

# Crossmaglen Cluster – Crossmaglen, Creggan & Culloville Village Renewal and Development Plan

Final Report  
September 2012



Prepared for



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## Revision Schedule

**Renewal and Development Plan for Crossmaglen, Creggan and Culloville**  
September 2012

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	25/06/12	First Draft Report	<b>Kieran Carlin</b> Town Planner	<b>Richard Heasley</b> Principal Planner	<b>Richard Heasley</b> Principal Planner
02	24/09/2012	Final Report	<b>Kieran Carlin</b> Town Planner	<b>Richard Heasley</b> Principal Planner	<b>Richard Heasley</b> Principal Planner

**URS**  
Beechill House  
Beechill Road  
Belfast  
BT8 7RP

**Tel. 028 90 705111**  
**Fax. 02890 795651**

**[www.urs.com](http://www.urs.com)**

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Table of Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	How is the Programme administered at a local level?.....	1
1.2	Village Renewal and Development.....	1
1.3	Methodology.....	1
1.4	Policy Context .....	2
<b>2</b>	<b>Overview of the cluster .....</b>	<b>6</b>
2.1	Introduction .....	6
2.2	Projects and Initiatives to benefit South Armagh.....	7
<b>3</b>	<b>Crossmaglen .....</b>	<b>15</b>
3.1	Existing Conditions.....	15
3.2	Town Profile .....	16
3.3	Planning History .....	18
3.4	Previous Studies .....	22
3.5	Deprivation .....	23
3.6	Consultation Process.....	23
3.7	Consultation Findings.....	24
3.8	Crossmaglen Renewal and Development Plan.....	26
3.9	Action Plan .....	31
<b>4</b>	<b>Creggan.....</b>	<b>38</b>
4.1	Existing Conditions.....	38
4.2	Background .....	39
4.3	Consultation and Analysis .....	42
4.4	Creggan Renewal and Development Plan.....	44
4.5	Action Plan .....	47
<b>5</b>	<b>Culloville .....</b>	<b>51</b>
5.1	Existing Conditions.....	51
5.2	Background .....	52
5.3	Consultation and Analysis .....	54
5.4	Culloville Renewal and Development Plan .....	56
5.5	Action Plan .....	59
<b>6</b>	<b>Implementation.....</b>	<b>64</b>

6.1	Management and Delivery of the Village Renewal and Development Plan .....	64
6.2	Potential Funding Streams.....	64
<b>7</b>	<b>Conclusion.....</b>	<b>69</b>
<b>8</b>	<b>Appendix 1: Crossmaglen Consultation .....</b>	<b>70</b>
8.1	Information Gathering Questionnaire .....	70
<b>9</b>	<b>Appendix 2: Creggan Consultation .....</b>	<b>73</b>
9.1	Information Gathering Questionnaire .....	73
<b>10</b>	<b>Appendix 3: Culloville Consultation .....</b>	<b>76</b>
<b>11</b>	<b>Appendix 4: Press Advertisement .....</b>	<b>78</b>

# 1 Introduction

The Northern Ireland Rural Development Programme (NIRDP) 2007-2013 was launched to build capacity within local communities and provide support for community economic development in the most disadvantaged rural areas. The NIRDP is part financed by the European Agricultural Fund for Rural Development (EAFRD) and is managed by the Department of Agriculture and Rural Development. A core principal of the approach to broader rural development in Northern Ireland has been and continues to be that the communities which most closely experience problems should be involved in the design and delivery of projects and programmes to tackle such problems and, thus improve their quality of life.

The NIRDP contains a number of measures under each axis. These measures are specific areas where support is to be targeted. Each measure was selected from a menu of options provided by the European Union in order to target the aspects of rural life that are most important to Northern Ireland. Measure 3.5 targets Village Renewal and Development with the aim of “creating long term visions for villages and surrounding areas and to support initiatives promoting cross-community development”.

The objective is to enable and encourage residents of villages and surrounding areas to create a vision and an integrated action plan to ensure the full potential of their area is achieved and also to support integrated village initiatives.

## 1.1 How is the Programme administered at a local level?

The Southern Organisation for Action in Rural areas (SOAR) is the Joint Committee and Local Action Group for the Craigavon, Armagh and Newry & Mourne Council areas. They are responsible for the administration of the NIRDP within the rural areas of Craigavon, Armagh and Newry. SOAR local action group is comprised of local Councillors and Social Partner Representatives. Craigavon Borough Council acts as the Lead Council with responsibility for all financial and administrative matters.

## 1.2 Village Renewal and Development

Newry and Mourne District Council secured funding under Measure 3.5 for the preparation of Village Renewal and Development Plans for 13 pre-selected villages and clusters across the Newry and Mourne District Council Area.

URS were commissioned by Newry and Mourne District Council to facilitate the development of these plans. The plans were prepared between February and September 2012.

## 1.3 Methodology

This Village Renewal and Development Plan has been developed by the community for the community. The methodology was strongly consultation based and encouraged a range of stakeholders including NMDC, local Councillors, community/voluntary groups and the general public to get involved.



Figure 1.1: Methodology Flow Chart

1.4 Policy Context

1.4.1 Regional Development Strategy 2035 ‘Building a Better Future’

The RDS provides an overarching strategic planning framework to facilitate and guide the public and private sectors. It does not redefine the other departments’ strategies but complements them with a spatial perspective.

The RDS 2035 revises the original strategy published in 2001 and amended in 2008. The RDS influences other government strategies including the Programme

for Government (PfG) and the Investment Strategy for Northern Ireland (ISNI). The Strategy takes account of key driving forces such as population growth and movement, demographic change, the increasing number of households, transportation needs, climate change and the spatial implications of divisions that still exist in our society. The RDS is not operational planning policy which is issued through Planning Policy Statements (PPS’s) published by the Department of the Environment (DOE).

The RDS has a statutory basis under the Strategic Planning (Northern Ireland) Order 1999, and the Order requires Departments to “have regard to the regional development strategy”.

The Strategy has four key elements:

- A Spatial Development Strategy which divides the region into 5 components based on functions and geography;
- Guidance at two levels;
  1. Regional level that is to be applied to all parts of the region, and
  2. Specific guidance for each element of the Spatial Framework
- A Regionally Significant Economic Infrastructure section which identifies the need to consider strategic infrastructure projects;
- Implementation.

The aims of the RDS:

- Support strong, sustainable growth for the benefit of all parts of Northern Ireland;
- Strengthen Belfast as the regional economic driver and Londonderry as the principal city of the North West;
- Support our towns, villages and rural communities to maximise their potential;
- Promote development which improves the health and wellbeing of communities;
- Improve connectivity to enhance the movement of people, goods, energy and information between places;
- Protect and enhance the environment for its own sake;
- Take actions to reduce our carbon footprint and facilitate adaption to climate change; and
- Strengthen links between north and south, east and west, with Europe and the rest of the world.

Chapter 3 of the RDS sets out the strategic guidance for the region focusing on the key principles of the economy, society and the environment. The guidance is also split into Regional Guidance (RG) and Spatial Framework Guidance (SFG).

There is a dedicated section regarding Rural Northern Ireland and the key guidance is set out below:

**SFG13: Sustain rural communities living in smaller settlements and the open countryside**

- Establish the role of multi-functional town centres
- Connect rural and urban areas
- Revitalise small towns and villages
- Facilitate the development of rural industries, businesses and enterprises in appropriate locations
- Encourage sustainable and sensitive development

**SFG14: Improve accessibility for rural communities**

- Improve the overall connectivity of rural communities to services and other parts of the Region by exploring innovative ways of bringing these services to the communities
- Integrate local transport

**1.4.2 Rural White Paper Action Plan (Draft)**

The Rural White Paper Action Plan is an Executive initiative aimed at addressing key issues and challenges facing rural communities. The development of the Action Plan is being led by the Minister of Agriculture and Rural Development.

Public consultation on the draft Action Plan commenced on 13 March 2011 and finished on 13 June 2011, with the final Rural White Paper Action Plan anticipated to be published in early 2012.

The RWP has been developed to provide a strategic framework for rural policy for the next ten years and will help guide the work of the Executive in this significant and challenging area.

The RWP identifies the Rural Vision as follows:

**Our vision** is of a fair and inclusive rural society where rural dwellers enjoy the same quality of life as all others in the region. We envisage **vibrant, strong rural communities**, resilient and receptive to global trends through **strong inter-linkages with urban areas** and market towns.

**Our vision** is for rural economies adapting to global trends and **improved infrastructure and transport systems** to ensure rural dwellers can avail of employment opportunities and **key services**.

**Our vision** is for rural areas that maintain their distinctive features as places of agricultural production, areas of outstanding beauty, places of social, historic and cultural uniqueness and places with a **strong community infrastructure** which can avail of **economic, social and cultural opportunities**.

**Our vision** is for the continuing development of **linkages between rural and urban** areas so that everyone can enjoy the beauty and uniqueness of rural places and the facilities and services of larger towns and cities.

**Draft Rural White Paper, p5**

In order to achieve the Vision the RWP identifies 5 key themes:

1. Urban / Rural Linkages
  - To support the development of an efficient transport and infrastructure system that facilitates effective rural – urban inter-linkages;
2. Access to Services
  - To promote fair and equitable access to key services for all rural dwellers;
3. Sustainable Rural Communities
  - To promote tolerance, health, well-being and inclusion for rural dwellers;
  - Seek to minimise, where it exists, disadvantage, poverty, social exclusion and inequality amongst those living in rural areas and in particularly amongst vulnerable groups;
  - To maintain a viable economic, social, cultural and physical infrastructure in rural areas and seek to ensure that regional infrastructure disparities are minimised;
  - To preserve the cultural and social uniqueness of rural community life linked to its smaller population settlement;
  - To promote the development of effective and inclusive rural governance structures and sufficient community capacity to engage in these structures;
  - To enhance and refine the Rural Development Programme to ensure the maximum benefit from future Programmes for rural communities;
4. Sustainable Rural Economies
  - To provide rural businesses with appropriate support to ensure the development of dynamic and innovative rural economies;
  - To seek to maximise employment opportunities for rural dwellers.
5. Sustainable Countryside

- To support the development of a more sustainable agricultural sector, a more competitive agri-food sector and enhanced agri-environmental links;
- To safeguard the beauty and fabric of our rural areas and increase opportunities for all to enjoy the benefits of the countryside.

The RWP goes on to set out a detailed Action Plan which is based on the 5 key themes set out above, consisting of some 90 specific actions (source: <http://www.dardni.gov.uk/index/rural-development/rural-white-paper.htm>).

### 1.4.3 Tackling Rural Poverty and Social Isolation Framework 2011-2015

This framework sets out the goals, objectives, priority action areas and outcomes for the Programme for Government commitment to bring forward a package of measures to tackle rural poverty and social isolation.

The framework aims to:

- Build on the work of the Rural Anti-Poverty/Social Inclusion Framework 2008-2011;
- Provide the necessary tools to identify the needs of vulnerable people/groups in rural areas;
- Develop programmes/interventions to help alleviate poverty/social isolation amongst vulnerable people/groups in rural areas;
- Complement and add value to existing government strategies aimed at tackling poverty and social isolation;
- Empower rural communities to help themselves.

Programmes Implemented through the 2008-2011 Framework

1. Childcare Programme
2. Assisted Rural Transport Scheme (ARTS)
3. Maximising Access to Services, Benefits and Grants
4. Rural Challenge Programme
5. Rural Support
6. Rural Fuel Poverty
7. Community Development

#### Action Plan 2011-2015

Project	Budget (£)
Assisted Rural Travel Scheme (ARTS – DRD)	1,800,000
Maximising Access Rural Areas (MARA – DHSSPS / PHA)	2,589,800
Community Development	4,800,000
Health Checks (PHA / Health Trusts)	383,000
Rural Support	351,000
Rural Challenge (Small Grants)	1,000,000
Older Peoples Rural Project 9Health Trusts / DHSSPS)	878,000
Youth Employability Programme (Advantage / DEL)	203,000
Youth Enterprise Scheme – Northern Periphery Programme	181,000
Safe Drinking Water Scheme	33,500
Emerging Issues	2,230,700
Potential Post Office Diversification Scheme	TBA
Vulnerable Groups in Rural Society Research Programme	TBA
<b>Capital projects</b>	
Fuel Poverty	1,871,605
MARA	68,080
Health Checks (PHA / Health Trusts)	60,315
<b>Total</b>	<b>16.45 M</b>

Table 1.1: Source: Adapted from 'Tackling Rural Poverty and Social Isolation Framework 2011-2015

### 1.4.4 Northern Ireland Rural Development Programme 2007-2013

The NI Rural Development Programme was approved by the European Commission in July 2007 and has three key elements:

Axis 1 – improving the competitiveness of the agricultural and forestry sectors by supporting restructuring, development and innovation. Key measures include vocational training, adding value to agricultural products and marketing, farm modernisation and improving the supply chain. The upskilling and reskilling opportunities in this axis are a means of targeting farmers income and potential to be more competitive both within farming, or outside if that is more appropriate.

Axis 2 – improving the environment and countryside by supporting land management. Key measures include agri-environment programmes and less favoured area compensation schemes.



Axis 3 – improving the quality of life in rural areas and encouraging the diversification of economic activity. Key measures include business creation, farm diversification, encouragement of tourism activities, support for basic services for the rural economy, village renewal and conservation/upgrading of the rural heritage.

**1.4.5 INTERREG IV Programme (Cross Border Rural Development)**

The INTERREG IV Programme focuses on the strategic development of the North and border counties of the South. The funds are targeted towards those disadvantaged rural communities that are most in need of cross border support.

**1.4.6 Current Projects and Initiatives in the South Armagh Area**

**1.4.6.1 CASA Rural Investment Initiative**

The overall aim for the initiative is to benefit the rural economy of the Castleblaney and South Armagh (CASA) region by sensitive development of its natural resources to increase tourism and also by supporting rural businesses to help maintain and secure local jobs.

Funding for the £1.3 million project has been secured through the Special European Programmes Body, EU INTERREG IVA Programme within the framework of the Cross-Border Territorial Co-operation Programme for Northern Ireland, the Border Counties of Ireland and Western Scotland 2007 – 2013. DARD and the Department of Environment, Community and Local Government are also providing financial support.

Over the next three years, the project will enable the creation of a Family Adventure facility and Amphitheatre at Slieve Gullion, and Pathways at Slieve Gullion Mountain will be restored to create an Adult fitness trail. Angling facilities will be improved at Lough Muckno and some additional family fun will be developed by creating a children’s play area. The project will also support rural start up businesses by developing, 7 Enterprise Units in Ballybay, County Monaghan.

When launching the programme Minister Michelle O’Neill commented that "The Interreg funding awarded to the CASA Rural Investment Initiative will provide a well-timed boost for local rural businesses and the opportunity to develop world-class facilities such as those planned for Lough Muckno. My Department’s contribution to this project is evidence of our long term commitment to this area and to rural development through cross-border cooperation. The CASA Rural Investment Initiative is a tremendous opportunity for renewal and I am proud that DARD is supporting this project. I am confident that the partnership has the capability and determination to make this project a success."

Mayor of Monaghan County Council Councillor Seamus Coyle also showed his support of the ongoing work and commented that ‘Monaghan County Council’s project focuses on the unique resource of Lough Muckno and the vision is to establish Lough Muckno as Ireland’s leading nationally and internationally approved coarse fishing venue. In addition, through this project the council will deliver a children’s play area which will make the park more family friendly and broaden its appeal to visitors. I believe that these projects and the developments at Slieve Gullion which are being undertaken by Newry & Mourne District Council will indeed have a major impact for the wider CASA area and I look forward to their completion so that the facilities can be availed of and enjoyed.’

CASA Rural Investment Initiative is managed by Newry and Mourne District Council in partnership with Monaghan County Council and Monaghan County Enterprise Board.



