



Volume 4 Village Plans

Draft Sligo County Development Plan 2024-2030

Public consultation
13 October to 22 December 2023

Draft SLIGO County Development Plan 2024–2030 Volume 4

This Draft Development Plan for County Sligo (CDP) has been prepared under Section 11 of the Planning and Development Act 2000 (as amended).

The Draft CDP consists of four volumes, nine appendices, and is accompanied by the following supporting documents:

Housing Strategy

Draft Sligo Local Transport Plan

Wine Street Car Park Masterplan

Strategic Flood Risk Assessment

Environmental Report (Strategic Environmental Assessment)

Natura Impact Report (Appropriate Assessment)

The **Landscape Character Assessment Map** (A1 format) is also available as part of the Draft CDP.

All documents can be downloaded from the Council's consultation portal at consult.sligococo.ie

The Draft CDP and associated documents are available for inspection or purchase at the Planning Office of Sligo County Council in the City Hall (Quay Street, Sligo). They can also be inspected in the County Library, Council's Area Offices and library branches in Ballymote, Enniscrone and Tobercurry.

Sligo County Council invites submissions and observations from 13 October 2023 to 22 December 2023, both dates included.

Contributions should be made by anyone interested in the future development of County Sligo and its settlements. You are therefore invited to examine the Draft Plan and associated documents, and exercise your statutory right to comment upon the draft proposals.

A report with recommendations on all valid submissions or observations received will be prepared and presented to the elected Council members for their consideration.

Submissions should be made through the Council's consultation portal at consult.sligococo.ie

Although NOT recommended, written submissions, headed "Draft CDP 2024-2030", may be e-mailed to cdp@sligococo.ie

or posted to:

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Prepared by the Development Planning Unit
Sligo County Council, 13 October 2023

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Chapter 34. Aclare Village Plan

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

34.1 Village profile

Aclare is located approximately 10 km west of Tobercurry, along the local road L- 4803. The village centre retains its historic form and many historic buildings, of which three are Protected Structures.

The village is crossed by the River Eighnagh (or Lough Talt River), which forms part of the River Moy SAC.

Aclare village assets		
Population	2016 Census	114 residents in the statistical small area which extends outside the village plan limit, 257 residents in the Aclare ED
	2011 Census	292 (Aclare ED)
	% change	– 13.6% (Aclare ED)
Housing stock	2016 Census	81 dwellings within the statistical small area
Service infrastructure	Water supply	Sourced from Lough Talt Regional Water Supply
	Wastewater treatment	750 PE with spare capacity of approx. 695 PE.
	Road network	Served by the local road network, which provides links to the R-294 (Tobercurry to Ballina Road) and the N-17 (Sligo to Galway Road)
Social infrastructure	Schools	Pupils attend two primary schools, located 3 km to the north of Aclare (Castlerock National School) and 5 km to the east (Banada National School)
	Churches	Parishioners attend the church in Kilmacteige to the west of the village
	Sports facilities	Sports ground located to the west of the village
	Other assets	Small landscaped park in the village centre; health centre, childcare centre, community hall, sports grounds, graveyard – all located to the west of the village

Aclare village assets		
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann route 479 and the Local Link
	Active travel	No current proposals
Architectural heritage	Protected Structures	6, including Aclare Bridge
Natural heritage and environment	Natura 2000 sites nearby	River Moy SAC
	Natural amenities	River Eighnagh (or Lough Talt River)
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

34.2 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.

34.2.1 Natural heritage and open space

- A. Ensure, where possible, the retention of woodland, trees and vegetation along the riverbank and adjoining areas.
- B. Support the improvement of access to the river by providing riverside walkways in conjunction with the development of any adjoining lands.

34.2.2 Village centre

- A. Any development proposal on the lands zoned Rural Village along both the L-4804 (The High Road) and the L-4801 (The Low Road) should create an appropriate streetscape.

34.2.3 Community facilities

- A.** Direct any proposal for new community facilities serving the Aclare area to lands zoned CF, to the east of River Eighnagh.
- B.** The lands zoned for community facilities should be developed on a coordinated basis to form a community complex. Access, car-parking, pedestrian links, open spaces and other services/facilities should be developed in such a way as to enable shared use by all occupants of the scheme.
- C.** The development of the community complex shall incorporate an appropriately linked and overlooked open space along the riverside buffer zone.
- D.** Any development proposal on the CF zoned lands should:
 - provide an appropriate aspect along the riverside buffer zone;
 - provide on-site car parking;
 - create a suitable streetscape insofar as is feasible.

34.2.4 Business, industry and enterprise

- A.** Reserve lands to the west of the existing McGuinness Technology Park to accommodate additional business, enterprise and industrial development.

Chapter 35. Ballinacarrow Village Plan

The Settlement Strategy for County Sligo designates Ballinacarrow as a **village sustaining rural communities**. The village has infrastructural capacity for limited small-scale development.

35.1 Village profile

Ballinacarrow is a linear settlement located along the N-17 (Sligo-Galway Road), approximately 15 km south-west of Sligo Town. Historically, the village has developed at the junction of the N-17 with the Coolaney Road, as demonstrated by the continuous streetscape at the northern side of the Main Street/N-17.

Ballinacarrow village assets		
Population	2016 Census	202 persons within the census settlement boundary 349 persons in Temple ED
	2011 Census	301 persons in Temple ED (no data for the settlement)
	% change	+ 15.9 % in Temple ED
Housing stock	2016 Census	86 dwellings, of which 15 vacant
Service infrastructure	Water supply	Sourced from Lough Talt
	Wastewater treatment	250 PE with spare capacity of approx. 19 PE
	Road network	Located along the N-17
Social infrastructure	Schools	One primary school
	Churches	One church
	Other assets	Community centre with a children's playground and pre-school room
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann route 64 and the Local Link
	Active travel	New footpath to link Temple Manor housing development to the village centre.

