2015 counted 15 occupied houses (equivalent to 62 persons) within the Mini-Plan limit.

Drumcliff has experienced very little growth in recent years, due to deficiencies in wastewater infrastructure and other services. As no major changes are envisaged, it is considered that the need for additional residential development will be limited during the Plan period.

Community facilities

Community facilities within the village consist of the Church and the medical centre. Due to its proximity to Rathcormack and Carney, Drumcliff benefits from shared use of educational and recreational services in these villages. While specific lands have been zoned to accommodate additional community facilities in Drumcliff, the Planning Authority will adopt a flexible approach towards proposals for community developments on suitable alternative sites.

Commercial and enterprise development

The village plays a prominent tourism role in the county, due to its W.B. Yeats connection, along with its attractive rural setting and archaeological heritage. There is potential to develop further tourism-related activities. The Planning Authority will support the diversification of commercial activities in Drumcliff, particularly those which are tourism-related.

Infrastructure

Drumcliff is well served by the N-15 Sligo-Donegal road. It is proposed to bypass the village with a realigned route for the N-15 to the east of Drumcliff.

Potable water is provided through two group water schemes (Drumcliff/Castletown and Drum East). The wastewater treatment plant, with a design capacity of 150 PE (population equivalent), is overloaded and needs to be upgraded.

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:

21.1 Natural heritage and open space

- A.** Ensure the protection and enhancement of the conservation value of Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC/pNHA.
- B.** Ensure that development is carried out in a manner which preserves views of Ben Bulbin from the N-15 designated scenic route, particularly on the approach to the village from the north and south.
- C.** Reserve site OS-1 for the development of a landscaped public open space, including the provision of picnic and fishing facilities, subject to Habitats Directive Assessment.

21.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structures:
 - RPS-197** House, Drumcliff North
 - RPS-198** House, Drumcliff North
 - RPS-200** St. Columba's Church (CoI), Drumcliff South
- B.** Protect the archaeological integrity of National Monuments SL008-084004 (High Cross) and SL008-084003 (Round Tower) and ensure that development in the vicinity of these areas is strictly controlled.
- C.** Prepare and implement a Conservation Plan for the monastic site at Drumcliff in partnership with relevant stakeholders and the local community, subject to the availability of resources.

21.3 Circulation and parking

- A.** Ensure that development does not interfere with the preferred route corridor for the N-15 road realignment to the east of the village.
- B.** Improve traffic calming along the N-15 and continue to monitor the need for a pedestrian crossing within the village, which should be provided in conjunction with future development.
- C.** Improve pedestrian and cycling links between Drumcliff Church and the village centre, enhance and extend the existing riverside walk and provide a pedestrian and cycle loop linking both river banks with Drumcliff Church and associated facilities (as indicated on the Objectives Map), subject to Habitats Directive Assessment.. The provision of such links will be required in conjunction with the development of adjoining lands.
- D.** Realign and upgrade the junction of the N-15 and the Carney Road, particularly in conjunction with the development of adjoining lands.
- E.** Development along the N-15 shall provide off-street car-parking to the rear of buildings and shall include appropriate measures to prevent roadside parking. Site access shall be gained via non-national roads or existing entrances, where available.

21.4 Village centre-type mixed-use zones

- A.** Ensure that any development proposal on site VC-1 fronts both public roads and establishes a focal point for the village.
- B.** Development within the village centre should be limited to two storeys in height and should be designed 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
- C.** Support land assembly in order to ensure coordinated development, including shared access roads and entrances.

21.5 Community facilities

- A.** Facilitate the expansion or improvement of the existing medical centre and the provision of other healthcare facilities in the village. Any further development of the existing medical centre shall include proposals to address car-parking deficiencies on this site.

21.6 Business and enterprise

- A.** Support the enhancement and promotion of Drumcliff Church / Graveyard / monastic settlement complex as a tourist attraction.
- B.** Facilitate small-scale tourism-related enterprises in the area zoned for tourism-related uses beside Drumcliff Church. Any development proposals for this area should be designed to a high standard, in keeping with the special architectural, archaeological and cultural character of this area.
- C.** Improve traffic calming and pedestrian facilities in the vicinity of St. Columba’s Church, particularly along the existing access road and car park located to the west of the Church.
- D.** Consider proposals for small-scale tourism-related enterprises and facilities on lands zoned as Green Belt in the vicinity of St Columba’s Church and car park. Such proposals will be accommodated subject to demonstration of compliance with an overall conservation plan for the area (to be prepared by Sligo County Council in partnership with the local community) and subject to sensitive siting and design.