Figure 1.2: Construction of the Adult Fitness Trail at Slieve Gullion

## 2 Overview of the cluster

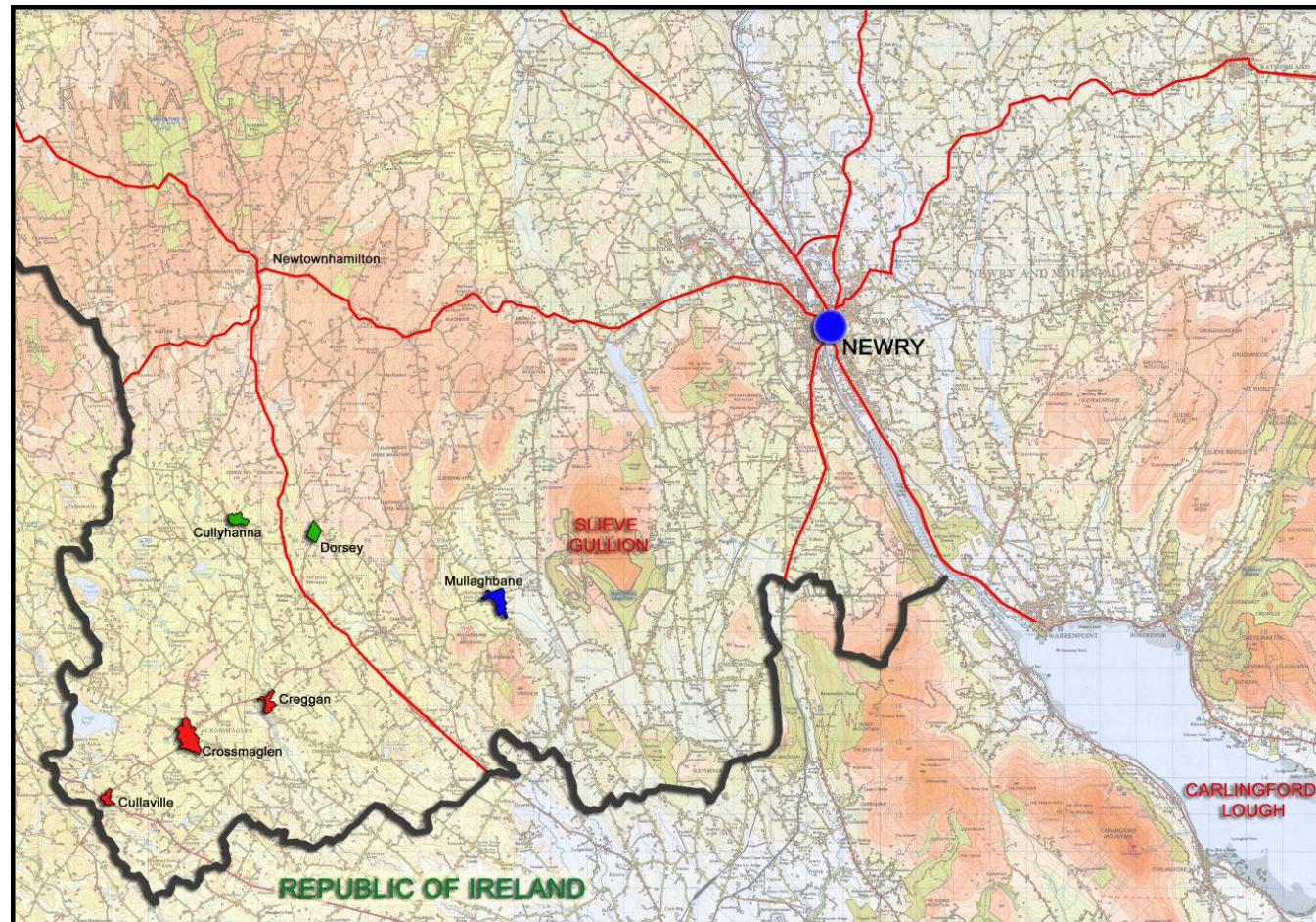


Figure 2.1: Geographic location of South Armagh

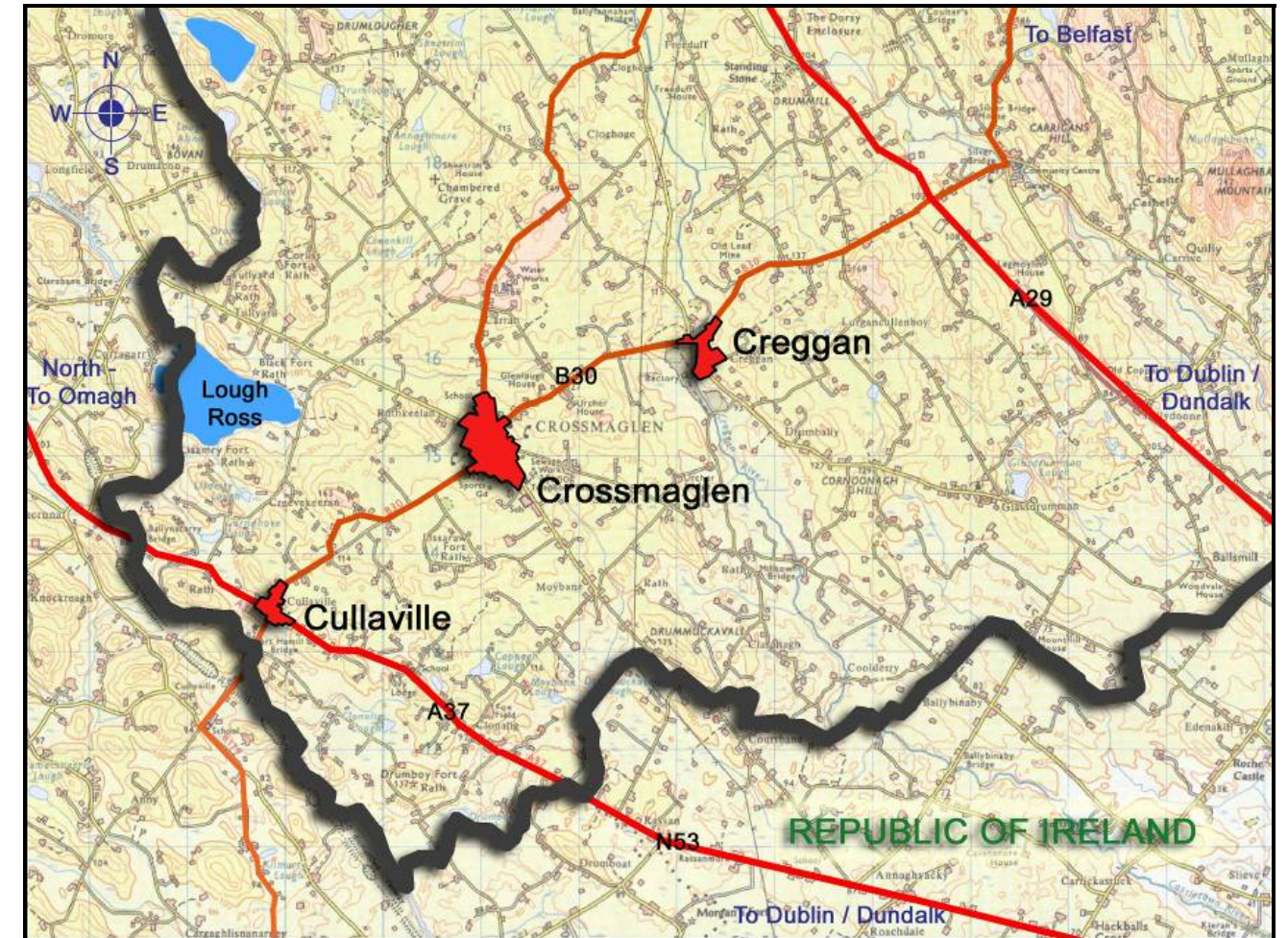


Figure 2.2: Cluster: Crossmaglen, Creggan and Cullaville

### 2.1 Introduction

The Crossmaglen Cluster includes the town of Crossmaglen and villages of Creggan and Cullaville. It was highlighted early in the Plan process that the three settlements have their own separate characteristics and issues which must be addressed. However it was stressed that there may be strategic projects which would benefit the wider area and knock on benefits for individual settlements.

## 2.2 Projects and Initiatives to benefit South Armagh

### 2.2.1 Infrastructure Improvements

#### 2.2.1.1 Upgrade of the B30 Newry Road and provision of footpaths between Creggan, Crossmaglen and Culloville

The standard of the B30 Newry Road was identified very strongly throughout the preparation of the Village Renewal and Development Plan with many participants suggesting that it is a serious threat to future development of South Armagh. The need for improved rural infrastructure is a prominent theme in the Regional Development Strategy 2035 and the draft Rural White Paper Action Plan. The regional transportation document 'Ensuring a Sustainable Transport Future: A new Approach to Regional Transportation' includes a specific Strategic Objective which addresses Rural NI:

***Improved Access in Rural Areas: As public transport provision is limited in rural areas, the car is the main mode of travel from rural areas to services and facilities located in and around our towns and cities, and to the countryside itself. The roads linking all rural areas to these services and facilities must be reliable; and our public and community transport must be timely and reliable.***

At a local level the study commissioned by Crossmaglen Chamber of Commerce titled 'Economic Regeneration – A pragmatic Vision for Crossmaglen and South Armagh' identifies the need for improved transport infrastructure.

The upgrade to the B30 in particular was a dominant theme throughout the preparation of this Village Renewal and Development Plan. It was identified as the number one priority by respondents to the draft Crossmaglen Village Plan, and the need for footpath linkages between the three settlements was highlighted by a majority of respondents in all three settlements.

Consultation with DRD Roads Service highlighted several key infrastructure works which have been carried out or are in the programme for the short term:

#### **B30 - Culloville to Crossmaglen**

Road has been resurfaced in the past 5 years – DRD do not consider further works to this road as being a priority in the short – medium term.

#### **Planned Works:**

B30 – Crossmaglen – Newry

DRD hope to begin maintenance works to this part of the B30 in the short term. This work has been in the Programme, however was delayed due to major infrastructure upgrades by NI Water.

#### **Pedestrian Footpaths:**

##### **Culloville**

DRD have plans for footpath provision from Culloville to Primary School along Concession Road – this has been delayed due to land ownership issues. DRD envisage this issue being rectified and the project delivered in the short term.

##### **Creggan**

Footpath extended with footbridge adjacent to the bridge.

#### **Action:**

Ensure that improvements to Transport Infrastructure in South Armagh are prioritised. The area suffers from high deprivation levels and high quality transport infrastructure is a key component to improving business, enterprise and employment opportunities in the area.

### 2.2.2 Lough Ross Redevelopment

The Rural Development Programme seeks to conserve and build upon the natural and built heritage as well as encouraging tourism and recreation. The potential of Lough Ross was highlighted during initial consultation with the public and community groups. In order to build upon the tourism and recreational potential we have proposed circular walking routes around the lough with footbridges over the Fane and Clarebane Rivers. There is also potential to link Lough Ross to the Monaghan Way which has the potential to provide a long distance community greenway (Monaghan Way). There should also be a walking trail north along the Clarebane River linking to Lough Muckno, thus complementing the recreational improvements proposed by the CASA Project.

There is an existing car park and toilet facility located off Loughross Road which provides the ideal focal point to build upon the services and facilities. We feel that this area would benefit from a high quality children's play area, to accommodate all ages. A Recreational Centre would encourage and build upon water-based recreation such as canoeing, sailing and fishing. Fishing stands should also be provided at specified sites around the lough. The site could also provide an area for camping and touring caravans. Generally the area would benefit from a Leisure and Recreation Strategy which would determine the feasibility of services and facilities.

The improvement of tourism and recreational facilities at Lough Ross and Lough Muckno could have knock on benefits for Crossmaglen, Creggan and Culloville as it would hopefully increase visitors and provide facilities for local people to enjoy the natural assets of the area.

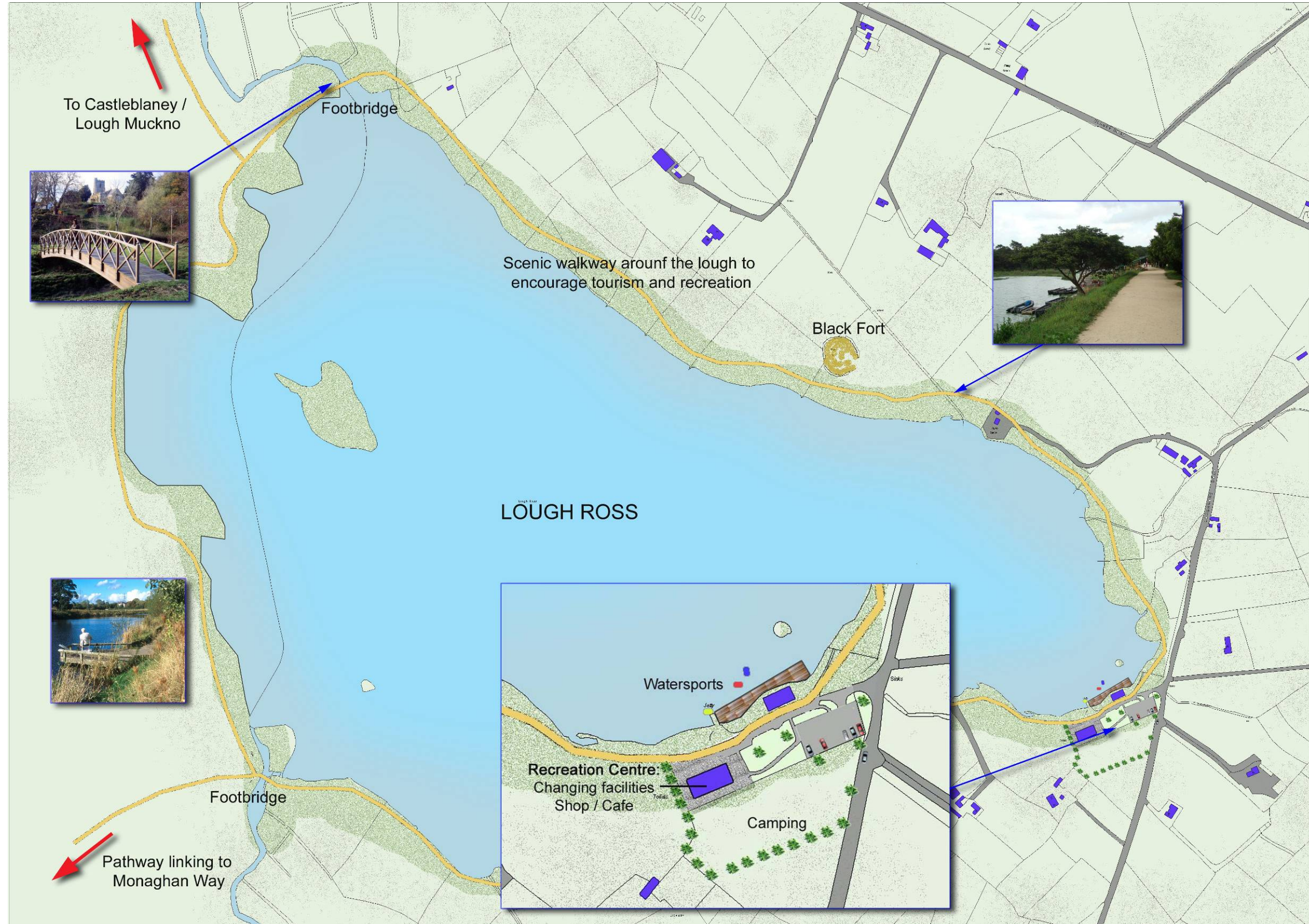


Figure 2.3: Indicative image of the redevelopment of Lough Ross

**2.2.3 Gateways Project**

The study commissioned by Crossmaglen Chamber of Commerce ‘A pragmatic Vision for Crossmaglen and South Armagh’ highlighted the potential of a ‘South Armagh Gateway’ intersection on the M1 where it crosses the Dundalk – Armagh Road, we agree that this would benefit South Armagh, however we would like to build upon this by proposing a ‘Gateway Strategy’ for all the key settlements and attractions in the South Armagh area which will distinguish the area to the visitor and generally provide an attractive ‘first impression’ for the key settlements.

By providing strong gateway features such as those below, the settlement can build upon its identity, while improving the environmental quality of the approach roads. Gateways can be strengthened by providing signage, public art which represents the area and landscape improvements such as tree planting and flower beds. It is also crucial to ensure that key buildings along the approach roads are kept in good condition and provide a positive impression to potential investors.