Ballinacarrow village assets		
Architectural heritage	Protected Structures	One - the Church of Saint Fechin & Saint Lassara
Natural heritage and environment	Natura 2000 sites nearby	None
	Natural amenities	Owenmore River to the southeast of the village River
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

35.2 Village-specific objectives

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

35.2.1 Transport and circulation

- A. Ensure that new development does not interfere with the development of the **N-17 Knock to Collooney** national road project and associated works (refer to Ballinacarrow Zoning Map).
- B. Provide a footpath to link Temple Manor housing development to the village centre.

35.2.2 Village centre

- A. Any development proposal on lands which have frontage onto the N-17 and the L-6108 (Coolaney Road) should retain the existing buildings along the Main Street, retain the mature trees on site where possible and incorporate them into the overall landscaping of the scheme. The vehicular access shall be off the Coolaney Road.
- B. Any redevelopment of the lands located immediately to the north-east of Owenmore Paddock housing development should provide a suitable streetscape along the Main Street/N-17, with car parking located to the rear of buildings.
- C. Any development of the site located between Temple Manor and Silverdale housing developments should be based upon a masterplan approach that incorporates a well-designed and easily accessible public open space.

35.2.3 Community facilities

- A.** Reserve lands to the north-west of the existing primary school to allow for its possible future expansion and/or the provision of other community facilities.

35.2.4 Business and enterprise

- A.** Support the development of a business and enterprise complex on the site zoned BIE. to facilitate small-scale businesses.

Chapter 36. Ballinafad Village Plan

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

36.1 Village profile

Ballinafad is located approximately 30 km south-east of Sligo Town. The village provides certain facilities to the local community, but Boyle, in nearby County Roscommon, acts as the main service centre in this area.

Ballinafad village assets		
Population	2016 Census	187 residents in the statistical small area, which extends outside the village plan limit 368 persons in Aghanagh ED
	2011 Census	315 persons in Aghanagh ED
	% change	+ 16.8% in Aghanagh ED
Housing stock	2016 Census	88 dwellings within the statistical small area
Service infrastructure	Water supply	Sourced from Lough Arrow
	Wastewater treatment	200 PE with spare capacity of approx. 73 PE.
	Road network	Located adjacent to the N-4 (Sligo to Dublin Road)
Social infrastructure	Schools	None
	Churches	One church
	Sports facilities	Soccer pitch
	Other assets	Heritage/Field Study centre, community centre with a community café and a playground
Sustainable transport	Train	Not available in the area
	Bus	Served by the Local Link
	Active travel	No current proposals

Ballinafad village assets		
Architectural heritage	Protected Structures	One – the Church of the Immaculate Conception
Natural heritage and environment	Natura 2000 sites nearby	Lough Arrow SAC/SPA/pNHA
	Natural amenities	Lough Arrow
	Flood risk	Present outside the development limit. Refer to flood risk mapping in Appendix 1 of the SFRA .

36.2 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.

36.2.1 Archaeological heritage

- A. Seek the protection of the archaeological integrity and the enhancement of the setting of Recorded Monuments Ballinafad Castle (SL040–189) and Red Earl Road (SL040–190).

36.2.2 Village centre

- A. Any development proposal in the village centre should create an appropriate streetscape along both adjoining public roads.
- B. Tourism and activity-based development will be supported on the site of the former Anglers’ Rest and adjacent site. Any development proposal at this location should retain the character of the existing building on site (Anglers’ Rest), retain, where possible, the mature trees on site and locate all associated car-parking to the rear of site.

36.2.3 Business and enterprise

- A. Support the location of small-scale enterprise units on the Heritage/Field Study centre site. The types of uses accommodated shall be restricted to those that are compatible with other existing and permitted uses in the surrounding area and shall be appropriately designed to integrate with the existing structures on the site.

Chapter 37. Ballincar Village Plan

The Settlement Strategy for County Sligo designates Ballincar as a **village sustaining rural communities**. The village has adequate infrastructural capacity for small-scale development and can offer an alternative to rural one-off housing.

The village is also included in the area covered by the Sligo Local Transport Plan (SLTP), which contains specific provisions relating to active travel and public transport.

37.1 Village profile

Ballincar is a coastal settlement in the Rosses Peninsula, on the northern shore of Sligo Bay. It is located approximately 3.5 km north-west of Sligo Town, along the Regional Road R-291.

The village is served by a pumped sewage rising main from Rosses Point to the village which continues by gravity to the sewage pumping station at Shannon Eighter.

Ballincar village assets		
Population	2016 Census	424 persons within the census settlement boundary, which included the former Cregg House Residential Centre and other dwellings located outside the village plan limit.
	2011 Census	444 persons within the census boundary (As above)
	% change	– 4.5%
Housing stock	2016 Census	134 dwellings, of which 7 vacant
Service infrastructure	Water supply	Supplied from Kilsellagh Water Supply Scheme
	Wastewater treatment	Served by a pumped sewage rising main from Rosses Point and a new gravity sewer from the village to the existing sewage pumping station at Shannon Eighter
	Road network	Located along the R-291 (Sligo to Rosses Point)
Social infrastructure	Schools	None
	Churches	None
	Sports facilities	None
	Other assets	Leisure centre in hotel

Ballincar village assets		
Sustainable transport	Train	Not available in the area.
	Bus	Served by Sligo Town Service S2
	Active travel	Upgrade of the existing commuter cycle route to a segregated cycle track to Sligo Town and to Rosses Point
Architectural heritage	Protected Structures	One – Rossaville House
Natural heritage and environment	Natura 2000 sites nearby	Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC/pNHA and Cummeen Strand SPA.
	Natural amenities	Sligo Bay
	Flood risk	Present. Flood Zone B is mapped in Appendix 1 of the SFRA

37.2 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.

37.2.1 Archaeological heritage and open space

- A. Facilitate the provision of a semi-natural open space area on lands zoned OS to the east of the hotel, ensuring the protection of the archaeological integrity of the site and including pedestrian links to the west and south.

37.2.2 Circulation

- A. Upgrade the existing commuter cycle route (Sligo Town – Rosses Point) to segregated cycle tracks where possible. Compliance with this objective will be required in conjunction with any development on adjoining lands.
- B. Upgrade bus stop infrastructure in the village to include the addition of shelters, hardstands and bus cages.

