

24. Castlebaldwin Mini-Plan



Village Profile

Castlebaldwin is located approximately 20 km southeast of Sligo City, along the N4 Dublin-Sligo road, in a designated *Rural Area in Need of Regeneration*. It is identified as a *village supporting the rural community* in the Settlement Structure (see Section 3.3 of the CDP).

The village has grown organically 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

There is no census data available for the population of Castlebaldwin village, which is located within both electoral divisions (EDs) of Templevanney and Lakeview. Templevanney recorded a population of 221 in 2002

and 240 in 2006 (an increase of approximately 8.5%), whilst Lakeview recorded a population of 366 in 2002 and 391 in 2006 (an increase of approximately 7%).

The village itself experienced significant additional residential development after 2006, so it is likely that its population has increased. A survey undertaken by Council planners in mid-2009 estimated Castlebaldwin's population at 68 persons. This growth can be largely attributed to the Rural Renewal Tax Incentive Scheme, along with the village's good transport links along the N4.

The 2009 surveys found an extremely high residential vacancy rate within the village: 44% (25 units). There are a significant number of further dwellings permitted but not yet commenced: 61 units.

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

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

Commercial and enterprise development

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

Infrastructure

A by-pass is planned for the village as part of the N4 Cloonamahon to Castlebaldwin realignment and upgrading. Preliminary design is ongoing in this regard.

The water supply for the village is sourced from Lough Arrow via the privately-owned Castlebaldwin Group Water Scheme. Currently there are no capacity issues.

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 1000 PE. However, the developer has now installed a smaller plant to treat only wastewater from the 36 recently-constructed houses.

Objectives

It is an objective of Sligo County Council to:

24.1 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. Encourage 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 green area (OS-2), with picnic facilities and viewing point.
- E. Facilitate the protection and enhancement of the wetland site around Cleavry Lough (site indicated as WET-1 on objectives map).

24.2 Built heritage

- A. Seek the protection and conservation of the following Protected Structure located within the plan limit:
 - RPS-81** Former national school

24.3 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. Facilitate the provision of a small car park within the site zoned for public open space (OS-2). The car park should be located at the northern end of the site.
- C. Any new development at the village centre junction should incorporate adequate building setbacks in order to facilitate the safety and flow of traffic at this location.
- D. Any new development along the N4 should incorporate appropriate building setbacks along with measures to prohibit on-street car-parking.
- E. New entrances along the N4 shall be discouraged. Development shall be directed towards sharing existing entrances or availing of entrances off secondary roads.
- F. Ensure that development does not interfere with the preferred route for the realignment of the N4 and associated works to the east of the village (see Objectives Map for indicative route).

24.4 Village-centre mixed-use zones

- A. Any development / 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. However, an increase in height may be permissible at the north-eastern end of site VC-1. Development 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 of site VC-2 should provide for parking to the rear of the site. Links and shared usage with the existing car-park to the east of VC-2 will be encouraged.

24.5 Community facilities

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

24.6 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.