Figure 2.5: Examples of Gateway Features: Mourne Coastal Route and St Patricks Gateway, Downpatrick

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>Rural Infrastructure</b>							
Upgrade of the B30	DRD	Community NMDC	H	S-L	DRD	<p><b>What's been done to date:</b> B30 - Culloville to Crossmaglen Road has been resurfaced in the past 5 years – DRD do not consider further works to this road as being a priority in the short – medium term.</p> <p><b>Future Works:</b> B30 – Crossmaglen – Newry DRD hope to begin maintenance works to this part of the B30 in the short term. This work has been in the Programme, however was delayed due to major infrastructure upgrades by NI Water.</p> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>• Ensure improvements / upgrades to transport Infrastructure in South Armagh is prioritised. The area suffers from high deprivation levels and good quality transport infrastructure is essential to improving business, enterprise and employment opportunities in the area.</li> </ul>	TBC

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
Provision and upgrade of footpaths	DRD	SADT* NMDC	H	S- L	DRD	<p><b>Work carried out or underway:</b></p> <p><b>Culloville</b> DRD have plans for footpath provision from Culloville to Primary School along Concession Road – this has been delayed due to land ownership issues. DRD envisage this issue being rectified and the project delivered in the short term.</p> <p><b>Creggan</b> Footpath extended with footbridge adjacent to the bridge.</p> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>• Ensure the timely delivery of works currently in the programme including footpath provision to Culloville Primary School. Ensure access to the GAA training pitch is considered as part of this project.</li> <li>• Consider the feasibility of extending footpaths to link all three settlements of Crossmaglen, Creggan and Culloville.</li> </ul> <p>Ensure the provision of pedestrian crossing points and speed management measures in Creggan.</p>	TBC

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>Tourism, Leisure and Recreation</b>							
Lough Ross Redevelopment	SADT* NMDC	Community and Business Sector NITB CAAN	H	S	NIRDP NMDC NITB	<p><b>Issue:</b> Lough Ross is an underutilised asset for the area in terms of tourism and recreation. Healthy living is a core aspect of government policy and encouraging active recreation is essential. The growth of tourism will benefit South Armagh, therefore the infrastructure needs to be put in place.</p> <p><b>Actions:</b> Preparation of Tourism, Leisure and Recreation Strategy which would include:</p> <ul style="list-style-type: none"> <li>• Feasibility / Economic Appraisal of the provision of recreational facilities for land and water based activities</li> <li>• Consider funding opportunities to implement such projects</li> <li>• Encourage youth clubs and schools to get involved and support the need for these facilities</li> <li>• Consider events to increase awareness of Lough Ross and its potential:               <ul style="list-style-type: none"> <li>- Sporting: Angling/Triathlon</li> <li>- Family Fun</li> <li>- Watersports</li> </ul> </li> </ul>	TBC



Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
Improving the tourism potential of Slieve Gullion AONB	SADT* NMDC	Community and Business Sector NITB CAAN	H	S-L	NIRDP NMDC NITB	<p><b>Issue:</b> Slieve Gullion AONB is a key asset for the area. It is already well used by locals and visitors. Slieve Gullion will benefit greatly from the projects being implemented through the CASA Initiative. However the full potential of Slieve Gullion is not yet realised. Its strength is its natural beauty and built heritage, therefore the protection and enhancement of these features is the priority, therefore projects should be well deigned and sensitive to their environment.</p> <p><b>Aim:</b> The aim is to promote and encourage the tourism potential of Slieve Gullion, while ensuring the natural and built heritage of the area is well protected.</p> <p><b>Actions:</b> Preparation of Tourism, Leisure and Recreation Strategy which would include:</p> <ul style="list-style-type: none"> <li>• Prepare modern up to date promotional and marketing material, website and advertising campaign for the area.</li> <li>• Assess the current infrastructure to support activity based tourism such as walking and cycling.</li> <li>• Research case studies of similar successful areas and consider projects for the area.</li> <li>• Consider the role Mullaghbane and other settlements within the AONB - Provision of services and facilities for the tourist – Shop, Accommodation, Entertainment.</li> </ul>	TBC

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>First Impressions</b>							
Gateway Project	SADT* NMDC	Community and Business Sector NITB	H	S	NIRDP NMDC	<p><b>Issue:</b> The need for strong gateways and improved signage came across very strongly throughout the consultation for all towns and villages in Slieve Gullion which Renewal and Development Plans were carried out. Rather than progressing gateway projects on an individual basis, we feel an overall gateway project for South Armagh would be much more beneficial, where a strong brand can be established for the area.</p> <p><b>Actions:</b> Lobby for the development of the 'South Armagh Gateway'</p> <p>Prepare a Gateway Strategy and brand for the South Armagh Area focusing on entrance features to settlements and tourist attractions, consisting of public art or unique signage for the area. This overall project should be taken forward by NMDC in conjunction with a range of local stakeholders. The Strategy should consider:</p> <ul style="list-style-type: none"> <li>• Unique image / brand for South Armagh depicting the heritage of the area and its Vision for the future</li> <li>• Design and location of gateway features / signage</li> <li>• Commission public art through a design competition, encouraging unique and innovative designs from local artists</li> <li>• Tourist Trails – Walking / Cycling and Driving</li> <li>• Accompanying marketing and promotional material</li> </ul>	TBC

### 3 Crossmaglen

#### 3.1 Existing Conditions

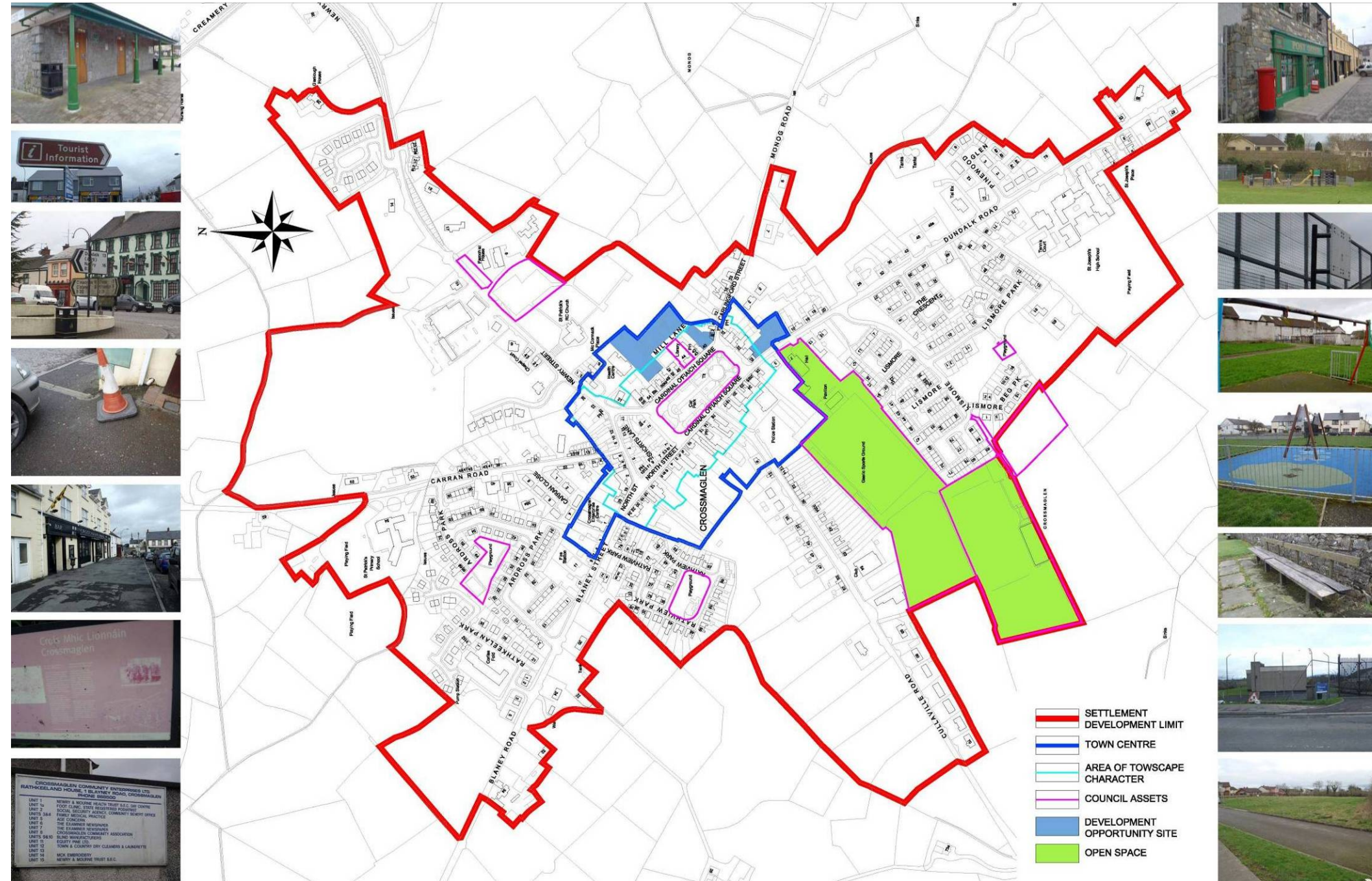


Figure 3.1: Crossmaglen Existing Conditions

### 3.2 Town Profile

#### 3.2.1 Background

Crossmaglen, from the Irish Crois Mhig Linnáin meaning Lennox Cross, is a small market town located close to the border approximately 25 kilometres south west of Newry City. It is a relatively small town with a population of 1,460 (2001 Census).

Crossmaglen’s drumlin landscape consists of rolling hills interspersed with areas of wetland, bogs and small loughs. Its growth is constrained by the need to protect sensitive landscapes on the periphery of the town and to restrict ribbon development.

Cardinal Ó Fiaich Square is the focal point of the town and consists of a number of well-designed and refurbished buildings, including a number of attractive shop frontages. The Square, along with the Dundalk and Carran Roads, forms the original core of the settlement. More recent housing development has spread out from the town centre along radial roads to the north, west and south.

Crossmaglen is a town that provides a range of services, with a wide spread of independent traders operating alongside a number of cafes/takeaways and public houses. These commercial activities are supported by a number of banks/building societies and a credit union. There are also community facilities such as primary and secondary schools and a town centre community centre. The town also has an enterprise centre, a tourist information centre, fire station, police station, health centre, library and post office. The town’s playing fields include a GAA stadium that regularly attracts 2,000-3,000 people to club and county games.

#### 3.2.2 Demographics

Crossmaglen is classified as a village by the NI Statistics and Research Agency (NISRA) (i.e. with population between 1,000 and 2,250 people). On Census day (29 April 2001) there were 1,459 people living in Crossmaglen. Of these:

- 27.0% were aged under 16 and 14.8% were aged 60 and over;
- 48.6% of the population were male and 51.4% were female;
- 99.0% were from a Catholic background and 0.8% were from a Protestant background; and

- 6.5% of people aged 16–74 were unemployed.

Percentage Comparisons (%)	SETTLEMENT	CLASSIFICATION BAND	N.IRELAND
	Crossmaglen	Village	N.I
Under 16 years of age	27.0	24.4	23.6
Over 60 years of age	14.8	17.0	17.6
Male	48.6	48.7	48.7
Female	51.4	51.3	51.3
Catholic (Community Background)	99.0	44.8	43.8
Protestant and Other Christian (including Christian related) (Community Background)	0.8	53.2	53.1
Born outside of NI	16.2	7.6	9.0
Ethnic group other than white	0.2	0.5	0.8
Persons with limiting long-term illness	26.7	20.1	20.4
Providing unpaid care	10.8	9.8	11.0
Owner-occupied households	60.7	68.4	69.6
Detached houses/bungalows	27.7	35.5	36.5
Access to a car or van	67.9	76.2	73.7
Degree level education or higher	8.3	11.9	15.8
No qualifications	51.4	45.5	41.6
Persons in employment who are female	40.5	44.4	45.0
Persons in employment who are male	59.2	55.6	55.0
Unemployed	6.5	4.1	4.1

Table 3.1: Comparison with Northern Ireland, Source, NISRA (2001 Census)

#### 3.2.3 Planning Policy Context

The relevant planning policy for Crossmaglen is set out within the Draft Banbridge Newry and Mourne Area Plan 2015 (August 2006), and is described as a small market town that provides a range of services, with a wide spread of independent traders operating alongside a number of cafes/takeaways and public houses.

Within the town there are several land use designations including land zoned for industry, housing and mixed use development.

In order to protect the natural and built heritage, two Local Landscape Policy Areas have been designated. These include Glenlough House, stream corridor and standing stone (CM17) and St Patricks RC (CM18).

### 3.2.3.1 Town Centre

Crossmaglen is the largest town in South Armagh and was established around a large market square. However in recent years much of the commercial activity has moved from the Square to North Street.

There are current opportunities for new retail activity within the town centre including the area around Cardinal Ó Fiaich Square and along Newry Street where there are a number of vacant and under-utilised units. These buildings or groups of buildings represent “opportunities” for refurbishment or redevelopment. There are also a number of other sites including those to the rear of existing frontages that may present opportunities for development.

As with other towns in the Plan Area, parking and in particular inappropriate on-street parking and failure to fully utilise the off-street parking has been identified as problematic. This inevitably leads to traffic congestion during periods of peak traffic flow.

### 3.2.3.2 Car Parking

There are approximately 50 public town centre car parking spaces located in Crossmaglen Square. Parking supply and demand will generally be controlled through the use of management measures such as charging, short stay restrictions and effective enforcement. Development of one or more of the opportunity sites may provide opportunities for the provision of additional public car parking.

### 3.2.3.3 Area of Townscape Character

Key features of the area, which will be taken into account when assessing development proposals, are as follows:

- The fine proportions of Cardinal O’Fiaich Square give it a grand character that is accentuated by the surrounding buildings which allow the spatial quality of the square to dominate rather than vice versa;

The majority of buildings around the square, North Street and Newry Street are two storey with grey slated roofs, a mixture of stone and painted smooth plaster finishes, banding and detailing around the windows and doors. There are the three-storey listed buildings on the southern side of the square at Nos. 11-13; one is a pub and the other a shop;

- The traditional high quality sign lettering on some of the buildings in Crossmaglen;

- Newry Street and North Street relate to each other and establish their own identifiable sense of place with their road-fronted terraces. The more confined street character of these streets is complimentary to that of the open space of the square.

### 3.2.3.4 Development Opportunity Sites

- Zoning CM 13 Development Opportunity Site Mill Lane
- Zoning CM 14 Development Opportunity Site 38 – 40 Cardinal Ó Fiaich Square
- Zoning CM 15 Development Opportunity Site Dundalk Road

### 3.3 Planning History

A desktop review was carried out to identify any important planning applications which have been approved or currently pending within the study area. This review was carried out in July 2012 and the status of these applications may since have changed.

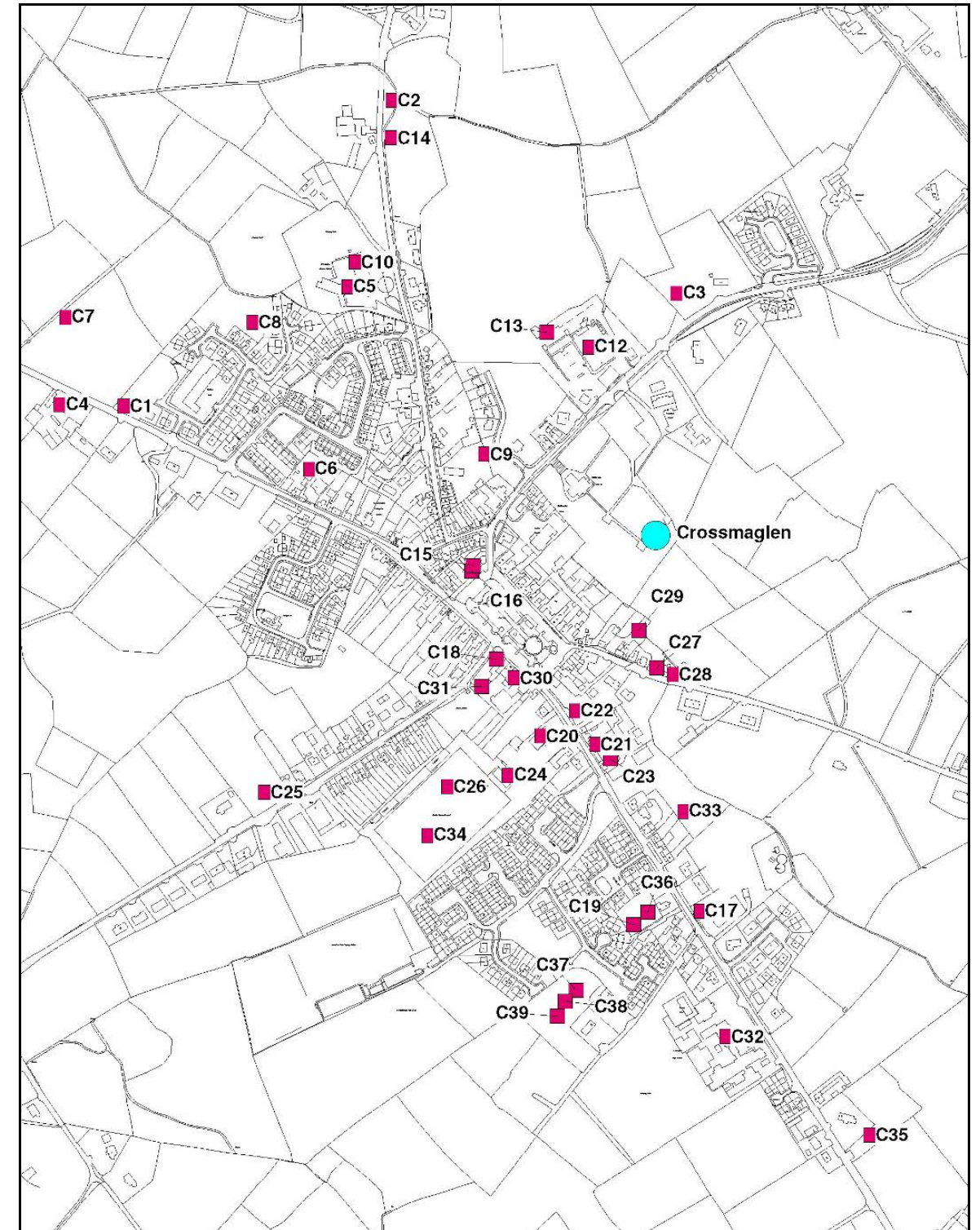


Figure 3.2: Map identifying relevant planning applications (Source: www.planningni.gov.uk).