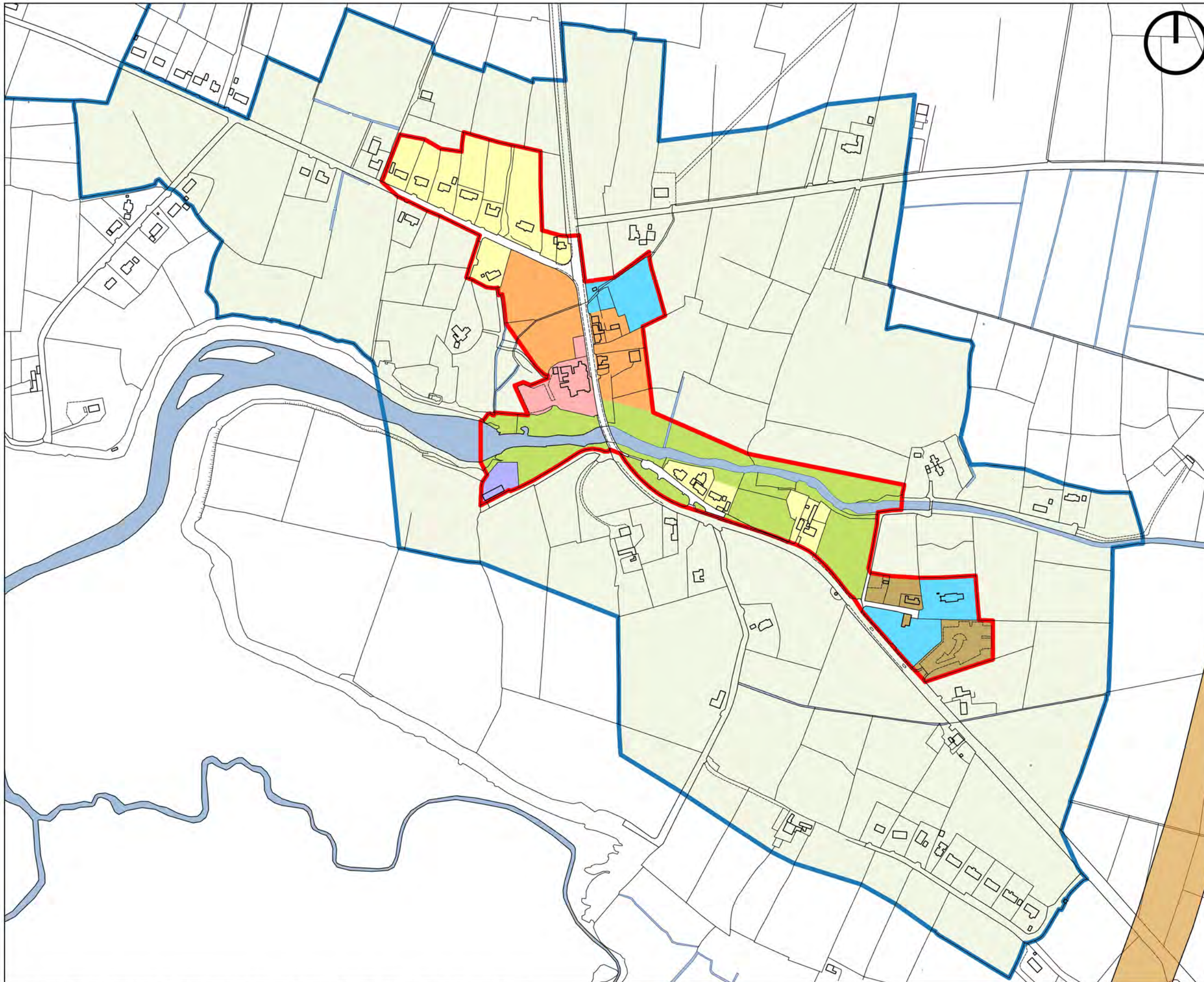
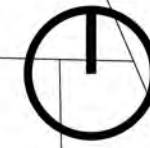
21.7 Wastewater treatment

- A.** A buffer zone shall apply in the vicinity of the existing 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.