37.2.3 Village centre

- A.** Facilitate the development of a defined village centre with an adequate mix of uses.
- B.** Ensure that new development creates appropriately-scaled (generally two-storey) streetscape along the R-291.
- C.** Developments at the eastern and western ends of the village centre should be designed in a manner consistent with their prominent locations.
- D.** Require comprehensive land assembly in the interest of coordinated development of the village centre area.

37.2.4 Community facilities

- A.** Support the development of multi-purpose community facilities on lands zoned CF, subject to archaeological assessment at planning application stage.

37.2.5 Wastewater treatment

- A.** Require any proponents of new development to make a pre-connection enquiry about the feasibility of a connection to Uisce Eireann wastewater infrastructure.

Chapter 38. Ballintogher Village Plan

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

38.1 Village profile

Located approximately 10 km south-east of Sligo Town, Ballintogher provides a small range of services for the local community. The traditional village core, marked by Kingsfort House, retains several 19th Century buildings fronting the Main Street.

The route of the dismantled Sligo-Leitrim and Northern Counties Railway (SLNCR) line runs to the south of the village.

Ballintogher village assets		
Population	2016 Census	331 persons
	2011 Census	313 persons
	% change	+ 5.7%
Housing stock	2016 Census	139 dwellings
Service infrastructure	Water supply	Group Water Scheme (supplied from Cairns Hill)
	Wastewater treatment	350 PE with a spare capacity of approx. 16 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. To date a strategic assessment has been carried out on the existing WWTP.
	Road network	Located along the R-290 (Collooney to Dromahair)
Social infrastructure	Schools	One primary school
	Churches	Two churches
	Sports facilities	GAA pitch
	Other assets	Community hall, Community Enterprise Centre
Sustainable transport	Train	Not available at present
	Bus	Served by Bus Eireann route 462 and the Local Link
	Active travel	No current proposals, except for the SLNCR Greenway project

Ballintogher village assets		
Architectural heritage	Protected Structures	3, including the notable Kingsfort House
Natural heritage and environment	Natura 2000 sites nearby	None
	Natural amenities	Lough Gill to the north of the village
	Flood risk	None

38.2 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.

38.2.1 Natural heritage and open space

- A. Require the preservation of the existing green area to the north of Kingsfort House, including the mature trees and stone walls.
- B. Reserve the land to the west of the WWTP for the provision of a new public open space.

38.2.2 Transport and parking

- A. Retain the existing public car park and facilitate its expansion onto the adjacent site to the west.
- B. Facilitate the delivery of the planned SLNCR Greenway between Collooney (Co. Sligo) and Enniskillen (Co. Fermanagh).

38.2.3 Village centre

- A. Any development proposal on lands zoned Rural Village, to the rear of Moran’s Public House, should create a well-designed streetscape along the adjoining public road.

38.2.4 Business and enterprise

- A. Support the further development of the existing Enterprise Centre.

38.2.5 Wastewater treatment

- A. Support the provision of a new or upgraded WWTP through the Uisce Eireann **Small Towns and Villages Growth Programme** or any superseding programmes.

Chapter 39. Bellaghy Village Plan

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

39.1 Village profile

Situated on County Sligo’s border with County Mayo, Bellaghy forms a joint settlement with Charlestown. The settlement is located 48 km to the south-west of Sligo Town and 9 km from Ireland West Airport (Knock). The disused Western Rail Corridor, which crosses the village’s Main Street, marks the separation between Bellaghy and Charlestown.

Bellaghy village assets		
Population	2016 Census	191 persons in the statistical Small Area which extends outside the village plan limit. 1,033 residents in Charlestown-Bellaghy
	2011 Census	914 residents in Charlestown-Bellaghy
	% change	+11.5% in Charlestown-Bellaghy
Housing stock	2016 Census	117 dwellings in the statistical Small Area
Service infrastructure	Water supply	Sourced from Lough Talt Regional Water Supply
	Wastewater treatment	The wastewater treatment plant for Charlestown-Bellaghy is located in Bellaghy. It has a 3,250 PE, with spare capacity of approx. 1,911 PE
	Road network	Located along the N-17 (Sligo to Galway Road)
Social infrastructure	Schools	One primary school and one secondary school in Charlestown
	Churches	One church in Charlestown
	Sports facilities	GAA pitch, soccer pitch and swimming pool in Charlestown
	Other assets	Town park and burial ground in Charlestown
Sustainable transport	Train	Not available at present. Adjacent to disused Western Rail Corridor
	Bus	Served by Bus Eireann routes 22, 64, 440, 442 & 451 and by the Local Link
	Active travel	No current proposals

Bellaghy village assets		
Architectural heritage	Protected Structures	None
Natural heritage and environment	Natura 2000 sites nearby	River Moy SAC
	Natural amenities	River Moy to the north-west of the village
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

39.2 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** of this Volume (Vol. 2) and the general development policies and objectives set out in Volume 3 of this Plan.

39.2.1 Archaeological heritage and open space

- A. Reserve land to the south of the L-8915-0 for a public park. The park should be developed as a semi-natural open space area and should protect and highlight the archaeological monument on the site.

39.2.2 Transport and circulation

- A. Support the provision of pedestrian links between the village, new residential development, areas of open space and surrounding natural amenities, including a possible riverside walkway. The provision of such links will be required in conjunction with the development of adjoining lands.
- B. Protect the Western Rail Corridor by preventing any type of development with the potential to compromise its future use for any type of transport-related project.

39.2.3 Commercial development

- A. Require high standards of design, layout and landscaping of any new commercial developments located near the village's gateway, i.e. the junction between the N-17 and the old Sligo Road.

Chapter 40. Bunnanadden Village Plan

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

40.1 Village profile

Bunnanadden is located approximately midway between Tobercurry (8 km to the west), Ballymote (7 km to the north-east) and Gorteen (8 km to the south-east). Historically, the village has grown at the junction of the R-296 (Tobercurry to Ballymote Road) and the Achonry Road. The church, school, shop, pubs and 19th Century terraced houses are compactly arranged around this junction.