TABLE 3.2: PLANNING HISTORY – CROSSMAGLEN					
No.	Planning Application Code	Site Location	Proposed Development	Decision	Expiry Date
C1	P/2011/0776/F	Approximately 25 metres west of 5 Rathkeelan Park Crossmaglen BT35 9TN	Erection of a bungalow	PERMISSION HAS BEEN GRANTED	27/10/2016
C2	P/2011/0314/F	Opposite and north east of no 62 Carran Road Crossmaglen BT35 9AE	Erection of 2 No. semi-detached dwellings and associated site works	PRE-DECISION STAGE - RESOLUTION OF OUTSTANDING ISSUES	Pending
C3	P/2009/0018/F	50 metres west of and adjacent to 14 Newry Road, Crossmaglen, Newry.	Erection of Dwelling.	PERMISSION HAS BEEN GRANTED	10/11/2014
C4	P/2009/0892/F	34 Blaney Street, Crossmaglen	Erection of replacement dwelling	PERMISSION HAS BEEN GRANTED	10/11/2014
C5	P/2009/0723/F	St Patrick's Primary School, 54 Carran Road, Crossmaglen	Erection of new general purpose stores	PERMISSION HAS BEEN GRANTED	07/09/2014
C6	P/2009/0282/F	9 Blaney Street & lands to rear of Nos 47, 49 & 51 Ardross Park Crossmaglen	Demolition of existing building and erection of 4 no 2 storey houses and associated site works	PERMISSION HAS BEEN GRANTED	25/02/2016
C7	P/2008/1432/F	100 metres north of 34 Blaney Road, Crossmaglen, Newry	Erection of dwelling and domestic garage	PERMISSION HAS BEEN GRANTED	21/07/2014
C8	P/2008/0103/F	Lands adjacent to Nos 37-42 Rathkeelan Park, Blaney Road, Crossmaglen	Erection of housing development comprising 14No. semi-detached dwellings and 4No. apartments with associated site works (with access via existing Rathkeelan Park)	PERMISSION HAS BEEN GRANTED	20/02/2014
C9	P/2008/0035/F	Lands at and north-east of Nos 22-26 Newry Street, lands north-east of Nos 7-23 Carran Road and between Nos 23 & 31 Carran Road, Crossmaglen	Erection of mixed-use development comprising 4No. retail units, 62No. apartments and 2No. dwellings (with demolition of Nos 22-26 Newry Street, existing dwelling between Nos 23 & 31 Carran Road and neighbouring outbuildings - retail units along Newry Street at ground floor level with apartments above, parking provision for retail units opposite Nos 1&2 McCormack Place, Newry Street via access to 'Chapel View', access to residential element opposite No. 22 Carran Road and parking provision at basement level for same)	APPLICATION SITE HAS BEEN INSPECTED BY PLANNING OFFICER	Pending
C10	P/2007/1659/F	St Patricks Primary school, 54 Carran Road, Crossmaglen	Erection of a 10.5 x 7.2 metres temporary timber framed modular building and associate siteworks.	PERMISSION HAS BEEN GRANTED	12/02/2013
C11	P/2007/1091/F	3 Blaney Road, Crossmaglen	Proposed erection of 2 no dwellings to front of site and 2 no apartments to the rear of site and associated site works.	PERMISSION HAS BEEN GRANTED	29/03/2016
C12	P/2006/0920/F	Lands to the rear of SuperValu Newry Road Crossmaglen	Erection of housing development (comprising 117 No. dwellings, part amended scheme to that previously approved under File Ref. P/2000/1457/F to provide an additional 8 No. residential units)	PERMISSION HAS BEEN GRANTED	30/05/2017
C13	P/2008/1115/F	86m North West of 98 Newry Road, SuperValu, Crossmaglen, BT35 9HH	Proposed household recycling centre	PERMISSION HAS BEEN GRANTED	27/04/2014
C14	P/2006/0088/O	Lands opposite 62 Carran Road Crossmaglen	Site for housing development (revised design concept information date received 15th December 2010)	CONSULTATIONS HAVE BEEN ISSUED	Pending
C15	P/2010/0685/F	2 The Square, (Cardinal O'Fiaich Square), Crossmaglen	Replacement of existing structure to build new commercial office premises	PERMISSION HAS BEEN GRANTED	15/04/2016
C16	P/2007/1374/F	2 Cardinal O'Fiaich Square, Crossmaglen, Newry	Erection of new Credit Union Office to replace existing (Amended Proposal)	PERMISSION HAS BEEN GRANTED	12/03/2013
C17	P/2006/0483/F	52 Dundalk Road, Crossmaglen, Newry	Site for 3 dwellings	PERMISSION HAS BEEN GRANTED	30/11/2012

C18	P/2012/0282/A	17 The Square Crossmaglen Newry	Hoarding Shop Sign	PRE-DECISION STAGE - RESOLUTION OF OUTSTANDING ISSUES	Pending
C19	P/2006/1445/F	On Dundalk Road Crossmaglen to the rear of no 49 Dundalk Road Crossmaglen Newry.	Erection of 11 No dwellings, mixture of detached, semi detached, townhouses and associated siteworks.	PERMISSION HAS BEEN GRANTED	08/08/2013
C20	P/2011/1063/F	7 Dundalk Road Crossmaglen Co Armagh BT35 9HL	Renovation and single storey extension to provide kitchen, boiler store, lobby, equipment store and ...	PERMISSION HAS BEEN GRANTED	15/02/2017
C21	P/2011/0140/F	16 Dundalk Road Crossmaglen BT35 9HL	2 storey extension to dwelling with demolition of out buildings	PERMISSION HAS BEEN GRANTED	23/05/2016
C22	P/2010/0964/F	6 Dundalk Road, Crossmaglen	Retail unit to ground floor and 4 no. apartments to first and second floors	PERMISSION HAS BEEN GRANTED	11/03/2016
C23	P/2007/0202/F	20 Dundalk Road, Crossmaglen, Newry	Erection of one large workshop to replace 3 small joinery workshops	PERMISSION HAS BEEN GRANTED	10/06/2013
C24	P/2010/0344/F	7 Dundalk Road, Crossmaglen	Proposed 2 storey replacement pavilion to provide new changing rooms, training room, steward's facilities and related accommodation. New single storey spectator toilets, shop and external store	PERMISSION HAS BEEN GRANTED	14/06/2015
C25	P/2010/0262/F	Adjacent to 57 Culloville Road, Crossmaglen	Change of house type to site No.25 of planning permission P/2003/0059/F and erection of dwelling and detached garage in substitution of sites 26,27 and 28	PERMISSION HAS BEEN GRANTED	23/01/2017
C26	P/2009/0591/F	7 Dundalk Road, Crossmaglen.	Erection of new spectator terracing & flood lighting	PERMISSION HAS BEEN GRANTED	16/07/2014
C27	P/2008/1338/F	20 metres north-west of 7 Monog Road Crossmaglen, Newry,	Erection of commercial garage	PERMISSION HAS BEEN GRANTED	07/08/2014
C28	P/2008/0826/F	20 metres north-west of no.7 Monog Road, Crossmaglen, Newry.	Erection of Dwelling and Garage.	PERMISSION HAS BEEN GRANTED	24/11/2013
C29	P/2008/0138/F	To the rear of No.18 Carlingford Street, Crossmaglen, Newry.	Construction of covered Midden for storage of animal manure.	PERMISSION HAS BEEN GRANTED	21/07/2013
C30	P/2008/0701/F	23 Cardinal O' Fiaich Square, Crossmaglen, Newry	Alterations to existing bakery and new extension	PERMISSION HAS BEEN GRANTED	28/05/2015
C31	P/2007/0849/F	23 metres south-west of 2 Road, Crossmaglen	Erection of dwelling	PERMISSION HAS BEEN GRANTED	10/03/2013
C32	P/2011/0920/F	77 Dundalk Road Crossmaglen Newry BT35 9HP	Proposed modular building to be used as 6th Form Study Facility.	PERMISSION HAS BEEN GRANTED	20/12/2016
C33	P/2005/2717/O	Lands to the rear of Nos 28-48a Dundalk Road and adjacent to Pinewood Glen (existing development), Dundalk Road, Crossmaglen	Erection of residential development (with demolition of existing dwelling at No. 48a Dundalk Road)	CONSULTATIONS HAVE BEEN ISSUED	Pending
C34	P/2012/0414/F	7 Dundalk Road Crossmaglen	Proposed floodlighting to existing gaelic playing field	APPLICATION BEING CONSIDERED BY DEVELOPMENT CONTROL GROUP	Pending
C35	P/2006/1640/O	Immediately South East of No.86 Dundalk Road, Crossmaglen, Newry	Site for 5 No. dwellings (including existing)	APPLICATION DEFERRED BY COUNCIL FOR OFFICE/SITE MEETING	Pending
C36	P/2009/1203/F	To the rear of no 49 Dundalk Road, Crossmaglen	Change of house type at Site 1 from that approved under ref: P/2006/1445/F	PERMISSION HAS BEEN GRANTED	19/01/2015



C37	P/2011/0280/F	Lands adjacent and south-east of nos 16 & 19 Lisbeg Park Lismore Dundalk Road Crossmaglen (and adjacent and west/south-west of no. 63 Dundalk Road)	Erection of residential development comprising 2 No. dwellings with associated parking provision and ancillary works (with access via Lisbeg Park and road layout approved under File Ref. P/2007/0058/F (Phase 1 for 19 No. dwellings)). Application being considered in conjunction with that for further 2No. dwellings, under File Ref. P/2009/0502/F (Phase 2), to provide a total of 22No. dwellings via Lisbeg Park.	PRE-DECISION STAGE - RESOLUTION OF OUTSTANDING ISSUES	Pending
C38	P/2009/0502/F	Lands adjacent and south-east of Nos 16 and 19 Lisbeg Park Lismore Dundalk Road Crossmaglen (and adjacent and west/south-west of No. 63 Dundalk Road)	Erection of residential development, comprising 2 No. dwellings, with associated parking provision and ancillary works (with access via Lisbeg Park and road layout approved as part of full application for 19No. dwellings, under File Ref. P/2007/0058/F)	PRE-DECISION STAGE - RESOLUTION OF OUTSTANDING ISSUES	Pending
C39	P/2007/0058/F	Lands adjacent and south-east of Nos 16 & 19 Lisbeg Park, Lismore, Dundalk Road, Crossmaglen (extending to the rear of and adjacent to Nos 61 & 63 Dundalk Road)	Erection of residential development comprising 19 No. dwellings with associated parking provision and ancillary works (with single (single storey) dwelling adjacent to No. 63 Dundalk Road to be accessed via private laneway shared with that to Nos 61 & 63 Dundalk Road and remaining dwellings to be accessed via Lisbeg Park)	PERMISSION HAS BEEN GRANTED	27/05/2016
C21	P/2011/0140/F	16 Dundalk Road Crossmaglen BT35 9HL	2 storey extension to dwelling with demolition of out buildings	PERMISSION HAS BEEN GRANTED	23/05/2016

### 3.4 Previous Studies

#### 3.4.1 Economic Regeneration: A Pragmatic Vision for Crossmaglen and South Armagh (Crossmaglen and South Armagh Chamber of Commerce – July 2011)

Tangible Ireland was commissioned by Crossmaglen and South Armagh Chamber of Commerce in December 2010 to prepare a well researched and written Feasibility Study/Business Plan for the development of the Chamber for the years ahead.

There was a wide variety of stakeholders consulted during the preparation of the feasibility study/business plan, which included regular meetings as well as one-on-one consultations.

In terms of the local economy the report states that due to the scale of the existing enterprise the town has limited employment opportunities. ICLRD's research in 2007-2008 suggested that 50% of the town's workforce were employed in the Republic of Ireland, notably in construction. With this sector now in decline the future remains bleak unless strides are made in the development of tourism and high-tech SME's.

The report highlights several other key issues:

- Road Infrastructure is well below acceptable standards and needs upgraded;
- Lack of a motorway exit on the Dundalk-Armagh Road means the area lacks a natural gateway;
- Need for a commuter bus service between Dundalk Railway Station and Crossmaglen and maybe to Castleblaney or a loop through South Armagh. Currently tourists cannot get to South Armagh by public transport except through Newry;
- In the short term, better and more frequent directional signage would be of great assistance to locals and visitors alike.

#### Strategic Vision 2012-2016

To make Crossmaglen and South Armagh a vibrant hub of sustainable economic activity maximising the strengths and assets of its people, its geographic location and its natural beauty:

- The Chamber to take a leading role being the premier business organisation in the area in delivering this Vision.
- The Chamber to encourage and foster collaboration among all key stakeholders to deliver this Vision

#### South Armagh Development Trust

The report suggests that an all inclusive 'South Armagh Development Trust' is set up, which would consist of representatives of all stakeholders with a commitment to delivering this positive future for Crossmaglen and South Armagh.

**The report identifies 7 key aims which will help achieve its Vision:**

#### 1. Construct a 'South Armagh gateway' intersection on the M1 where it crosses the Dundalk-Armagh Road.

- Improve the Castleblaney Road – N53 from the M1 particularly the dangerous bends near the exit from the M1
- Improve subsurface and the surface of the Dundalk Road between Crossmaglen and the N53
- Improve the road between Culloville and Crossmaglen
- Upgrade of the Crossmaglen Newry Road
- Work with Ulster Bus and Bus Eireann to provide a commuter bus between Dundalk Railway Station and Crossmaglen with the possible continuation to Castleblaney and other locations in South Armagh

#### 2. Initiate a village renewal scheme for Crossmaglen and other towns and villages in the area.

- Safeguarding of key heritage assets and encouraging sympathetic and appropriate infill development on the various vacant blocks
- Enter one of the various Pride of Place competitions to help benchmark the towns and villages against their peers around the island
- Instigate the feasibility of an overall colour scheme for Crossmaglen and roll out to other villages if deemed successful
- Develop regular farmers market to promote unique local produce and help to develop and agri-food business sector

#### 3. Creation of high capacity broadband and an internet wireless zone in Cardinal O'Faich Square.

- High capacity broadband to be provided in Crossmaglen and its hinterland
- Education programmes could be more intensely promoted and encouraged to raise the digital capability in the area.
- Enhance the potential for the creation of high-tech SME's

- Create a more diversified economic base, attract higher paying jobs and deliver new employment opportunities in Crossmaglen and South Armagh
- Training in Business and Entrepreneurship should be accentuated and initiatives to recognise achievements should be arranged such as local business Awards.

**4. Development of South Armagh sports academy and brand.**

**5. Make Slieve Gullion ‘Area of Outstanding Natural Beauty’ a major tourist attraction.**

- Development of tourism products that are unique and comparable to the best available which can be promoted at a national level
- Annual programme of events
- Provision of a commuter bus to Dundalk

**6. Creation of flagship interpretative centre in Crossmaglen.**

- Crossmaglen should become the premier venue for interpreting all aspects of the Troubles, particularly the conflict in the border region.
- Procurement of a major relevant piece of art such as the Agreement by Shane Cullan

**7. Create a positive image for the area.**

This report raises many of the key issues affecting Crossmaglen and South Armagh and put forward several key projects and initiatives to address these. Similar issues and opportunities were highlighted through our consultation events. We would endorse the projects highlighted in this report and have strived to build upon these. The concept of the ‘South Armagh Development Trust’ is interesting and we feel this would benefit the area greatly. It was noted during our consultation that there was a very strong voluntary and community sector within Crossmaglen and South Armagh, however a lack of communication between groups. This approach would provide a solid overarching stakeholder group which would represent the wider community of South Armagh.

**3.5 Deprivation**

The Northern Ireland Multiple Deprivation Measure (NIMDM) 2010 report was published on 26 May 2010. The NIMDM 2010 updates and replaces the Northern Ireland Multiple Deprivation Measure 2005 as the official measure of spatial deprivation in Northern Ireland.

Crossmaglen is the second most deprived Rural Super Output Area, behind Castlederg in 2010, and is ranked 112 in the whole of Northern Ireland.

**3.6 Consultation Process**

Table 3.2			
Stage	Consultation Method	Date	Venue
Information Gathering	Community Workshop	Tuesday 6 <sup>th</sup> March 2012.	Crossmaglen Community Centre (10.30am-12.30pm)
	Public Workshop	Monday 12 <sup>th</sup> March 2012	Crossmaglen Community Centre (7.30pm-9.30pm)
Draft Proposals	Questionnaires	March 2012	N/A
	Open display for NMDC	20 <sup>th</sup> April 2012	NMDC Offices
	Public Exhibition / Open evening	Mon 30 <sup>th</sup> April – Fri 11 <sup>th</sup> May 2012	Crossmaglen Community Centre
Draft Village Renewal and Development Plan	Draft Plan presented to Council and Community Groups	June / July 2012	Various

### 3.7 Consultation Findings

#### 3.7.1 Information Gathering Stage

The SWOT Analysis below is a summary of the information gathered during the early stages of the plan preparation. The strengths, weaknesses, opportunities and threats were identified during the initial consultation workshops and the initial questionnaire which was circulated throughout the community. The questionnaire addressed a range criteria including; Planning and Infrastructure, Essential Services and Economic and Community Development. Please note that the comments are an expression of views of those responding to the questionnaire and not necessarily the views of any other party.