21.8 Flood risk management

- A.** OPW flood risk mapping indicates a potential risk of fluvial (river) and coastal flooding on selected sites in Drumcliff (see the Designations map for more details). Any application for development on these sites shall be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

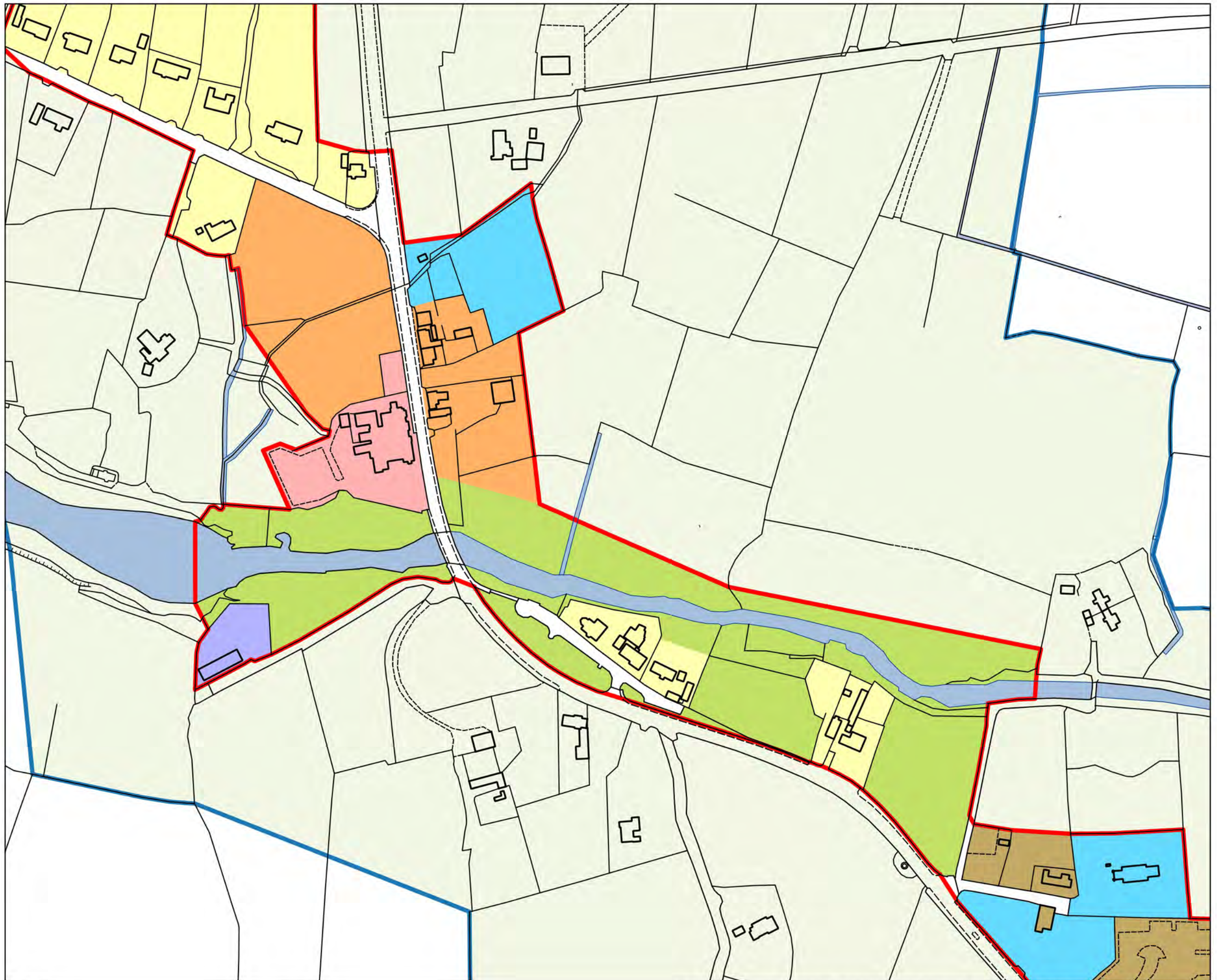
Drumcliff Zoning Map

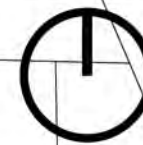


- plan limit
- development limit
- green belt
- residential uses
- mixed uses
- community facilities
- commercial uses
- open space
- public utility
- tourism related uses
- green belt
- N15 realignment corridor