Bunnanadden village assets		
Population	2016 Census	140 persons in the statistical Small Area containing Bunnanadden (which extends outside the mini-plan limit). 320 persons in Cloonaghill ED
	2011 Census	159 persons in Cloonaghill ED
	% change	+ 101.2% in Cloonaghill ED
Housing stock	2016 Census	84 dwellings
Service infrastructure	Water supply	Sourced from Lough Talt Regional Water Supply
	Wastewater treatment	350 PE with spare capacity of approx. 194 PE
	Road network	Located along the R-296
Social infrastructure	Schools	One primary school
	Churches	One church
	Sports facilities	A sports field is located approximately 2 km away, on the Gorteen Road
	Other assets	Community centre and creche
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann route 476 and by the Local link
	Active travel	No current proposals

Bunnanadden village assets		
Architectural heritage	Protected Structures	None
Natural heritage and environment	Natura 2000 sites nearby	None
	Natural amenities	Wetland site to the west of the village
	Flood risk	None

40.2 Village-specific objectives

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

40.2.1 Natural heritage

- A. Ensure the protection of the existing wetland area to the west of the village (refer to groundwater flood mapping on page 93 in Appendix 1 of the SFRA).

40.2.2 Village centre

- A. Any development proposals on village-centre sites should create an attractive and coherent streetscape along the R-296, provide off-street car parking to the rear of the new buildings and include the provision of pedestrian linkages to adjoining lands.

40.2.3 Community facilities

- A. Facilitate the development of a children’s playground in the village.

40.2.4 Business and enterprise

- A. Where feasible, require shared access, car-parking and services arrangements between existing and new developments on lands zoned BIE.

Chapter 41. Carney Village Plan

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

41.1 Village profile

The village of Carney is located approximately 9 km to the north-west of Sligo Town. There are sensitive landscape features close to the village, especially the Sligo Bay coastline to the west and south.

Carney village assets		
Population	2016 Census	395 persons
	2011 Census	349 persons
	% change	+ 13.1%
Housing stock	2016 Census	153 dwellings
Service infrastructure	Water supply	Sourced from the North Sligo Regional Scheme
	Wastewater treatment	2,500 PE with spare capacity of approx. 2,029 PE
	Road network	Served by the local road network, which provides links to the N-15 (Sligo to Donegal Road)
Social infrastructure	Schools	None
	Churches	None
	Sports facilities	Soccer pitch (Yeats United). Oxfield Complex, including the GAA Pitch, located to the east of the village.
	Other assets	Oxfield community centre
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann route 474 and by the Local link
	Active travel	No current proposals

Carney village assets		
Architectural heritage	Protected Structures	3, including Carney Bridge
Natural heritage and environment	Natura 2000 sites nearby	Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC/pNHA and the Drumcliff Bay SPA
	Natural amenities	Sligo Bay and the woodland to the east of the village
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA.

41.2 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.

41.2.1 Natural heritage and open space

- A. Protect and enhance the remaining woodland around the village, especially Oxfield Wood, Flood's Wood and Paddy McGowan's Wood.
- B. Protect and enhance the banks of Carney River by preserving these areas as a wildlife corridor/river buffer zone and support improved/extended access to the river and pedestrian walkways along its course in conjunction with the development of adjoining lands.
- C. Extend the existing Riverside Park northwards as far as the junction between the Lissadell Road/Cashelgarran Road. The existing mature trees on the land shall be protected and retained.

41.2.2 Built heritage

- A. Where feasible, stone walls should be preserved, enhanced and extended in a manner that is in keeping with traditional stone-walling in the vicinity. Other important non-structural elements of the built heritage need to be preserved, e.g. the old village water pump, which is a Protected Structure (County RPS item 95).

41.2.3 Village centre

- A. Require any new development locating to the west of the Main Street to front onto both the Main Street and to the park areas to its north and west.
- B. Provide a new bus stop and shelter at appropriate locations in the village centre.

Chapter 42. Castlebaldwin Village Plan

The Settlement Strategy for County Sligo designates Castlebaldwin as a **village sustaining rural communities**. Its potential for growth is currently (2023) limited by the restricted capacity of its wastewater treatment plant.

42.1 Village profile

The village of Castlebaldwin is located approximately 20 km south-east of Sligo Town, along the L-37000 (Old N-4). The new **N-4 Collooney to Castlebaldwin** realigned route, to the east of the village, was officially opened in 2022. Castlebaldwin stretches across the boundary between the electoral divisions (EDs) of Templevanny and Lakeview (mostly in Lakeview).

Castlebaldwin village assets		
Population	2016 Census	236 persons in the statistical Small Area which extends outside the village plan limits. 432 persons in Lakeview and 226 persons in Templevanny
	2011 Census	474 persons in Lakeview and 245 persons in Templevanny
	% change	–9.7 % in Lakeview ED and –8.4% in Templevanny ED
Housing stock	2016 Census	107 dwellings in the statistical Small Area
Service infrastructure	Water supply	Sourced from Lough Arrow via the privately-owned Castlebadwin Group Water Scheme
	Wastewater treatment	100 PE with spare capacity of approx. 1 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.
	Road network	Located along the L-37000 (Old N-4), adjacent to the realigned N-4
Social infrastructure	Schools	One primary school
	Churches	Church located to the north-east of the village
	Sports facilities	None
	Other assets	Ballyrush community childcare is located to the north-east of the village.

Castlebaldwin village assets		
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann routes 23 and 471 and by the Local link
	Active travel	No current proposals
Architectural heritage	Protected Structures	One: a former national school
Natural heritage and environment	Natura 2000 sites nearby	None
	Natural amenities	Cleavry Lough and wetland, the Beara-Breifne Way
	Flood risk	None

42.2 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.

42.2.1 Natural heritage and open space

- A. Facilitate the protection and enhancement of the wetland site around Cleavry Lough, to the north-west of the village.
- B. Retain and enhance the existing public open spaces to the north of the junction of the Old Dublin Road (L-37000) and the link road to the new N-4.

