

32. Drumcliff Mini-Plan



Village Profile

Drumcliff is located approximately 6 km north of Sligo City, along the N15 (Sligo-Donegal) National Primary road. The village is situated in a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*. The surrounding landscape is, however, sensitive, especially 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 Settlement Structure identifies Drumcliff as a *Secondary Gateway Satellite* (see Section 3.3 of the CDP).

Population and housing

There is no census population data available for the village itself. However, it is located within the Electoral Districts of Drumcliff West and Carney, which recorded population changes of 0% and minus 4% respectively during the 2002-2006 inter-censal period. A survey carried out by Council planners in mid-2009 estimated the actual village population at 62 persons.

Unlike many similar villages, Drumcliff has experienced little growth in recent years, due to the absence of public wastewater infrastructure and other services, along with the apparent lack of demand for multiple housing developments. It is not envisaged that this situation will change significantly within the lifetime of this development plan.

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

Community facilities within the village are limited and consist of the Church (Col) and the medical centre. Due to its proximity to Rathcormack and Carney, the village benefits from shared use of facilities in these villages (ecclesiastical, educational and recreational services). Whilst specific lands have been zoned to accommodate additional community facilities in Drumcliff, a flexible approach should be taken 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. It is considered that there is further potential to develop tourism-related activities and to establish the village as a tourism base for the County. In this context, a flexible and supportive approach should be adopted to promote the diversification of commercial services and facilities available within the village, particularly those activities which are tourism-related.

Infrastructure

Drumcliff is well served by the N15 Sligo-Donegal road. It is proposed to by-pass the village, with the provision of a realigned N15 to the east.

Water supply is provided through two group water schemes (Drumcliff/Castletown and Drum East), which currently have no capacity issues. The public wastewater treatment facility, with a design capacity of 150 PE (population equivalent), has limited spare capacity at present.

Objectives

It is an objective of Sligo County Council to:

32.1 Natural heritage and open space

- A. Encourage 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 Benbulbin from the N15 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.

32.2 Built heritage

- A. Seek the protection and conservation of the following Protected Structures and Proposed Protected Structures located within the plan limit:

Protected Structures

RPS-119 St. Columba's Church (Col)

Proposed Protected Structures

P-17 House

P-18 House

- 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.

32.3 Circulation and parking

- A. Ensure that development does not interfere with the preferred route corridor for the N15 road realignment to the east of the village.
- B. Improve traffic calming along the N15 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 links between Drumcliff Church and the village centre, enhance and extend the existing riverside walk and provide a pedestrian loop linking both river banks with Drumcliff Church and associated facilities (as indicated on the Objectives Map). The provision of such links will be required in conjunction with the development of adjoining lands.
- D. Realign and upgrade the junction of the N15 and the Carney Road, particularly in conjunction with the development of adjoining lands.
- E. Development along the N15 shall provide off-street car-parking to the rear of the site and shall include appropriate measures to prevent roadside car-parking. In such cases, site access shall be gained via non-national roads or existing entrances, where available.

32.4 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 create a streetscape pattern in keeping with the existing settlement character.
- C. Encourage land assembly in order to ensure coordinated development, including shared access roads and entrances.

32.5 Community facilities

- A. Facilitate the expansion / improvement of the existing medical centre. Any further development shall include proposals to address car-parking deficiencies on this site.
- B. Support the development of a multi-purpose community facility on the site marked CF-1. Development of this site should front the N15 and overlook the Drumcliff River, which adjoins the site.