An introductory meeting was held on Tuesday 6<sup>th</sup> March with a range of stakeholders, followed by a second Public Meeting held on the 12<sup>th</sup> March which was publically advertised (see appendix 8.2), to gain the best possible turnout.

Table 3.3: SWOT Analysis	
STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Location, history and arts</li> <li>• Strong community</li> <li>• Town Square</li> <li>• Success / Brand of Crossmaglen Rangers</li> <li>• Good quality bars and restaurants</li> <li>• Several community buildings</li> <li>• Public toilets in the Square</li> <li>• Proactive organisations supporting regeneration and renewal</li> <li>• Community transport</li> <li>• Good quality schools</li> <li>• Some provision for elderly and disabled</li> <li>• Range of accommodation for visitors</li> <li>• Cultural/Artistic heritage</li> <li>• Historic Society</li> <li>• Local newspaper – widely read outside the town</li> <li>• Historically a market town</li> <li>• Equestrian centre</li> <li>• Poets Glen – Amphitheatre</li> <li>• Tourist Information Centre</li> <li>• First class Fire Station</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of public transport</li> <li>• Roads – B30 extremely poor</li> <li>• Loss of connection to motorway</li> <li>• Lack of public transport to the south</li> <li>• Poor signage at access points to the town</li> <li>• Lack of information panels</li> <li>• Location and history can also be a weakness</li> <li>• Lack of youth facilities (18-25 years old)</li> <li>• Some anti-social behaviour</li> <li>• Poor mobile network coverage / broadband</li> <li>• Lack of play areas for children</li> <li>• Derelict / vacant buildings</li> <li>• No community gym</li> <li>• Negative media attention can overshadow the strengths of the town</li> <li>• Lack of alternative sporting facilities other than football</li> <li>• Poor communication between active groups in the town</li> <li>• Environmental quality of the Square is slightly outdated and upgrading</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Build on the sporting heritage of the town – Crossmaglen Rangers brand sporting</li> </ul>	<ul style="list-style-type: none"> <li>• Closure of business, e.g. Northern Bank</li> <li>• Proposed reduction of Library hours</li> </ul>

- excellence
- Build and exploit the growing visitor numbers to Northern Ireland
- Attract people to the town for sporting events
- Build upon the technology / business industry
- Provision of a Community Gym
- Community Centre extension
- Upgrade Square electrics
- Irish speaking Youth Club
- Youth Club extension: Internet facilities, computer suite, wi-fi, broadband, mobile network, internet café.
- Play parks at St. Patricks Primary School, Lough Ross and circle in Square
- Allotments: rear of Lismore Park
- Lough Ross: Fishing jetty, picnic facilities
- Build on current festivals: Summer festival and Music festival
- Fair Day / Farmers Market
- Community bus
- Nursing home: Sensory room/Reminisce room for the whole community
- Entrance roads need improved – Newry road embankment
- Poor council investment in town facilities e.g.: poor storage/disabled access/parking
- No out of hours Doctor/surgery/ Ambulance Service
- Derelict Buildings
- Poor Transport
- Lack of facilities for disabled people

SHORT TERM PRIORITIES (NEXT 3 YEARS)	MEDIUM / LONG TERM PRIORITIES (NEXT 3-7 YEARS)
<ul style="list-style-type: none"> <li>• Lobbying / working in partnership with libraries NI</li> <li>• Extension to Community Centre</li> <li>• Developing broadband/Wi-Fi/Project 'Kelvin Line'</li> <li>• Community allotments</li> <li>• Programme of youth training in technological services</li> <li>• Computer suite for Youth Club</li> <li>• Development of 'People First Programme'</li> <li>• Play Area at circle in Square/Lough Ross/St Patricks Primary School</li> <li>• E.I. Scheme for approach roads to include additional signage</li> <li>• Redevelopment of Square including electrics</li> <li>• Establishment of an umbrella group to cover all sport/community/business organisations</li> <li>• Community gym/walking track wide enough for wheelchair and buggy</li> <li>• Footpath from Crossmaglen to Creggan/Poets Glen</li> <li>• Development of Factory/Industrial Units/Community Enterprise</li> <li>• Organised Parking</li> <li>• Summer Festivals and development of existing festivals</li> <li>• Public transport between Crossmaglen and South</li> <li>• Village face lift, e.g. paint derelict buildings, additional planting</li> </ul>	<ul style="list-style-type: none"> <li>• Sensory Room/Reminisce Room within Nursing Home for the whole community</li> <li>• Build upon Tourism Arts/Cultural Centre</li> <li>• Development of Lough Ross – additional jetties</li> <li>• Out of hours Doctors/Ambulance Service</li> </ul>

The questionnaire also encouraged people to rank the projects and proposals in order of importance to help establish the key priorities. Clearly different members of the community have differing opinions on what they feel are priorities for their area, this is understood however there are also key issues which people are clearly agreed upon. For example 9 out of 11 respondents noted the B30 upgrade as the number one priority. All projects identified within the plan were noted by at least one respondent as being of the highest priority, 'developing broadband' and 'improving the gateways' to the town came in joint second place with each receiving four highest priority rank.

### 3.7.2 Draft Proposals

The draft Plan was put on public display in Crossmaglen Community Centre for a two week period from Monday 30<sup>th</sup> April until Friday 11<sup>th</sup> May 2012. In order to gain feedback from the public, a questionnaire was available and an open evening was held to allow people to raise any concerns with a member of the consultancy team.

In total there were 11 questionnaires returned, from various members of community/voluntary groups and the general public. The response was extremely positive with almost all the recipients 'liking' all the proposals, with only two people stating that they had 'no opinion' regarding the extension to the youth club and the development of factory/industrial/community enterprise.

### 3.8 Crossmaglen Renewal and Development Plan

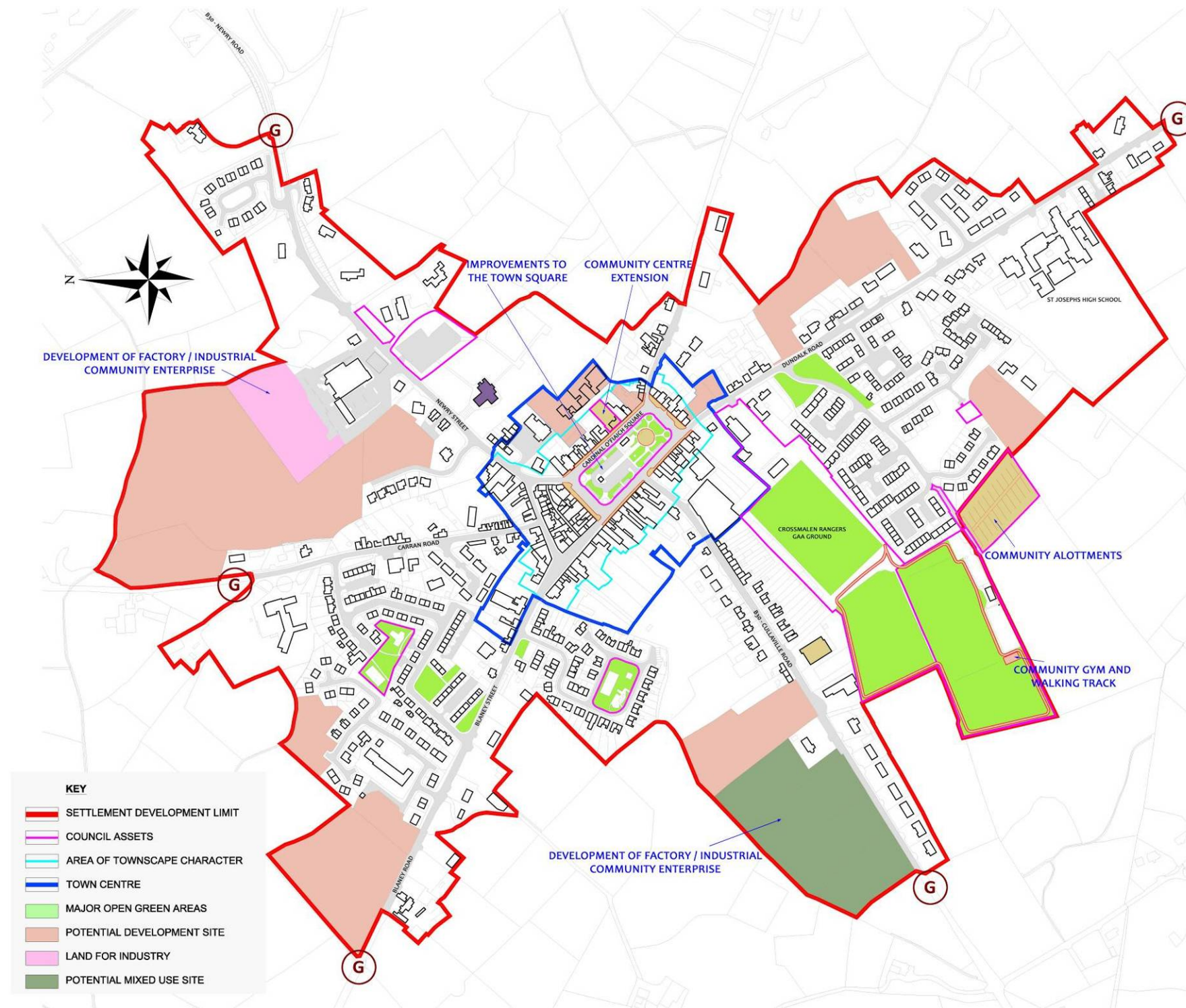


Figure 3.3: Crossmaglen Proposals Map

**3.8.1 Community and Youth Facilities**

**3.8.1.1 Community Centre Extension**

The proposed extension to Crossmaglen Community Centre has been in the pipeline for some time, however has been delayed due to the lack of funding. It was highlighted as being a very high priority and should be delivered as soon as possible. NMDC have made significant headway in delivering this project, including gaining full planning permission (P2010/1222/F) for the first floor extension and remodelling of the front elevation.

The extension will provide additional multi-purpose space which will allow the Community Centre to expand its programme of activities and events.



Figure 3.4: Proposed Community Centre Extension

**3.8.1.2 Extension and Development of the Youth Club**

St Oliver Plunket Youth Club provides an important youth facility within the Town. It was stressed during the various consultation events that the youth club needs to extend and provide better facilities, especially with regards IT. The club would benefit from a computer suite or internet café which could be managed through a youth scheme. In conjunction with this there should be a comprehensive programme of classes and activities which the young people can undertake.

**3.8.1.3 Community Allotments**



The possibility of providing a community allotment scheme within Crossmaglen was highlighted during the public workshop, within the Council owned land to the rear of Lismore Beg Park. It is located outside the settlement limits of Crossmaglen. The site does not appear to be well maintained and should be utilised for a community use such as allotments.



Figure 3.5: Indicative images of community gardens and allotments

3.8.1.4 Community Gym and Walking Track

The need for a community gym and ‘highway to health’ walking track was identified. The gym could potentially be accommodated within the Council owned land adjacent to the playing fields. Parking is currently available at the site. A walking track could also be provided around the playing fields linking Culloville Road and Lismore Park. It would provide an ideal short walking route which is free from traffic. The possibility of developing a community gym which would be available to the general public, in partnership with the GAA should also be considered.



Figure 3.6: Indicative Image of Community Gym Facility

3.8.1.5 Home from Home Project – Crossmaglen Community Association

The ‘Home from Home’ Project is a unique initiative which is being brought forward by Crossmaglen Community Association. The project aims to address an identified weakness in the community infrastructure and has the following key objectives:

1. Provision of service that encourages elderly and less able to feel part of the community by removing ‘barriers’;
2. help alleviate the frustration of those suffering from illness such as dementia and stroke;
3. alleviate fear of young people interacting with elderly and encourage young people to train for careers in caring for elderly;

4. to enhance palliative care to ensure that those coming to the end of their days spend their time happy and in a happy and suitable environment;
5. reduce the isolation and loneliness felt by elderly;
6. providing a stimulus for interacting and communicating with others;
7. provision of employment and work experience in the local community;
8. improved quality of life by taking part in purposeful and meaningful activities;
9. provision of a wider range of activities and new experiences;
10. to establish a ‘befriender’ programme;.

The Project involves a range of activities:

- Establishment of the befriender programme;
- Community activities, including music, dance, gardening, pets etc;
- Reminiscence room will include kitchen from 1940’s, story telling from days gone by for groups from schools and youth club;
- Showcase local talent in the nursing home on a regular basis enabling residents to take part in community events such as Halloween festival and Christmas light switch on;
- Alternative therapies such as reflexology, aromatherapy, enhanced OT, hydrotherapy bath etc;
- Sensory room to relieve stress, anxiety and frustration; providing a calming environment but which will also help to stimulate brain activity.

A significant amount of work has gone into this project to date with Crossmaglen Community Association submitting an application for funding to the Big Lottery Fund, to support the initial set up costs including refurbishment of the premises and salaries etc. The project is likely to require additional funding to achieve its goal and establish the programme of activities that are envisaged.



**3.8.2 Environmental and Townscape Improvements**

**3.8.2.1 Creating a high quality shared space – Cardinal O’Fiaich Square**

The Square is the central focal point of Crossmaglen and is surrounded by a range of retail, service and community uses including the library and community centre. The Square is pleasant in terms of its environmental quality, notably the building frontages. However, The Square has much greater potential and would benefit greatly from a comprehensive Environmental Improvement Scheme. This should include paving, landscaping, good quality street furniture and lighting. It was also suggested during consultation that there are issues with the electrics, which must be dealt with to allow for lighting schemes, especially at Christmas. The redevelopment of the Square should accommodate festivals and events within the town. A review of the parking arrangements and the provision of a childrens play park also need to be considered. There are a few buildings situated around The Square which would benefit from frontage improvements. This would further enhance the overall appeal of The Square.

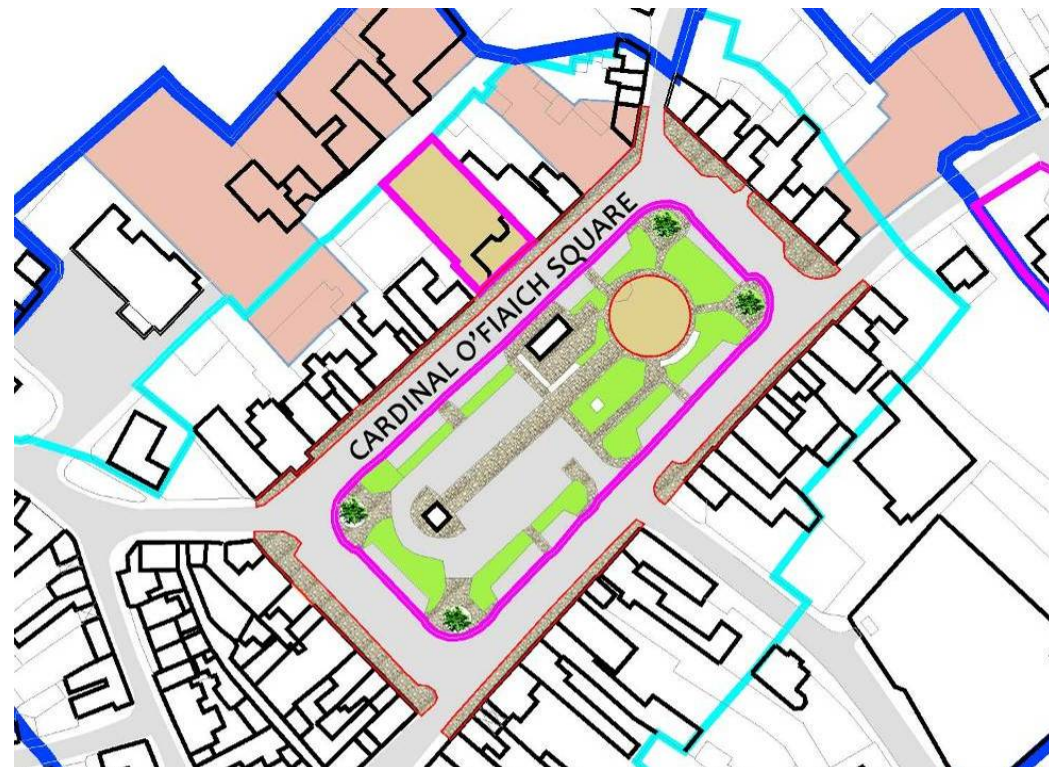


Figure 3.7: Area of The Square to be upgraded.