42.2.2 Transport and circulation

- A. Maintain and protect the route of the Beara-Breifne Way.
- B. Implement the remedial works scheme - part of the N-4 realignment scheme. This will involve the provision of new/upgraded footpaths, drainage, cycle lanes and resurfacing of the L-37000 (Old N-4).

42.2.3 Village centre

- A.** Development on the lands zoned RV at the junction of the Old N-4 in the middle of the village should integrate with the scale of existing development and should be designed to reflect the prominent nature of the site.

42.2.4 Wastewater treatment

- A.** Pursue, in co-operation with Irish Water, the provision of a new wastewater treatment plant or an upgrade of the existing facility. In the interim, 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 to the existing WWTP.

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, 19th Century buildings on both sides of the story N-15, which is the Main Street.

Cliffony village assets		
Population	2016 Census	492 persons
	2011 Census	483 persons
	% change	+1.8%
Housing stock	2016 Census	288 dwellings
Service infrastructure	Water supply	Sourced from the North Sligo Regional Scheme
	Wastewater	800 PE with spare capacity of approx. 308 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.
	Road network	Located along the N-15
Social infrastructure	Schools	One primary school
	Churches	One church
	Sports facilities	Soccer pitch to the north-west of the village
	Other assets	Health centre, community hall & Montessori school
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

Cliffony village assets		
Architectural heritage	Protected Structures	6 Protected structures
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.

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 upgrading of the wastewater treatment plan to ensure it is fully compliant with current standards. In the interim, 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.

Chapter 44. Cloonacool Village Plan

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

44.1 Village profile

Cloonacool is located approximately 6 km to the north-west of Tobercurry. The village is situated between the River Moy and the foothills of the Ox Mountains. The Mad River runs to the east of Cloonacool and joins the River Moy to the south of the village.

Cloonacool village assets		
Population	2016 Census	284 persons in the statistical Small Area which contains Cloonacool (extending outside the mini-plan limits). 352 persons in the Cloonacool/Loughill ED
	2011 Census	352 persons in the Cloonacool/Loughill ED
	% change	0% in the Cloonacool/Loughill ED
Housing stock	2016 Census	145 dwellings in the statistical Small Area
Service infrastructure	Water supply	Sourced from Lough Talt Regional Water Supply
	Wastewater treatment	500 PE with spare capacity of approx. 402 PE
	Road network	Served by the local road network, which links with the N-17 (Sligo-Galway Road) N-17 at Tobercurry via L-4703, and the R-294 (Boyle-Ballina Road) at Mullaney's Cross via L-4702.
Social infrastructure	Schools	One primary school
	Churches	One church
	Sports facilities	Tennis and basketball courts
	Other assets	Community centre, burial ground
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann route 479 and by the Local link
	Active travel	No current proposals

Cloonacool village assets		
Architectural heritage	Protected Structures	2
Natural heritage and environment	Natura 2000 sites nearby	River Moy SAC
	Natural amenities	River Moy, Mad River
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

44.2 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.

44.2.1 Open space

- A. Seek to improve access to the Mad River and River Moy through the provision of riverside walkways and by requiring the provision of such facilities in conjunction with the development of adjoining lands.

44.2.2 Built heritage

- A. Protect and maintain the masonry bridges spanning the Mad River, Owenbehernagh River and River Moy.

44.2.3 Village centre

- A. Any development proposal on the site located to the south of the junction of the L-4702-34 and the L-4703-0 should ensure overlooking of the open space area to the north.
- B. New development on the site adjoining the L-4703-0 and the Mad River should provide frontage onto the public road and an appropriate aspect along the River. Particular attention should be paid to the visual impact when viewed from the south-eastern approach to the village (coming from the Tobercurry direction along L-4703).

Chapter 45. Culfadda Village Plan

The Settlement Strategy for County Sligo designates Culfadda 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.

45.1 Village profile

Located approximately 30 km to the south of Sligo Town, Culfadda provides basic services for the population of the surrounding rural area. The Owenmore River flows to the south and west of the village.

Culfadda village assets		
Population	2016 Census	237 persons in the statistical Small Area, which extends outside the village plan limits. 530 persons in the Drumrat ED
	2011 Census	527 persons in the Drumrat ED
	% change	+ 0.5 % in the Drumrat ED
Housing stock	2016 Census	120 dwellings in the statistical Small Area
Service infrastructure	Water supply	Culfadda Private Group Water Scheme
	Wastewater treatment	150 PE with spare capacity of approximately 108 PE
	Road network	Served by the local road network
Social infrastructure	Schools	One primary school
	Churches	One church
	Sports facilities	Tennis and basketball courts
	Other assets	Community hall
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann route 476 and by the Local Link
	Active travel	No current proposals

Culfadda village assets		
Architectural heritage	Protected Structures	One – Culfadda Bridge
Natural heritage and environment	Natura 2000 sites nearby	None
	Natural amenities	Owenmore River
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

45.2 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.

45.2.1 Open space

- A. Support improved access to the Owenmore River by encouraging the provision of open space and pedestrian walkways/cycle routes along the river. Require the provision of such links in conjunction with the development of any adjoining lands.
- B. Seek the provision of a landscaped public park on the site zoned OS in the centre of the village.

45.2.2 Circulation

- A. Require the provision of pedestrian links between the village and surrounding natural amenities (woodland area, Owenmore River), and to/between the school, church, and community hall. The provision of such links will be required in conjunction with the development of any adjoining lands.

45.2.3 Village centre

- A. The village centre site located across the Main Street from the school, to the south of the junction of the L-4201-0 and the L-4202-0, should be developed in a coordinated manner, on the basis of a general layout plan. Any such development should create a coherent and attractive streetscape, particularly when viewed from the north-western approach to the village. Car parking should be located to the rear of buildings.
- B. Any new development proposed near the site zoned OS in the centre of the village should overlook the green area and associated walkways.

Chapter 46. Curry Village Plan

The Settlement Strategy for County Sligo designates Curry 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.

46.1 Village profile

Curry is situated approximately 6 km south of Tobercurry, just off the N-17 (Sligo-Galway Road), within two EDs, Achonry East and Achonry West.