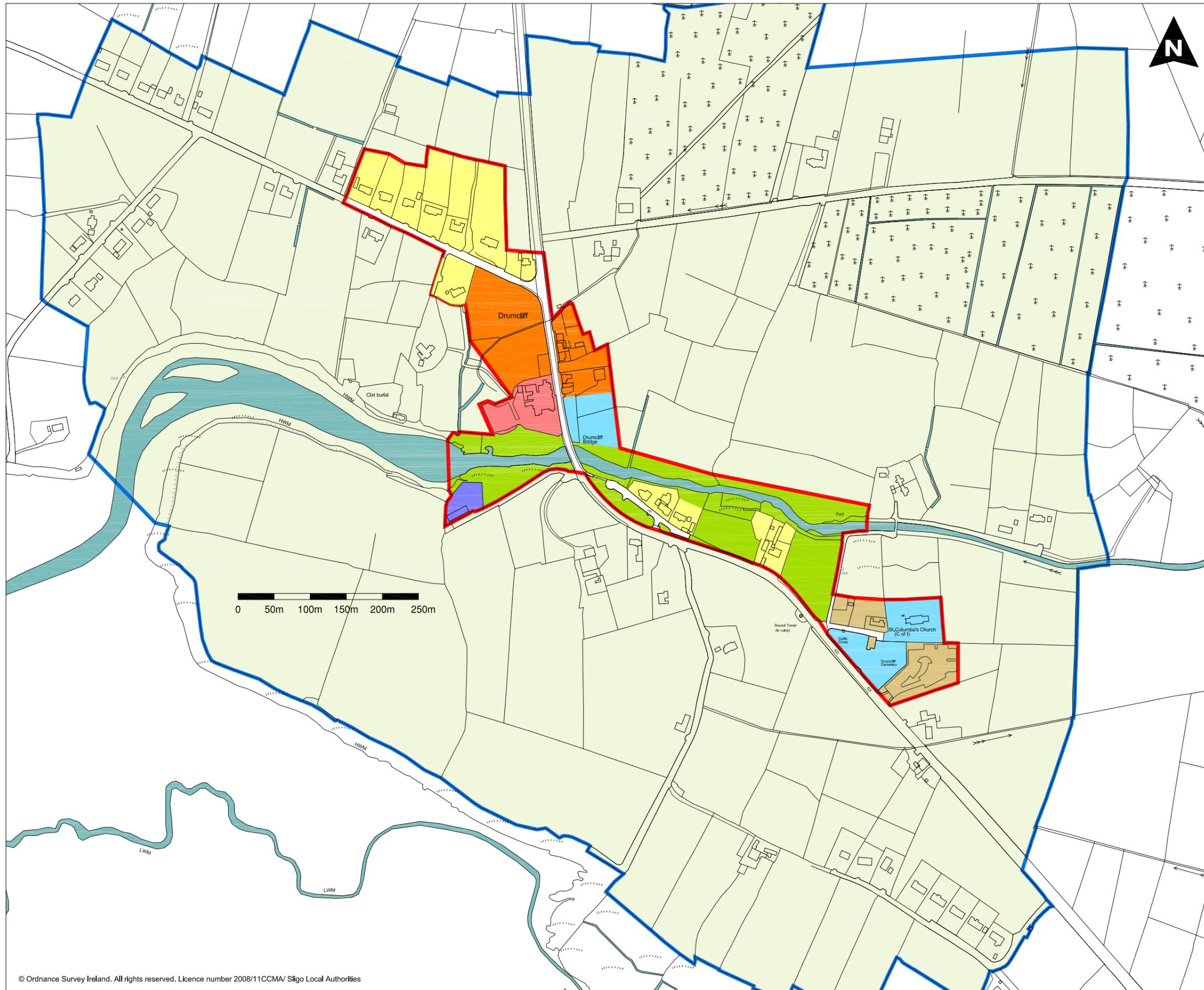
32.6 Business and enterprise

- A. Encourage the maintenance, enhancement and promotion of Drumcliff Church / Graveyard / monastic settlement complex as a tourist attraction.
- B. Encourage 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.

32.7 Wastewater treatment

- A. Allow for development connecting to the wastewater treatment plant up to a limit of 150 PE (population equivalent). However, notwithstanding this available 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).
- B. A buffer zone shall apply in the vicinity of the existing 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.

Drumcliff Zoning Map



- █ plan limit
- █ development limit
- █ residential uses
- █ commercial uses
- █ mixed uses
- █ community facilities
- █ utilities
- █ open space
- █ tourism related uses
- █ buffer zone

Drumcliff Objectives Map

-  plan limit
-  development limit
-  existing RPS structure
-  proposed addition to RPS
-  river walks, pedestrian and cycle links
-  for objectives relating to individual site refer to written objectives
-  scenic route
-  RMP
-  SAC
-  pNHA
-  WWTP buffer zone (indicative)
-  N15 realignment preferred route (indicative only)
-  river buffer zone