Figure 3.8: Signage



Figure 3.9: High quality paving schemes



Figure 3.10: Children’s play area within an urban setting

### 3.8.3 Redevelopment of underused and vacant units

Generally the town has an attractive and distinctive character; however there is room for improvement. There are a number of derelict units and sites scattered throughout the town which should be redeveloped in the future. In the short term derelict and run-down buildings should be painted and given a face lift. Initiatives which animate vacant and derelict shop units have become popular in recent years as a creative way of 'sprucing up' poor quality units while showcasing local arts and crafts. The Square should be the focus of public realm improvements however other secondary streets would benefit from additional planting and landscaping.



Figure 3.11: Sprucing up vacant and derelict buildings can be as simple as a paint scheme in the short term.

### 3.8.4 Business Creation and Development

#### 3.8.4.1 Development of Community Enterprise

The Rural Development Programme recognises the importance of business creation and development in rural areas. There are sites allocated to industrial and mixed use development within the town which should be the focus for business creation. The development of an enterprise centre would support local business creation and development. Improving basic services such as Broadband access and telecommunications is crucial to developing small business and enterprise.

The idea of developing an umbrella group for Crossmaglen, which would consist of key stakeholders should be established to drive forward the future development of the town. This would allow for the sharing of information and the joint use of resources.

3.9 Action Plan

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>Community and Youth Facilities</b>							
Community Centre Extension	NMDC	Community and Voluntary Sector	H	S	NMDC NIRDP – Strategic Projects	<p><b>What’s been done to date:</b></p> <ul style="list-style-type: none"> <li>• Full Planning Permission secured (P/2010/1222/F)</li> <li>• Full economic appraisal has been carried out to Green Book standard.</li> </ul> <p><b>Actions required:</b></p> <ul style="list-style-type: none"> <li>• Source funding – consider funding through the NIRDP – Strategic Projects and standard funding</li> <li>• Ensure that all criteria for Strategic funding is met prior to submission of application – Economic Appraisal etc</li> <li>• Commission contractor and ensure timely delivery of project</li> <li>• Extend programme of classes / activities and events for all sections of the community to ensure the community centre is fully utilised.</li> </ul>	£450,000 - £600,000

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
Extension and Development of the Youth Club Facilities	St Oliver Plunkett Youth Club	AC SELB	M	S	NIRDP	<p><b>Issue:</b> Crossmaglen suffers from high levels of deprivation (second most deprived Rural SOA in NI, and has higher than average unemployment rates (6.5%) and a very low level of the population with degree level education or higher (8.3% compared to 15.8% NI ave).</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Build upon programme of activities and learning programmes for young people – encourage youth to gain educational and skills led qualifications</li> <li>• Provision of computer/internet facilities/Café</li> <li>• Promote and encourage the Irish Language</li> </ul>	£200,000 - £400,000
Community Allotments Project	NMDC	Community and Voluntary Sector	M	M	BLF NIRDP	<p><b>Issue:</b> Concern over the range of leisure and recreational facilities for older people in the community. This was highlighted during the public consultation:</p> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>• Community Association to liaise with NMDC regarding the potential implementation of the Community Allotment Scheme</li> <li>• Gain statutory approvals and source funding</li> </ul>	£40,000 - £80,000

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
Community Gym and Walking Track	CAA	GAA NMDC	H	M	NIRDP NMDC	<p><b>Issue:</b> It was noted during the public consultation that there is a lack of publically available leisure and recreational facilities. The GAA have shown interest in providing health and fitness facilities which would be open to the whole community:</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Project to be developed by the Community Association alongside the GAA.</li> <li>• Gain planning approval for the scheme if required</li> <li>• Secure funding</li> </ul>	£150,000 - £500,000
Home from Home Project	Community and Voluntary Sector	NMDC	H	S-L	BLF NIRDP	<p><b>Issue:</b> Rural poverty and social isolation is a serious issue in NI and in particular in South Armagh, the document 'Tackling Rural Poverty and Social Isolations Framework 2011-2015', outlines the governments actions in relation to this. This is an innovative local project which aims to address many of the issues identified in the government framework:</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Source and secure funding</li> <li>• Establishment of the befriender programme</li> <li>• Establish a programme of activities/events</li> <li>• Develop the reminiscence room and sensory room</li> <li>• Provide a programme of alternative therapies</li> </ul>	£500,000

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>Gateways to the Town</b>							
Improved Signage, attractive landscaping feature at the gateways to the town	SADT* NMDC	Community and Business Sector NITB	H	S	NIRDP NMDC	SEE SECTION 2.3 FOR OVERALL GATEWAY PROJECT  The embankment along the approach road to Crossmaglen provides a particular opportunity for landscape improvements and public art.	£90,000 - £140,000
Aesthetic improvements to key buildings along the approach roads to the town	SADT* NMDC Private	Community and Business Sector NITB	H	S	NIRDP NMDC	Encourage the redevelopment of vacant and underused buildings. Consider paint scheme/vacant unit animation as a short term measure to improve the aesthetics of these buildings.	£20,000 - £40,000

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>Environmental and Townscape Improvements</b>							
Creating a high quality shared space – Cardinal O’Fiaich Square	NMDC	DOE DRD Community and Voluntary Sector Retailers NITB	H	S	NIRDP NMDC	<ul style="list-style-type: none"> <li>• Design and Implementation of a comprehensive public realm scheme to include paving, landscaping and street furniture. Address the issue regarding the ‘electrics’ for the Christmas Lights, car parking arrangements and provision of a children’s play park</li> <li>• Lighting Scheme</li> <li>• Wireless Internet Hub</li> <li>• Create a multi-use shared space which will accommodate a range of community events</li> <li>• Ensure the upgrade of building frontages where needed to complement the overall upgrade of the Square.</li> </ul>	£400,000 - £700,000
Rejuvenation of derelict and underused sites/units	NMDC Private	DOE	H	S	NIRDP NMDC	<ul style="list-style-type: none"> <li>• Initiate a shop frontage improvement scheme for derelict and underused buildings throughout the town centre</li> <li>• Encourage the redevelopment of vacant and underused opportunity sites. Liaise with landowners and provide technical and financial assistance.</li> <li>• Implementation of a paint scheme to brighten up buildings within the town centre and along key approach roads.</li> <li>• Consider the re-use of vacant and derelict buildings for community and youth activities – encourage arts and crafts and showcase local talent.</li> <li>• Pop up shops – consider rate relief for short term uses.</li> </ul>	TBC

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b><i>Business Creation and Development</i></b>							
Provision of factory/industrial and office space to encourage the set up of SME's	NMDC Chamber of Commerce Private	DOE DRD CCA SADT*	H	S-M	BLF NIRDP NMDC Invest NI	<p><b>Issue:</b> Crossmaglen suffers form high levels of deprivation (second most deprived Rural SOA in NI, and has higher than average unemployment rates (6.5%) and a very low level of the population with degree level education or higher (8.3% compared to 15.8% NI ave).</p> <ul style="list-style-type: none"> <li>Consider the development of key opportunity sites for industrial and business uses.</li> <li>Provision of shared/affordable office space with good broadband coverage to encourage business start ups.</li> </ul>	TBC
Provision of high standard telecommunications including broadband and wireless zones.	NMDC Telecoms Providers	SADT*	H	S-M	NMDC Private	<ul style="list-style-type: none"> <li>Consider the potential of utilising Project Kelvin.</li> <li>Provision of a wireless hub in Cardinal O'Fiaich Square.</li> <li>Provision of improved mobile telephone networks.</li> </ul>	TBC
Programme of Learning and development for all age groups within the area	SADT* SELB NMDC	CCA	M	S-M	BLF NIRDP NMDC Invest NI	<ul style="list-style-type: none"> <li>Consider the potential of further education and learning courses to encourage and develop business skills.</li> <li>Consider the potential to develop Crossmaglen as a hub for business and developers – focusing on the technology and software industry.</li> </ul>	TBC
Development of Community Enterprise	SADT*	Community and Voluntary Sector Invest NI	H	S-L	BLF NIRDP	<ul style="list-style-type: none"> <li>Development of an Enterprise Centre</li> <li>Provide professional and financial assistance to groups setting up community enterprise schemes</li> </ul>	£300,000 - £500,000



Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>Tourism, Leisure and Recreation</b>							
Develop an exciting programme of events for all the community which will entice visitors to the area	SADT* NMDC	NITB DOE DRD	H	S- L	NMDC NIRDP	<ul style="list-style-type: none"> <li>Build upon and secure the future of popular events such as the Christmas and Halloween Festivals.</li> <li>Work towards the implementation of initiatives set out in the Chamber of Commerce document 'A Pragmatic Vision for Crossmaglen and South Armagh' including building on the Slieve Gullion AONB and provision of an Interpretative Centre in Crossmaglen.</li> </ul>	£30,000 - £50,000
Improve and develop the recreational potential of Lough Ross						<ul style="list-style-type: none"> <li>See Section 2.2</li> </ul>	

# 4 Creggan

## 4.1 Existing Conditions

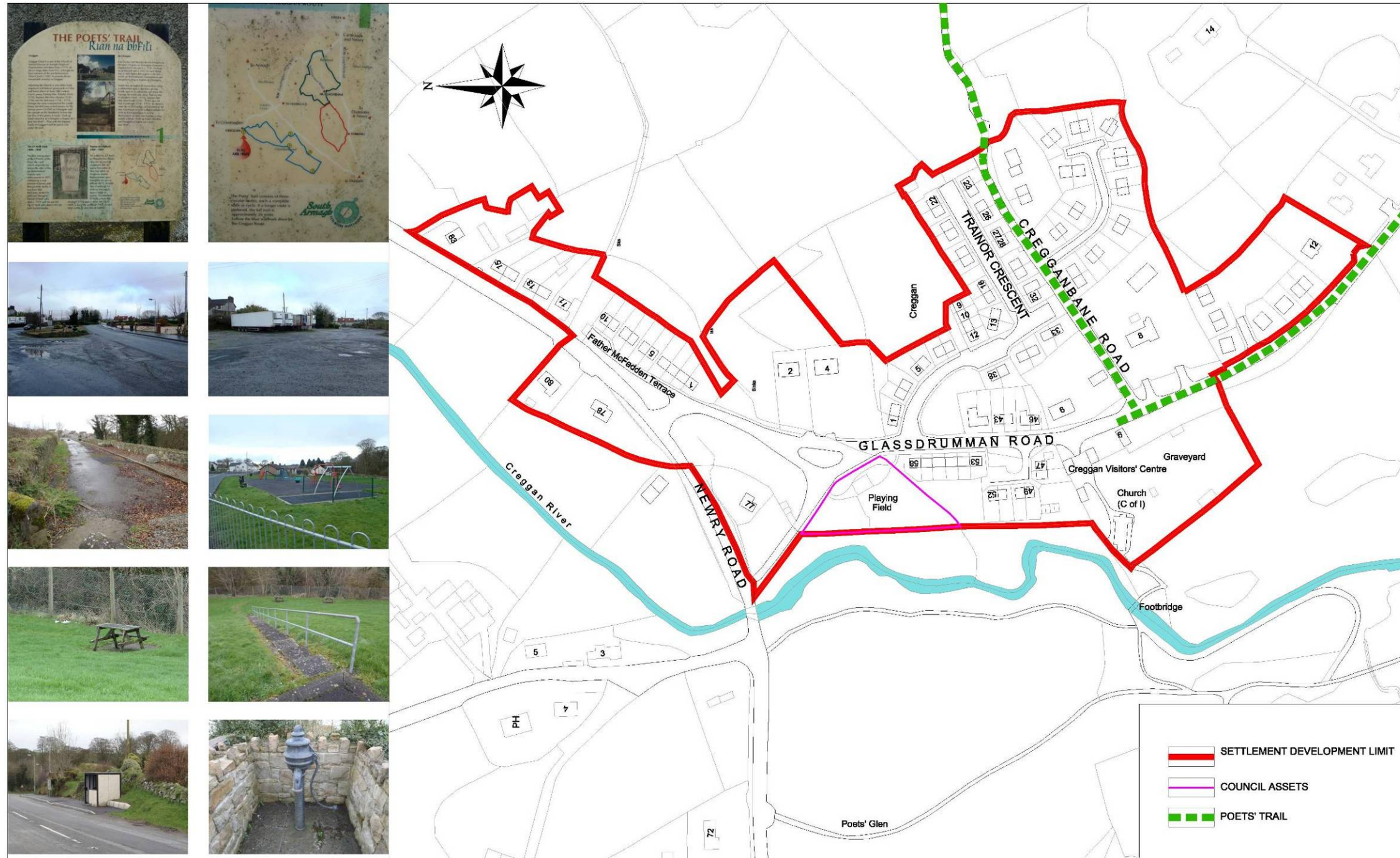


Figure 4.1: Creggan existing conditions

## 4.2 Background

Creggan is a small village and townland near Crossmaglen and has an estimated population of 246 people. Creggan Church Yard, near Crossmaglen is home to some of Ireland's best known Gaelic poets. The current Church of Ireland church dates back to 1731 but there is evidence to suggest an earlier Catholic church preceded it. This is the burial place of three 18th century Irish poets: Art MacCooley, Pádraig Mac Aliondain and Séamus Mór MacMurphy. It is also the burial place of the clan O'Neill. The O'Neills of Tyrone invaded South Armagh during the middle of the 15th century. The burial place was re-discovered in 1971 during a clean up of the cemetery for the proposed bi-centennial celebrations of Art MacCooley. It is reputed the O'Neills arrived in Creggan in 1447 and the burial place currently contains approximately 70 skulls.

On the banks of the River Creggan overlooking the rolling green hills of South Armagh stands Creggan Church and graveyard. This is now a listed building and the grounds are surrounded by an ancient stone wall. According to local folklore Creggan dates back to the 14th century. A congregation of mourners nearby were lowering their deceased loved one into the ground at Killyloughrain when they heard a distant tolling bell. This was read as a sign from God and they followed to the source of the ringing. It was here they buried their dead and that place, Creggan, became hallowed and the site of their Church. The present Church is believed to have been built in 1758 with the tower being added in 1799. The building itself might incorporate part of an earlier pre-schism Church. The O'Neill Vault is believed to have been situated under the altar of the latter. Now the vault lies outside the present Church building.

### 4.2.1 Planning Context

The settlement development limit is designated to take account of land with extant planning permission for housing and sites that have not yet been approved but are at a stage in the planning application process where there is a reasonable expectation that planning approval will be granted. The settlement development limit also takes account of the role of the settlement whilst protecting its natural setting.

The settlement development limit acts to protect the compact form of this settlement whilst preventing ribbon development and encroachment into the surrounding countryside. The limit to the west has been drawn to afford protection to locally significant land that includes the Church of Ireland church, graveyard and Poets Glen. Newry and Mourne District Council have acquired the Poets Glen and

developed it as a public park based on a theme relating to the poets Art MacCooley and Pádraig Giolla Liondáin who were associated with the Creggan district and who are buried in the adjacent graveyard. The settlement limit is also drawn to prevent sprawl along Newry Road and to avoid development on the elevated rock outcrops to the east.

#### 4.2.1.1 Local Landscape Policy Area

Those features or combination of features that contribute to the environmental quality, integrity or character of this LLPA are listed below:

- Listed Church of Ireland church, graveyard and associated land;
- Views and settings of the church from the surrounding area;
- Poets Glen, walled garden, parkland trees;
- Associated lands and planting in the river corridor and Archaeological Site and Monument (Unscheduled).

#### 4.2.2 Planning Context

A desktop review was carried out to identify any relevant planning applications which have been approved or currently pending within the study area. This review was carried out in July 2012 and the status of these applications may since have changed.