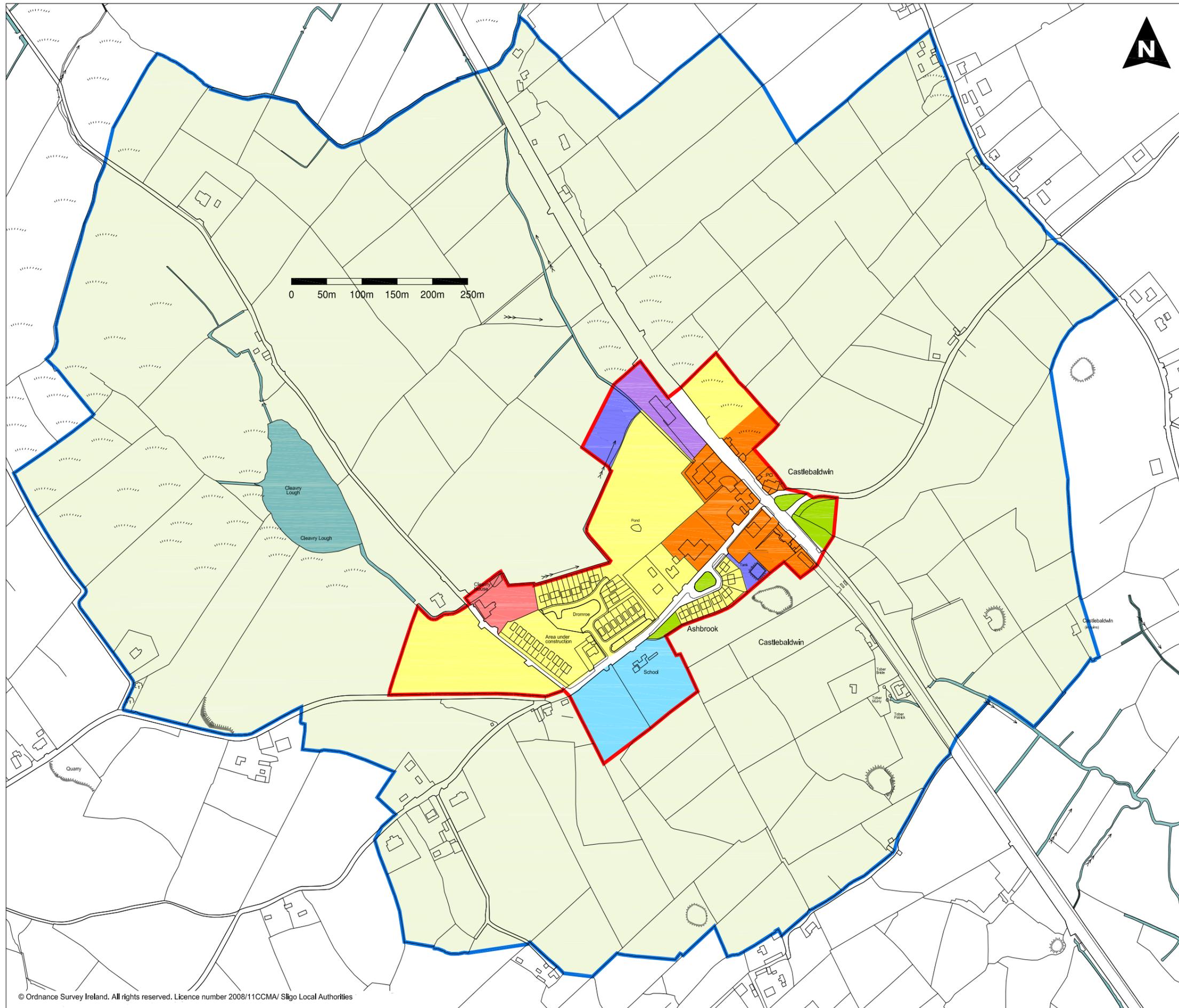
24.7 Business and enterprise

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

24.8 Wastewater treatment

- A. Reserve land for the provision of a new wastewater treatment facility to replace/upgrade existing facilities.
- B. No additional multi-unit housing developments shall be permitted in the village until the upgraded wastewater treatment facilities are connected and operational.
- C. Upon completion of the new wastewater treatment facilities, allow for development up to the relevant design capacity. However, notwithstanding the availability of such 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. Ensure that the site of the new treatment facilities is appropriately landscaped.
- E. 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 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.

Castlebaldwin Zoning Map



- █ plan limit
- █ development limit
- █ residential uses
- █ commercial uses
- █ mixed uses
- █ community facilities
- █ business & enterprise
- █ utilities
- █ open space
- █ buffer zone

Castlebaldwin Objectives Map

-  plan limit
-  development limit
-  existing RPS structure
-  river walks, pedestrian and cycle links
-  for objectives relating to individual site refer to written objectives
-  scenic route
-  N4 realignment preferred route (indicative only)
-  RMP
-  WWTP buffer zone (indicative)