The Owengarve River (part of the River Moy SAC) flows through the village. The disused Western Rail Corridor runs parallel to the N-17, east of Curry.

Curry village assets		
Population	2016 Census	243 persons in the statistical Small Area, which extends outside the village plan limits 485 persons in Achonry East ED 752 persons in Achonry West ED
	2011 Census	539 persons in Achonry East ED 739 persons in Achonry West ED
	% change	-11.1% persons in Achonry East ED -1.7% persons in Achonry West ED
Housing stock	2016 Census	131 dwellings in the statistical Small Area
Service infrastructure	Water supply	Sourced from Lough Talt
	Wastewater treatment	400 PE with spare capacity of approx. 320 PE
	Road network	Located adjacent to the N-17
Social infrastructure	Schools	One primary school
	Churches	One church
	Sports facilities	GAA pitch approx. 1 km to the north-west
	Other assets	Community centre, playground and health centre

Curry village assets		
Sustainable transport	Train	Not available in the area.
	Bus	Served by Bus Eireann route 64 and by TFI Local Link
	Active travel	No current proposals
Architectural heritage	Protected Structures	3 Protected Structures
Natural heritage and environment	Natura 2000 sites nearby	Owengarve River is part of the River Moy SAC
	Natural amenities	Owengarve River
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

46.2 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.

46.2.1 Natural heritage and open space

- A.** Maintain and enhance the conservation value of the Owengarve River, which is part of the River Moy SAC (site code 002298) and support the retention of woodland, trees, and vegetation through the provision of a wildlife corridor/river buffer zone along the riverbanks.
- B.** Facilitate the improvement of access to the Owengarve River by encouraging the provision of riverside walkways and by requiring the provision of such links in conjunction with any development on adjoining lands.
- C.** Seek to provide landscaped public open spaces at The Fair Green and Salmon Leap.

46.2.2 Transport and circulation

- A. Realign the junction between the roads leading to Cully Cross (L-4902-19) and the village (L-8919-0) from the N-17 and the junction of the L-8919-0 and L-8906-0 at Howley's Pub/Shop in conjunction with the development of adjoining lands.
- B. Seek the improvement of pedestrian links across the N-17, possibly by providing a pedestrian walkway at the N-17 bridge, subject to Habitats Directive Assessment.
- C. Ensure that development does not interfere with the corridor of the **N-17 Knock to Collooney** road realignment project to the east of the village.
- D. Protect the Western Rail Corridor by preventing any type of development with the potential to compromise its future use either as a rail link or as a greenway.

46.2.3 Village centre

- A. Any development or redevelopment proposal on lands between the Main Street and the N-17 should be designed to provide an appropriate aspect when viewed from the N-17. Substantial proposals for landscaping and boundary treatment along the national road should also be incorporated into any such proposal.

Chapter 47. Dromore West Village Plan

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

47.1 Village profile

Dromore West is located approximately 34 km to the west of Sligo Town, at the junction of the N-59 (Sligo to Ballina) and R-297 (to Easky and Enniscrone) roads. The Dunneill River, which flows to the east of the village, forms part of a proposed Natural Heritage Area.

Dromore West village assets		
Population	2016 Census	227 persons
	2011 Census	218 persons
	% change	+ 4.1%
Housing stock	2016 Census	112 dwellings
Service infrastructure	Water supply	Lough Easky Regional Scheme
	Wastewater treatment	2,500 PE with spare capacity of approx. 2,237 PE
	Road network	Located at the junction of the N-59 and R-297
Social infrastructure	Schools	One primary school, located 1 km south-west of the village
	Churches	One church
	Sports facilities	Ball alley and GAA pitch approximately 3 km to the west
	Other assets	Community centre, playground, burial ground, post office and health centre
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann routes 444 and 458, and by the TFI Local link
	Active travel	No current proposals

Dromore West village assets		
Architectural heritage	Protected Structures	6, including notable structures such the Former Stone Mill and Dromore House
Natural heritage and environment	Natura 2000 sites nearby	Dunneill River pNHA
	Natural amenities	Dunneill River and waterfalls
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

47.2 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.

47.2.1 Natural heritage and open space

- A. Maintain and enhance the conservation value of the Dunneill River pNHA (site code 1664) and support the retention of woodland, trees, and vegetation through the provision of a wildlife corridor/river buffer zone along the riverbanks.
- B. Protect and enhance the waterfalls and support the development of an amenity area incorporating the old mills and the ball alley.

47.2.2 Built heritage

- A. The old mill buildings should be sensitively restored and converted for new use, preferably mixed uses, which might include a tourist/heritage facility. Special attention should be afforded to the protection and careful management of the natural setting of the building complex.

47.2.3 Transport

- A. Realign or improve the junction of the Easky Road (R-297) and the local road L-63071.

Chapter 48. Drumcliff Village Plan

The Settlement Strategy for County Sligo designates Drumcliff as a **village sustaining rural communities**. It currently (2023) has strictly limited infrastructural capacity for small-scale development. The village is included in the area covered by the Sligo Local Transport Plan, which contains specific provisions relating to active travel measures.

48.1 Village profile

Drumcliff is located approximately 6 km north of Sligo Town, along the N-15 (Sligo-Donnegal Road). Drumcliff River flows through the village into Drumcliff Bay, which is part of Sligo Bay SAC.

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.

Drumcliff village assets		
Population	2016 Census	No census data available for the village
	2011 Census	No census data available for the village
	% change	n/a
Housing stock	2016 Census	No census data available for the village
Service infrastructure	Water supply	Provided through two group water schemes (Drumcliff/Castletown and Drum East).
	Wastewater treatment	75 PE with spare capacity of approx. 35 PE
	Road network	Located along the N-15
Social infrastructure	Schools	None
	Churches	One church
	Sports facilities	None
	Other assets	HSE Primary Healthcare Centre
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann routes 464, 474, 480, 483 and by TFI Local Link
	Active travel	No current proposals

Drumcliff village assets		
Architectural heritage	Protected Structures	3, including the notable St. Columba’s Church
Natural heritage and environment	Natura 2000 sites nearby	Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC/pNHA.
	Natural amenities	Drumcliff River and Sligo Bay
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

48.2 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.

