

# Chapter 43. Cliffony Village Plan

The Settlement Strategy for County Sligo designates Cliffony as a **village sustaining rural communities**. It has adequate infrastructural capacity for small-scale development and is seen as a viable alternative to rural one-off housing.

## 43.1 Village profile

Cliffony is located approximately 22 km north of Sligo Town, along the N-15 Sligo–Donegal Road. The village centre comprises a streetscape of mainly two-storey, 19<sup>th</sup> Century buildings on both sides of the story N-15, which is the Main Street.

Cliffony is located approximately 22 km north of Sligo Town, along the N-15 (Sligo–Donegal Road). The Sligo/Leitrim county border lies a further 6 km to the north. The village centre comprises a streetscape of mainly two-storey, 19<sup>th</sup> Century buildings on both sides of N-15, which is the Main Street. The nearest public car park is 1 km away, at Creevykeel court cairn.

By adopting this Development Plan with certain amendments, including a specific amendment to the Village Profile section of Cliffony Village Plan, the Elected Members of Sligo County Council have indicated that *“Cliffony has adequate wastewater treatment facilities, therefore it is possible to allocate a population growth target to the village (308 PE)”*.

The village has been nominated for inclusion in Uisce Éireann’s *Small Towns and Villages Growth Programme* for an upgrade or provision of a new WWTP. A strategic assessment has been carried out on the existing WWTP. **[PA-197]**

Cliffony village assets <b>[PA-198]</b>		
Population	<b>2022 Census</b>	521 persons
	<b>2016 Census</b>	492 persons
	<b>2011 Census</b>	483 persons
	<b>2011-2022</b>	+7.86%
Housing stock	<b>2022 Census</b>	306 dwellings, of which 35 holiday homes and 41 vacant
	<b>2016 Census</b>	288 dwellings, of which 28 holiday homes and 50 vacant
Service infrastructure	<b>Water supply</b>	Sourced from the North Sligo Regional Scheme
	<b>Wastewater</b>	800 PE with spare capacity of approx. 296 PE. The village has been nominated for inclusion in Uisce Eireann Small Towns and Villages Growth Programme for an upgrade or provision of a new WWTP. A strategic assessment has been carried out on the existing WWTP.
	<b>Road network</b>	Located along the N-15 with the R279 spur starting in Cliffony village connecting Mullaghmore to the N15.

Cliffony village assets [PA-198]		
Social infrastructure	Schools	One primary school
	Churches	St Molaise church
	Sports facilities	Soccer pitch to the north-west of the village
	Other assets	Community hall & Montessori school (Health centre recently closed down by HSE)
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann routes 64 and 480, and by the Local link
	Active travel	No current proposals
Architectural/ Archaeological heritage	Protected Structures	6 Protected structures
	Recorded monument	Creevykeel court cairn – one of the largest court cairns in Ireland, 1 km north of the village of Cliffony
Natural heritage and environment	Natura 2000 sites nearby	Bunduff Lough and Machair/Trawalua/Mullaghmore SAC/pNHA
	Natural amenities	Trawalua Strand to the north-west of the village
	Flood risk	None

## 43.2 Village-specific objectives

**Note:** These objectives must be considered in conjunction with the urban development policies for towns and villages contained in **Chapter 10 Urban Development Principles** (Vol. 2) and the general development policies and objectives set out in Volume 3 of this Plan.

### 43.2.1 Transport and circulation

- A. Seek to provide an alternative vehicular and pedestrian access to the national school off the Ballintrillick Road, through lands zoned for community facilities.
- B. Support the provision and improvement of pedestrian links/access from the village to the natural amenities by providing walkways and open space and by requiring the provision of such facilities in conjunction with any development of adjoining lands.

The nearest public car park is 1 km away located at Creevykeel court cairn. [PA-199]

### 43.2.2 Village centre

- A. New development on the site opposite the National School shall include a small public open space along the Main Street. This open space should be well-designed and suitably overlooked by surrounding development. In order to avoid subdivision of the open space, any access associated with development of the backlands should be located at the north-east or south-west end.

### 43.2.3 Community facilities

- A. Support the establishment of a multi-purpose community facility on the lands zoned community facilities to the rear of Cliffony National School. Any development proposal on these lands should provide:
- pedestrian links between adjoining residential lands and the village centre;
  - a playground;
  - a shared vehicular access into a shared car parking area which can serve the primary school, the community centre and the church.

### 43.2.4 Wastewater treatment

- A. Pursue, in co-operation with Uisce Eireann, the provision of license-compliant capacity. In the interim period, applications for connection will be assessed on an individual basis by Uisce Eireann considering their specific load requirements. Minor developer-funded improvements may be required. **[PA-196]**

### 43.2.5 Business and enterprise

- A. Facilitate the development of tourism-related local enterprise initiatives and facilitate establishment of local business. **[PA-197]**