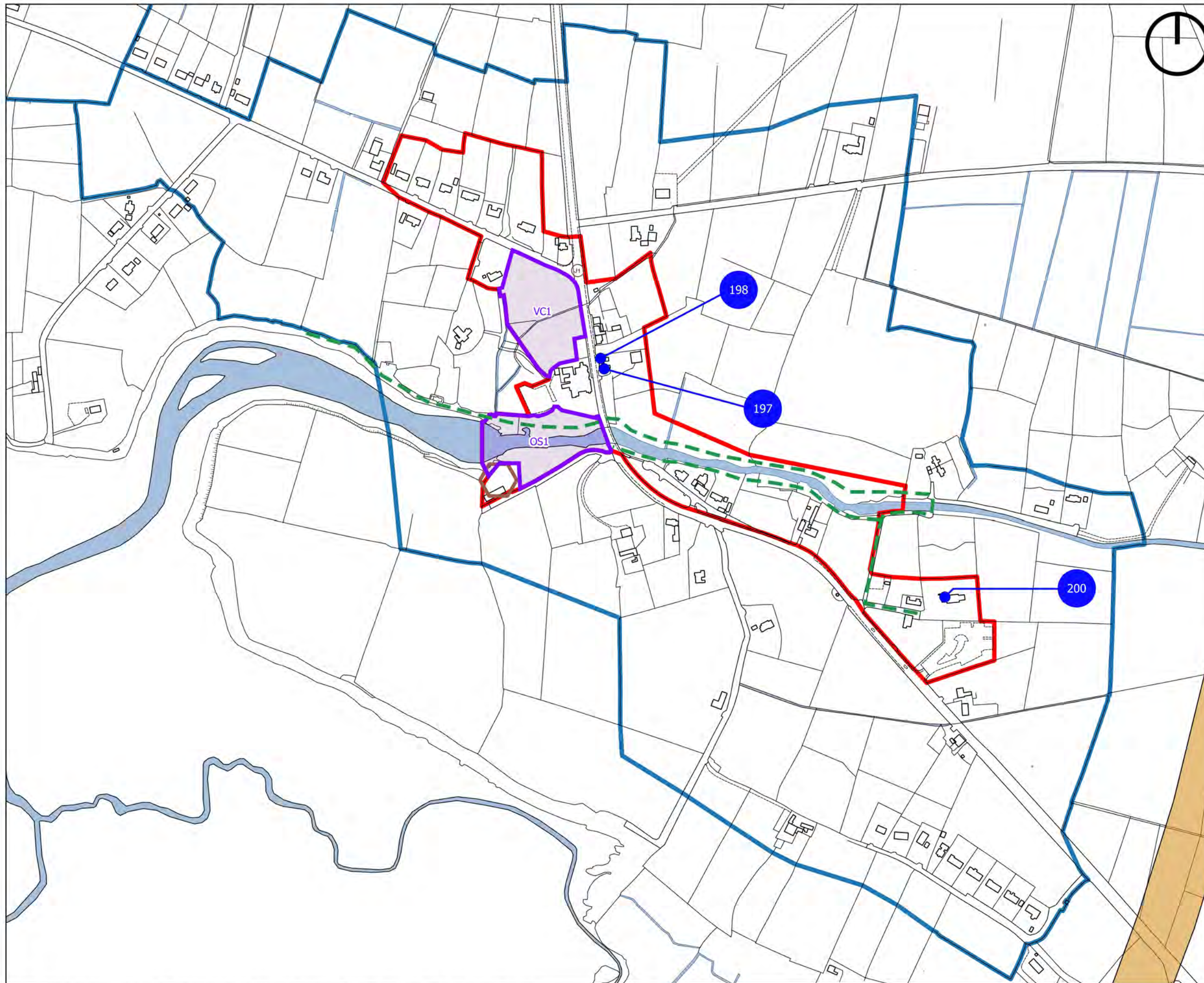
Drumcliff Zoning detail

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





Drumcliff Objectives Map



- plan limit
- development limit
- protected structure
- junctions to be improved
- river walks, pedestrian and cycle links
- for objectives relating to individual sites refer to written text
- WWTP buffer zone (indicative)
- N15 realignment corridor

RPS no	Name
197	House
198	House
200	St. Columba's Church (CoI)

Drumcliff designations

-  plan limits
-  development limit
-  Special Area of Conservation
-  Special Protection Areas
-  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)