48.2.1 Natural heritage and open space

- A. Pursue the development of the open space on the lands to the west of the bridge, along the banks of the Drumcliff River, including the provision of picnic and fishing facilities, subject to Habitats Directive Assessment.

48.2.2 Built heritage

- A. 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.

48.2.3 Transport

- A. Realign and upgrade the junction of the N-15 and the Carney Road, particularly in conjunction with the development of adjoining lands.
- B. Seek the provision of a segregated cycle route from the village to Sligo Town.

48.2.4 Village centre

- A. Ensure that any development proposal on the site zoned RV (Rural Village) at the junction of the N-15 and the Carney Road fronts both public roads and establishes a focal point for the village.

48.2.5 Tourism

- A. Facilitate small-scale, tourism-related enterprises in the area zoned TOU (tourism-related uses) and on lands zoned GB (Green Belt) in the vicinity of St. Columba’s Church and car park. Any such proposals should be consistent with a conservation plan for the area (to be prepared by Sligo County Council in partnership with the local community) and should be designed to a high standard.

Chapter 49. Geevagh Village Plan

The Settlement Strategy for County Sligo designates Geevagh 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.

49.1 Village profile

Geevagh is located approximately 25 km south-east of Sligo Town, along the regional road R-284 which leads to Ballyfarnon (Co. Roscommon). The village is located within Ballynashee Electoral Division (ED).

Geevagh village assets		
Population	2016 Census	331 persons in the ED of Ballynashee
	2011 Census	337 persons in the ED of Ballynashee
	% change	-1.8%
Housing stock	2016 Census	177 dwellings in the ED of Ballynashee
Service infrastructure	Water supply	Sourced from Lough Arrow via the privately operated Geevagh /Highwood Group Water Scheme
	Wastewater treatment	250 PE with spare capacity of approx. 80 PE.
	Road network	Located along the R-284
Social infrastructure	Schools	One primary school
	Churches	One church
	Sports facilities	GAA pitch
	Other assets	Health centre and community hall
Sustainable transport	Train	None
	Bus	Served by Bus Eireann route 462 and by the Local link
	Active travel	No current proposals
Architectural heritage	Protected Structures	3 Protected Structures

Geevagh village assets		
Natural heritage and environment	Natura 2000 sites nearby	None within 5 km
	Natural amenities	Feorish River and Camoge River
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

49.2 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.

49.2.1 Open space

- A. Seek the provision of a landscaped public park on the site to the south-west of St. Joseph’s Church. The mature trees along the roadside boundary of this site shall be retained and protected from damage.

49.2.2 Circulation

- A. Seek the provision of pedestrian links between the village and surrounding natural amenities and community facilities. The provision of such links will be required in conjunction with the development of adjoining lands.

49.2.3 Village centre

- A. Any development/redevelopment proposal on the site to the north of the junction of the R-284 and the L-1102-0 should incorporate a well-designed open space at the south-western corner of the site overlooked by surrounding development.

49.2.4 Business and enterprise

- A. Promote the provision of small-scale enterprise units on the site zoned BIE. Uses shall be restricted to activities that are compatible with existing and proposed uses in the surrounding area.

50. Gorteen Village Plan

The Settlement Strategy for County Sligo designates Gorteen as a **village sustaining rural communities**. It has adequate infrastructural capacity for small-scale development and can offer a more suitable alternative to rural one-off housing.

50.1 Village profile

Gorteen is located approximately 30 km to the south of Sligo Town, at the junction of the regional roads R-294 (Boyle-Ballina) and R-293 (Ballymote-Ballaghaderreen). The historic village core lies between Gorteen Cross and the Culfadda Road, with terraced two-storey buildings facing the Main Street.

The Coleman Music Centre, located in the heart of the village, is a traditional music centre of both national and international fame.

Gorteen village assets		
Population	2016 Census	393 persons
	2011 Census	349 persons
	% change	+ 12.6 %
Housing stock	2016 Census	233 dwellings
Service infrastructure	Water supply	South Sligo Regional Scheme (sourced from Lough Gara, via Roscommon Regional Supply Scheme)
	Wastewater	2,500 PE with spare capacity of approx. 2,045 PE
	Road network	Located at the junction of the R-294 and R-293
Social infrastructure	Schools	One primary school
	Churches	One church
	Sports facilities	GAA pitch
	Other assets	Coleman Music Centre, Gorteen Park, community centre, playground, health centre, burial ground
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann routes 460, 476 and by the TFI Local link
	Active travel	No current proposals

Gorteen village assets		
Architectural heritage	Protected Structures	2 Protected Structures
Natural heritage and environment	Natura 2000 sites nearby	None
	Natural amenities	Rathmadder River
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

50.2 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.

50.2.1 Transport and circulation

- A. Facilitate the future provision of pedestrian/cycle links through RV lands to the north of the main street between the R-293 and the R-294. Provision for this link will be required in conjunction with the development of these lands.
- B. Improve the junction of the R-294 and the L-4204-0 in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS, 2022).

50.2.2 Village centre

- A. Any development or redevelopment proposals on lands zoned Rural village, in the vicinity of the junction of the R-293 and the R-294, should create appropriate streetscape along the public roads, should incorporate pedestrian links to Main Street and should locate any car parking to the rear of the buildings.

50.2.3 Community facilities

- A. Facilitate the redevelopment of the vacant vocational school building and grounds for community uses.

50.2.4 Business, industry and enterprise lands

- A. Support the development of a business and enterprise complex to facilitate indigenous enterprises and create local employment.

Chapter 51. Monasteraden Village Plan

The Settlement Strategy for County Sligo designates Monasteraden as a **village sustaining rural communities**. It has adequate infrastructural capacity for small-scale development and can offer an alternative to rural one-off housing in the area.

51.1 Village profile

Monasteraden is located approximately 35 km south of Sligo Town and one kilometre west of Lough Gara. It provides a limited range of services for the surrounding rural community.