Figure 4.2: Location of planning applications

<b>Table 4.1: Planning History</b>					
<b>Code</b>	<b>Application No</b>	<b>Site</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>
CG1	P/2012/0175/O	28/02/2012	Adjacent and west of 77 Newry Road Creggan Crossmaglen BT35 9BN	Site for two detached dwellings	PENDING
CG2	P/2009/0405/F	03/04/2009	Site south and adjoining 4 Glassdrummond Road Crossmaglen	Proposed dwelling on vacant site	GRANTED
CG3	P/2008/0471/F	07/04/2008	Adjacent to No. 9 Glassdrummond Road, Creggan.	Erection of a Welcome Stone on grass verge.	GRANTED
CG4	P/2007/1447/F	19/10/2007	Lands adjacent and north west of No. 12 Glassdrumman Road, Creggan (between Nos 8 & 9 Glassdrumman Road)	Erection of housing development (Revised Scheme)	GRANTED
CG5	P/2009/0879/F	15/07/2009	12 Glassdrumman Road, Crossmaglen	Housing site with 4 semi-detached dwellings	GRANTED
CG6	P/2006/0104/F	16/01/2006	8 Glassdrumman Road, Creggan, Crossmaglen	Erection of Housing Development consisting of 17 dwellings and ancillary works.	PLANNING APPEAL - APPEAL UPHeld (PERMISSION GRANTED BY PAC)

### 4.3 Consultation and Analysis

Stage	Consultation Method	Date	Venue
<b>Information Gathering</b>	Community Workshop	Tuesday 6 <sup>th</sup> March 2012.	Crossmaglen Community Centre (10.30am-12.30pm)
	Public Workshop	Thursday 15 <sup>th</sup> March 2012	Creggan Church Hall (7.30pm-9.30pm)
<b>Draft Proposals</b>	Questionnaires	March 2012	N/A
	Open display for NMDC	20 <sup>th</sup> April 2012	NMDC Offices
	Public Exhibition/Open evening	Mon 30 <sup>th</sup> April – Fri 11 <sup>th</sup> May 2012	Creggan Church Hall
<b>Draft Village Renewal and Development Plan</b>	Draft Plan presented to NMDC and community groups	July – August 2012	Various

#### 4.3.1 Information Gathering Stage

The SWOT Analysis below is a summary of the information gained during the early information gathering stage. The strengths, weaknesses, opportunities and threats were identified during the initial consultation workshops and the initial questionnaire which was circulated throughout the community. The questionnaire addressed a range of factors, focusing on three general themes of Planning and Infrastructure, Essential Services and Economic and Community Development. Please note that the comments are an expression of views of those responding to the questionnaire and not necessarily the views of any other party.

An introductory meeting was held on Tuesday 6<sup>th</sup> March with a range of stakeholders, followed by a second Public Meeting held on the 12<sup>th</sup> March which was publically advertised, to gain the best possible turnout.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>Community Association have been active in gaining funding in the past.</li> <li>Youth committee within the Village.</li> <li>Attractive church grounds – quite often bus loads of tourists visit the village, particularly the Church.</li> <li>Heritage of the area – Ulster Poets etc.</li> <li>Walkways – Poets Glen</li> <li>River</li> <li>Tourism potential</li> <li>Tourism Study carried out for the area in association with Crossmaglen. Chamber of Commerce</li> </ul>	<ul style="list-style-type: none"> <li>Lack of information and signage – both within the village and directing people to it.</li> <li>Lack of services and facilities to accommodate visitors – café</li> <li>Communication between committees within the Village</li> <li>Toilets were built but closed due to vandalism</li> <li>Poor maintenance of Poets Glen – Ownership Issues – owned by the Church therefore cannot be maintained by the NMDC</li> <li>No visitor accommodation</li> <li>Very poor roads infrastructure – B30</li> <li>Poor access to the playpark and the river</li> <li>Lack of public transport</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>Facilities for visitors and the community – Coffee shop / tourist accommodation</li> <li>Information boards and signage – Good quality materials and design.</li> <li>Environmental Improvements to the area in front of the play park – this area has been abandoned by Roads Service.</li> <li>Speed restrictions – cameras / traffic humps etc.</li> <li>Improvements to the playground / playing field – provision of a MUGA, landscaping, possible make better use of the position over the river – viewing point, walkway, the area is underutilised. Should provide services for all age groups.</li> <li>Provision of a footpath between Creggan and Crossmaglen.</li> <li>To provide a public transport service linking Crossmaglen, Creggan and Culloville to Newry in the evening and weekends</li> <li>Clean up area around the electrical sub-station.</li> <li>Spruce up the walled garden</li> <li>Opportunity to create a programme to maintain the Poets Glen and walkways by the community with funding assistance from the Council.</li> </ul>	<ul style="list-style-type: none"> <li>Speeding throughout the village and B30 – dangerous for pedestrians.</li> <li>Level of detail and paperwork required for funding is difficult for community organisations to do, can be a barrier to seeking funding.</li> </ul> <p>No crossing point from the Old Road to the proposed pedestrian footbridge.</p>
SHORT TERM PROPOSALS (NEXT 3 YEARS)	MEDIUM / LONG TERM PROPOSALS (NEXT 3-7 YEARS)
<ul style="list-style-type: none"> <li>Upgrades to the play area to include the provision of a MUGA (Multi Use Games</li> </ul>	<ul style="list-style-type: none"> <li>Major improvements to the roads infrastructure – B30</li> </ul>

Area), facilities for older children, better access, seating picnic area, utilise the proximity to the River (viewing platform).

- Traffic calming measures
- Tourism opportunities – provision of a coffee shop / accommodation / information boards and signage – possible utilise the Church hall, could be a potential funding stream for the Community association.
- Environmental Improvements to the area in front of the Play Park.
- Consideration of a second bus shelter at the other side of the village to accommodate those residents.

#### 4.3.2 Draft Proposals

The draft Plan was put on public display in Creggan Church Hall for a two week period from Monday 30<sup>th</sup> April until Friday 11<sup>th</sup> May 2012. In order to gain feedback from the public, a questionnaire was available and an open evening was held to allow people to raise any concerns with a member of the consultancy team.

In total there were 15 questionnaires returned, from a range of stakeholders. The response was extremely positive with a majority of proposals being well liked by the respondents.

A few of the proposals received mixed reactions from the respondents such as the 'provision of tourist and visitor facilities' with 6 out of the 15 respondents stating that they disliked or had no opinion. Provision of a second bus shelter also attracted mixed feelings with almost 50% disliking the suggestion.

When asked to prioritise the projects there was an overwhelming response in support of 'improvements to the play park' as being the number one priority. The remainder of projects received mixed level of priority, however 'traffic calming measures, signage and gateways' and 'pedestrian crossings' at Newry Road were both noted as being of very high priority.

Several respondents did note that consultation with the Church committee was needed as they are key landowners in the area.

4.4 Creggan Renewal and Development Plan

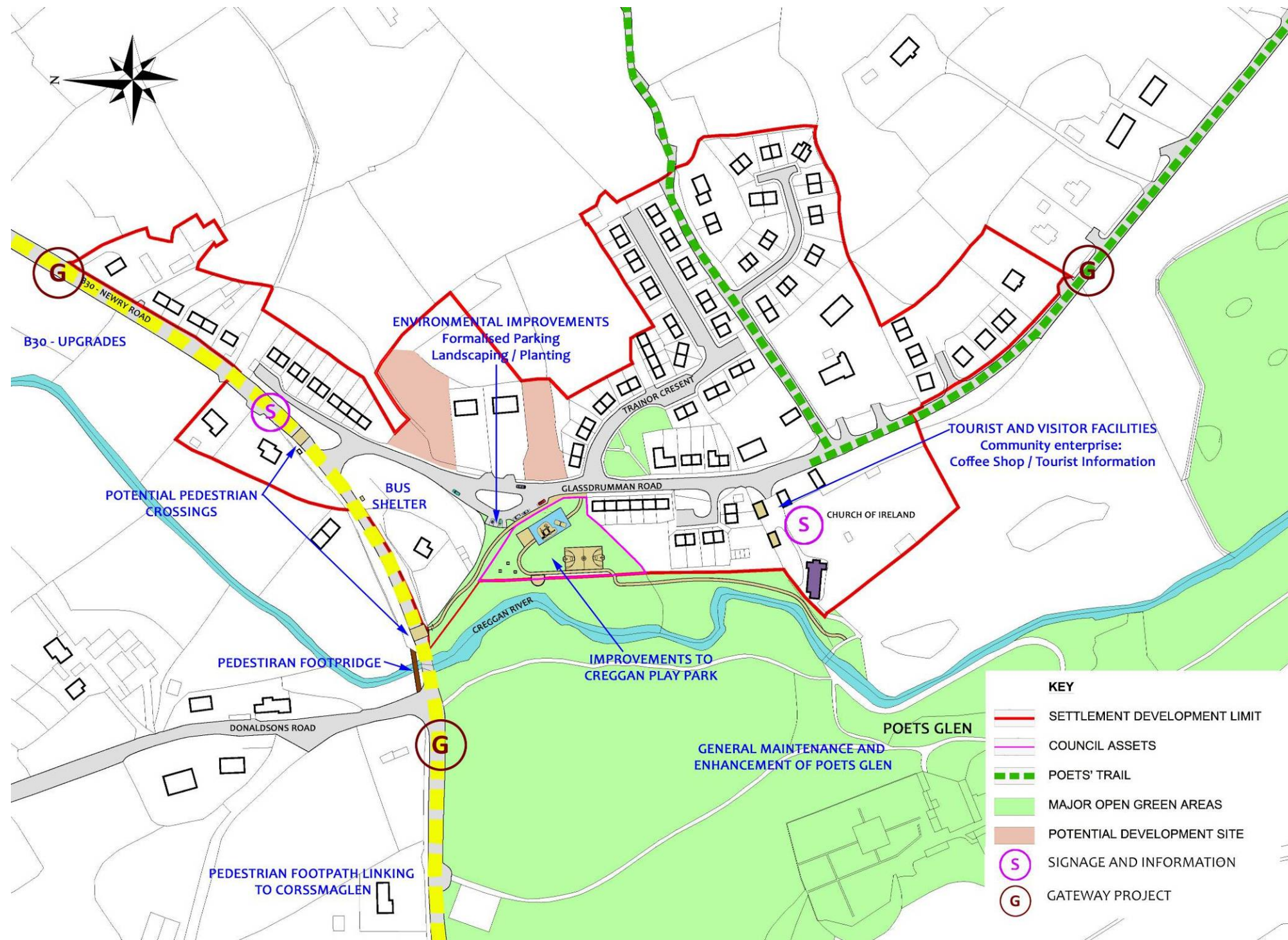


Figure 4.2: Creggan Proposals Map



**4.4.1 Upgrades to the Play Area**

The existing play area was identified during initial consultation as a major asset, however is currently under utilised. The site is Council owned and provides an excellent opportunity to provide a facility which would benefit the whole community. Proposals include the upgrading and expansion of the existing children’s play park, which would then be complimented with a Multi Use Games Area (MUGA) for older children and teenagers. MUGAs can accommodate a range of sports including football, basketball, tennis and netball for example. The benefit of the MUGA is that it is an all weather facility.

Proposals also include landscaping improvements, to include picnic benches and seating, a pathway linking the park to Poets Glen and a viewing area over Creggan River would provide a pleasant place for parents to sit while their children play. The access ramp to the park also needs upgraded to provide disability access.

To complement the upgrade to the park, the area to the front should also be addressed. This may be a separate project, however is also high priority. The area requires formalised parking, for visitors and locals wishing to use the park or walkways to Poets Glen. The Old Glassdrumman Road should be landscaped and the drainage issues addressed. We feel it makes sense to provide a crossing point between the Old Glassdrumman Road and the new footbridge to accommodate children using the park.



**4.4.2 Traffic Calming, Signage and Gateways**

Traffic speed along the Newry Road and Glasdrumman Road was identified as a major concern during the initial consultation. In order to address this, significant traffic calming measures (speed cameras/speed bumps) are required and consultation with DRD Roads Service is required immediately.

There are indirect measures which can influence the speed of traffic through the village. We feel there is not enough ‘early warning’ for traffic approaching the Village, therefore strong gateway features and signage is needed. Gateway features are also extremely important when providing first impressions of the area. The existing signage is hidden behind the bus stop and should be much more prominent.



catering accommodation; therefore private individuals should think about this as a potential business opportunity and seek funding.

It was established at the initial consultation that there are ownership issues regarding Poets Glen, which mean that it is not within the remit of the Council to maintain and manage it. We feel that this is a major asset and needs to be maintained, possibly through a community partnership. Funding may be available through Measure 3.3 or 3.6 to enable the upgrade of the area and to provide resources to maintain it.

**4.4.3 Provision of Tourist and Visitor Facilities**

The Poets Glen/Trail, Church, Graveyard and Walled Garden attract a significant number of visitors to Creggan each year. The opportunity exists to build on this by providing small scale facilities such as a coffee shop, information area/signage, and tourist accommodation. The Rural Development Programme supports the upgrading of rural heritage, encouragement of tourism activities and small business creation and development. There may be potential to establish a small coffee shop within the Church Hall as a small community run business and meeting place for residents and visitors. Another possibility is to provide visitor facilities within the Poets Glen; however the viability of this would need to be assessed as well as the ownership issues. Well designed and informative signage / boards would enhance the area greatly by highlighting the assets of the Village. Measure 3.3 (of the NIRDP) supports projects for self

4.5 Action Plan

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>Community and Youth Facilities</b>							
Upgrades to Play Area: <ul style="list-style-type: none"> <li>• Upgrade and extension of the children’s play area</li> <li>• Provision of a high quality multi use games area for older children</li> <li>• Ramped access suitable for disabled and older people</li> <li>• Exploit the location beside the river and proximity to Poets Glen/Graveyard – river walkways/viewing platform</li> <li>• Provision of an open picnic area</li> </ul>	NMDC	DOE DRD Community and Voluntary Sector	H	S	NIRDP NMDC	<p><b>Issue:</b> The standard of the existing play park was identified as the main issue and the number one priority for the village. The play park not only provides a core recreational facility for the village, but is also the central focal point. Again, the need to provide facilities for the whole community was highlighted; hence the future upgrades to this area should consider all age groups including disabled and older people. A high quality open space would provide a pleasant setting for parents and older people to enjoy the views of the river, while the children’s play park and multi use games are would accommodate children and teenagers.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Commission consultants to establish layout and feasibility of particular uses and activities/costs etc and obtain planning approval;</li> <li>• Source funding and match funding if required.</li> </ul>	£250,000 - £400,000

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<p><b>Gateways to the Town</b> Traffic Calming, Signage and Gateways</p>	NMDC DRD	DOE Community and Voluntary Sector	H	S-L	DRD	<p>SEE GATEWAY PROJECT SECTION 2.3</p> <p><b>Issue:</b> The quality and provision of directional signage is a particular problem at Creggan – signage should be provided on the approach roads to ensure that drivers are aware that they are entering a built up area and to advise visitors of the facilities available within the Village.</p> <p>Traffic calming is also a major issue which should be addressed immediately. Creggan is located on the B30 which is a key route between Newry and Crossmaglen, and not enough advance warning is given to drivers passing the village.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>Promote and encourage the Gateway Strategy.</li> <li>Liaise with NMDC and DRD regarding the need for traffic calming measures on the approach to Creggan/DRD to consider various methods of traffic calming.</li> <li>Provide direction signage on the approach to Creggan</li> </ul>	TBC
<p><b>Environmental and Townscape Improvements</b></p>							
<p>Environmental Improvements adjacent to Play Park</p> <ul style="list-style-type: none"> <li>Formalised parking to complement play park upgrade and walkways to Poets Glen.</li> <li>Landscape improvements to Old Glassdrumman Road – improve drainage, pathways etc.</li> </ul>	NMDC	DRD DOE Private Community and Voluntary Sector	H	S	NIRDP NMDC	<p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>Determine landownership</li> <li>Commission design and implementation of refurbishment scheme through consultation with the local community</li> </ul>	£150,000 - £300,000
Refurbishment of Millennium Gardens	CCA	NMDC	M	S-M	NIRDP	<ul style="list-style-type: none"> <li>Commission design and implementation of refurbishment scheme through consultation with the local community</li> </ul>	£50,000 - £75,000

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b><i>Tourism, Leisure and Recreation</i></b>							
<p>Maintenance and enhancement of Poets Glen</p> <p>Upgrades to the pathways and improved signage and information</p> <p>Provision of café/tourist information – possibly utilising the Church Hall to provide social/community enterprise. This could help fund the maintenance and upgrade of assets such as Poets Glen and the play park.</p>	Community and Voluntary Sector	NITB CAAN Church Committee NMDC	M	S-L	BLF NIRDP	<p>There are issues around the landownership of Poets Glen which hinder the regular maintenance of this asset. It is understood that it is under the ownership of Church of Ireland.</p> <p>Discussion should be initiated with the Church and any other key stakeholders regarding access to Poets Glen and its future maintenance. One possible scenario is for the Community Association to take general day-to-day care of the site with financial help from NMDC. The employment of a full time grounds person (on a seasonal basis) might be an idea.</p> <p>More comprehensive upgrades to the pathways, signage and information would also be beneficial to attract more visitors to the area which could be complemented with social/community enterprise such as a café/ tourism information at the Church.</p>	TBC

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
Provision of tourist accommodation	Private Community and Voluntary Sector	NITB	L	S-L	NIRDP Invest NI BLF	<p>There may be an opportunity for the provision of small scale tourism accommodation to encourage those visiting the area to stay longer. Private Individuals or farm businesses might consider diversifying their home or business to provide bed and breakfast or self catering units.</p> <ul style="list-style-type: none"> <li>• Consider the feasibility of the business</li> <li>• Gain statutory approvals if required – Planning / NITB Accreditation</li> <li>• Source funding – NIRDP supports Farm Diversification and tourism activities</li> <li>• Promote and market the business</li> <li>• Start up businesses could benefit from Invest NI programmes such as ‘Go for It’ or local courses provided by Crossmaglen and South Armagh Chamber of Commerce.</li> </ul>	TBC
<b>Local Infrastructure</b>							
Provision of crossing points at B30 to accommodate access to bus stop and footbridge	DRD	NMDC Community and Voluntary Sector	H	S	DRD	<ul style="list-style-type: none"> <li>• Ensure the provision of pedestrian crossing points and speed management measures at Creggan.</li> </ul>	TBC
Provision of a bus shelter for buses going to Crossmaglen	Translink	DRD Community and Voluntary Sector	L	S-M	Private	<ul style="list-style-type: none"> <li>• Consider the feasibility of providing an additional bus shelter</li> <li>• Community to liaise with DRD and Translink</li> </ul>	TBC
Provision of pedestrian footpath between Creggan and Crossmaglen	DRD	Community and Voluntary Sector	M	L	DRD	See section 2.3	TBC

# 5 Culloville

## 5.1 Existing Conditions



Figure 5.1: Culloville Existing Conditions

## 5.2 Background

### 5.2.1 Planning Policy

The settlement development limit is designated to take account of land with extant planning permission for housing and sites that have not yet been approved, but are at a stage in the planning application process where there is a reasonable expectation that planning approval will be granted. The settlement development limit also takes account of the role of the settlement whilst protecting its natural setting. The compact form of Culloville has been retained while allowing for infilling and the development of under utilised land close to the village centre.