Monasteraden village assets		
Population	2016 Census	188 persons in the statistical Small Area which extends outside the village plan limit 456 persons in the ED of Coolavin
	2011 Census	466 persons in the ED of Coolavin
	% change	- 2.1% in the ED of Coolavin
Housing stock	2016 Census	95 dwellings in the statistical Small Area
Service infrastructure	Water supply	South Sligo Regional Scheme (sourced from Lough Gara, via Roscommon Regional Supply Scheme)
	Wastewater treatment	400 PE with spare capacity of approx. 353 PE.
	Road network	Located at the junction of five local roads
Social infrastructure	Schools	One primary school
	Churches	One church
	Sports facilities	GAA pitch
	Other assets	Training centre
Sustainable transport	Train	None
	Bus	Local link
	Active travel	No current proposals
Architectural heritage	Protected Structures	One – St. Aiden's Church

Monasteraden village assets		
Natural heritage and environment	Natura 2000 sites nearby	Lough Gara SPA
	Natural amenities	Lough Gara
	Flood risk	None

51.2 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.

51.2.1 Open space

- A. Develop the village centre lands zoned OS as a public park. The park should be designed to take advantage of the scenic views of Lough Gara.

51.2.2 Transport and parking

- A. Require the provision of a small car park within the site zoned for public open space. The car park should be accessed and located along the northern boundary of the site and shall incorporate footpath and public lighting.
- B. Improve the village centre junction in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS, 2022).

51.2.3 Village centre

- A. Any development proposal on sites adjacent to the village centre junction shall provide a coherent and attractive streetscape along the adjoining public roads. Subject to appropriate design, development should capitalise upon available views of Lough Gara.

51.2.4 Business and enterprise

- A. Facilitate the provision of small-scale enterprise units on RV-zoned lands, restricted to activities that are compatible with existing and proposed uses on adjoining lands.
- B. Any development proposal shall incorporate a well-designed façade, particularly when viewed from the south-western approach to the village.

Chapter 52. Riverstown Village Plan

The Settlement Strategy for County Sligo designates Riverstown as a **village sustaining rural communities**. It has adequate infrastructural capacity for small-scale development and can offer a better alternative to rural one-off housing in the area.

52.1 Village profile

Located approximately 20 km to the south of Sligo Town, Riverstown provides a varied range of services for the population of the wider rural area. The Folk Park and the Morrison Centre are Riverstown’s unique cultural and tourist attractions.

The village is crossed by the Douglas River and the Arrow/Unshin River, both having a high amenity and natural heritage value (SACs, NHAs).

Riverstown village assets		
Population	2016 Census	334 persons
	2011 Census	374 persons
	% change	-11.9%
Housing stock	2016 Census	179 dwellings
Service infrastructure	Water supply	Supply comes from Riverstown Public Water Supply
	Wastewater treatment	600 PE with spare capacity of approx. 241 PE
	Road network	Served by several local roads
Social infrastructure	Schools	Two primary schools
	Churches	Two churches
	Sports facilities	GAA pitch and soccer pitch
	Other assets	Sligo Folk Park, the Morrison Centre, playschool, a playground, a community hall, Garda Station, doctor’s surgery, post office and health centre.
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann route 471 and TFI Local link
	Active travel	No current proposals

Riverstown village assets		
Architectural heritage	Protected Structures	9, including notably structures such as Cooper Memorial Hall and Kingsville House
Natural heritage and environment	Natura 2000 sites nearby	Unshin River SAC/pNHA (including part of the Douglas River) and Lough Meharth pNHA.
	Natural amenities	Unshin River and Douglas River
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

52.2 Village-specific objectives

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

52.2.1 Archaeological heritage and open space

- A. Develop the site to the west of the Morrison Music Centre as a public park. The park should be developed as a semi-natural open space and should protect the archaeological monument on the site. Pedestrian links should be provided to adjoining lands and Main Street.

52.2.2 Circulation

- A. Seek to provide pedestrian links between the village and surrounding natural amenities (Unshin River and Douglas River), whilst also connecting with the Folk Park and community facilities.

The provision of such links will be required in conjunction with the development of adjoining lands, and shall be subject to Habitats Directive Assessment and the maintenance of the river buffer.

52.2.3 Village centre

- A. Require any redevelopment of the 'Homeland' (Co-Op) site to create a public square to the front, defined by a strong building line. Car parking should be located to the rear of the buildings.

52.2.4 Business and enterprise

- A. Encourage the maintenance and enhancement of the Folk Park as a tourist attraction.
- B. Facilitate the development of additional tourism-related local enterprise initiatives.

Chapter 53. Unserviced villages

There are five unserviced villages where land has been zoned in previous development plans: **Ballygawley, Banada, Ransboro, Rathcormac and Tourlestrane.**

These rural settlements contain one-off dwellings, local community facilities – church, school, public house – and rural shops, all clustered around a focal point, such as a crossroads.

In accordance with NPF provisions, lands may not be zoned unless they are serviced or serviceable during the life of the Development Plan. Uisce Éireann's Capital Investment Plan 2020-2024 does not include any projects to provide wastewater treatment plants within the aforementioned villages.

In order to promote the consolidation of these settlements and facilitate their future servicing, each village is defined by a **development limit**, with the main purpose being to attract one-off housing into these clusters rather than permit them in the open countryside.

Ballygawley, Ransboro and Rathcormac are located within the **rural area under urban influence** which surrounds Sligo Town, where the strategic settlement policy SP-S-9 is generally applicable (refer to Section 5.5 Strategy for Rural Settlement in Chapter 5, Volume 1).

Within the defined development limits of the three unserviced villages, the strategic settlement policy SP-S-9 does NOT apply to one-off house proposals. Such proposals will be assessed on the basis of the strategic settlement policy SP-S-10.

Within the villages of Banada and Rathcormac, any proposal for development in the vicinity of Flood Zones A and B (refer to flood risk mapping in Appendix 1 of the SFRA) shall be supported by a **site-specific flood risk assessment**.

Sligo County Council, in co-operation with Uisce Éireann, will pursue the provision of wastewater treatment facilities to serve these villages.