The housing needs assessment has identified a social housing need of 4 dwellings for Culloville the plan also identifies the GAA grounds as open space and the A37 as a protected route.

### 5.2.2 Planning History

A desktop review was carried out to identify any relevant planning applications which have been approved or currently pending within the study area. This review was carried out in July 2012 and the status of these applications may since have changed.

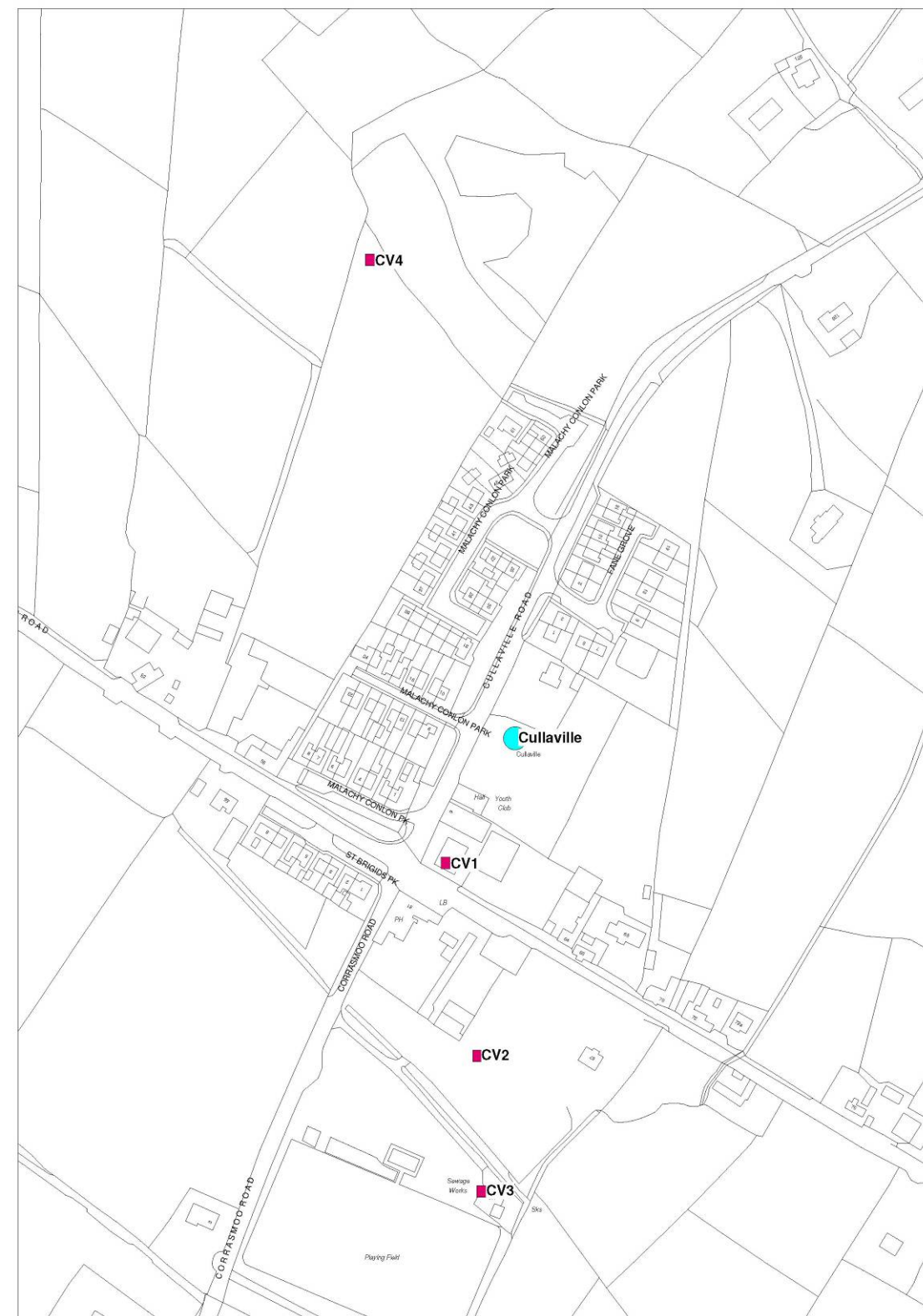


Figure 5.2: Location of planning applications



<b>TABLE 5.1: PLANNING HISTORY – CULLAVILLE</b>					
<b>No.</b>	<b>Planning Application Code</b>	<b>Site Location</b>	<b>Proposed Development</b>	<b>Decision</b>	<b>Expiry Date</b>
CV1	P/2012/0208/F	62 Concession Road Crossmaglen Newry BT35 9AP	Depot for sale of diesel and Kerosene	CONSULTATIONS HAVE BEEN ISSUED	Pending
CV2	P/2011/0275/F	Corrasmoo Road Crossmaglen Newry (80 metres Southeast of 61 Concession Road BT35 9AP	Erection of 5 Industrial Units	PERMISSION HAS BEEN GRANTED	25/07/2016
CV3	P/2007/1051/LDP	Cullaville WwTW,2A Corrasmoo Road, Crossmaglen, Co Amagh, Newry, BT35 9JF	Proposal is for refurbishment of the existing public wastewater treatment works built in the 1980s at which time full planning approval would have been obtained	PERMITTED DEVELOPMENT	11/09/2012
CV4	P/2006/0918/RM	160 metres north east of No 50 Malachy Conlon Park, Cullaville	Erection of dwelling	PERMISSION HAS BEEN GRANTED	11/08/2013

5.3 Consultation and Analysis

Stage	Consultation Method	Date	Venue
<b>Information Gathering</b>	Community Workshop	Tuesday 6 <sup>th</sup> March 2012.	Crossmaglen Community Centre (10.30am-12.30pm)
	Public Workshop	Monday 14 <sup>th</sup> March 2012	Community rooms above Watters Shop (7.30pm-9.30pm)
	Questionnaires	March 2012	N/A
<b>Draft Proposals</b>	Open display for NMDC	20 <sup>th</sup> April 2012	NMDC Offices
	Public Exhibition / Open evening	Mon 30 <sup>th</sup> April – Fri 11 <sup>th</sup> May 2012	Culloville Youth Club
<b>Draft Village Renewal and Development Plan</b>	Draft Plan presented to NMDC and community groups	July – August 2012	Various

5.3.1 Information Gathering Stage

The SWOT Analysis below is a summary of the information gained during the early information gathering stage. The strengths, weaknesses, opportunities and threats were identified during the initial consultation workshops and the initial questionnaire which was circulated throughout the community. The questionnaire addressed a range of factors, focusing on 3 general themes of Planning and Infrastructure, Essential Services and Economic and Community Development. Please note that the comments are an expression of views of those responding to the questionnaire and not necessarily the views of any other party.

An introductory meeting was held on Tuesday 6<sup>th</sup> March with a range of stakeholders, followed by a second Public Meeting held on the 14<sup>th</sup> March which was publically advertised, to gain the best possible turnout.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Location – near the motorway</li> <li>• Community/sport /youth group work well together</li> <li>• Successful delivery of projects in the past</li> <li>• Resilient</li> <li>• Tourism potential – Lough Ross, Lough Muckno</li> <li>• Strong primary school – 100+ pupils</li> <li>• Lobbying powers of Councillors</li> <li>• Number of small businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of social housing – people moving to surrounding areas</li> <li>• Public transport – no bus south</li> <li>• Need for an ambulance, out of hours service</li> <li>• Lack of signage, both north and south</li> <li>• Speeding traffic due to the location of the village</li> <li>• Lack of investment in community facilities</li> <li>• No focal point</li> <li>• Play park is inadequate</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Provision of a community centre</li> <li>• Increase / improve play facilities</li> <li>• Improvement to approach roads to include landscaping and signage</li> <li>• Reduce speed limits within the village – traffic calming measures</li> <li>• Additional footpaths</li> <li>• Speed restrictions and safety measures at the school</li> <li>• Pre-school play group</li> <li>• Street lighting improvements throughout the village</li> <li>• Planning application submitted for development of additional business units</li> <li>• Development of fishing platforms</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of funding</li> </ul>
SHORT TERM PRIORITIES (NEXT 3 YEARS)	MEDIUM / LONG TERM PRIORITIES (NEXT 3-7 YEARS)
<ul style="list-style-type: none"> <li>• Improvements to approach roads including footpaths</li> <li>• Lobbying DOE/DRD to improve street lighting/signage</li> <li>• Community Centre (Social economic projects)</li> <li>• Improve footpaths to the school</li> <li>• development of fishing platform at Cappy and Fane Rivers</li> </ul>	<ul style="list-style-type: none"> <li>• Play park facilities</li> <li>• Public Transport</li> </ul>

5.3.2 Draft Proposals

The draft Plan was put on public display in Culloville Youth Club for a two week period from Monday 30<sup>th</sup> April until Friday 11<sup>th</sup> May 2012. In order to gain feedback from the public a questionnaire was available and an open evening was held to allow people to raise any concerns with a member of the consultancy team.

In total there were 17 questionnaires returned, from a mixture of members of the community group and members of the public. The response was extremely positive 100% of respondents 'liking' all the proposals.

The questionnaire also encouraged people to rank the projects and proposals in order of importance to help establish the key priorities. Clearly different members of the community have different opinions on what they feel are priorities for their area, this is understood however there are also key issues which people are clearly agreed upon. The provision of the Community Centre was clearly the number one priority, with all but one respondents allocating it the highest priority.

The allocation of social housing also scored very highly with 11 out of the 17 respondents giving it the highest priority. The other projects were given varying degrees of priority.

5.4 Culloville Renewal and Development Plan

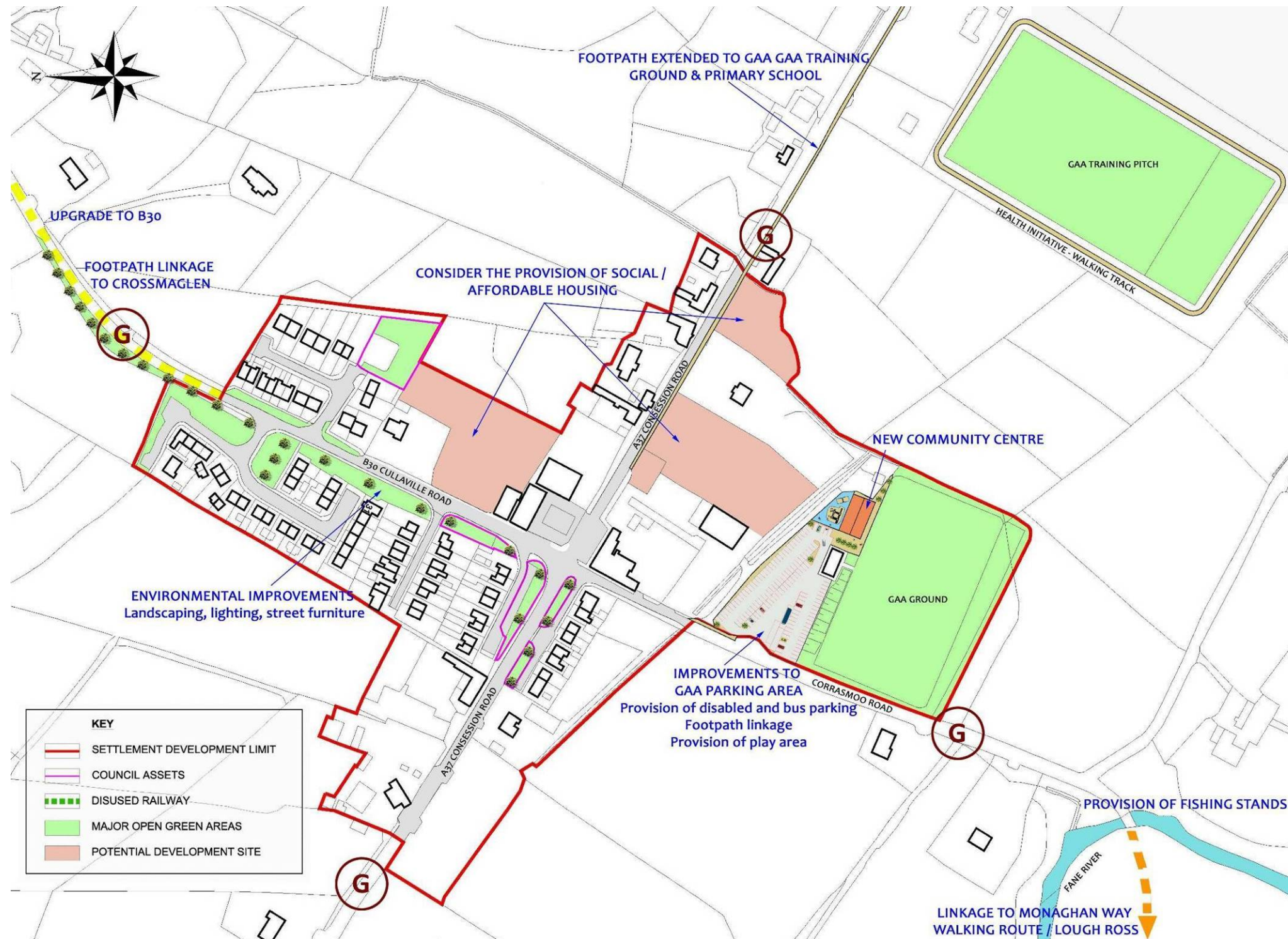


Figure 5.1: Culloville Proposals Map

**5.4.1 Provision of a Community Centre**

The need for a Community Centre was identified during the initial consultation with the public and community groups. It was noted that preliminary work has been carried out into the feasibility of locating the community facility within the GAA owned lands. It was also noted that previous community consultation was carried out as part of the Needs Analysis carried out in February 2012<sup>1</sup>. Our indicative sketch shows the potential location of a community centre and play park within the GAA lands, as well as a formalised car park to accommodate both the GAA and the community centre.

The Needs Analysis carried out by Culloville Development Association stated *“There has been overwhelming support for the concept both locally and on a cross border basis with neighbours from across the border pledging their commitment – both from local communities and elected representatives”*.



**Figure 5.3: Indicative Layout for the New Community Centre with children’s play park improved parking facilities**

**5.4.2 Gateways to the Town**

The gateways to towns and villages (main approach roads) are extremely important when providing first impressions of the area. Gateways can be strengthened by providing signage, public art and landscape improvements such as tree planting and flower beds. Public footpaths were identified as requiring upgrading and in some cases need extended to accommodate the GAA grounds and Primary School.

<sup>1</sup> Consultation, Engagement and Development of a Community Centre Proposal for Culloville, Co Armagh – February 2012 – Prepared by Ann Mc Geaney Consulting on behalf of Culloville Development Association Ltd

5.4.3 Environmental Improvements

Culloville would benefit from environmental improvements to include street lighting, planting, street furniture and signage. There are several green areas along the Culloville Road which have the potential to provide attractive landscaped areas.



Figure 5.4: Area identified for public realm improvements

5.5 Action Plan

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>Community and Youth Facilities</b>							
Provision of Community Centre and associated facilities	Community and Voluntary Sector	NMDC Public GAA	H	S	NIRDP – Strategic Projects	<p><b>Issues and need:</b> See Needs Analysis carried out by Culloville Development Association (February 2012)</p> <p><b>Work done to date:</b></p> <ul style="list-style-type: none"> <li>• Funding granted by SOAR to carry out Needs Analysis</li> <li>• Community consultation has been undertaken specifically regarding the Community Centre and facilities it should provide</li> <li>• Agreement has been reached with GAA as landowners</li> <li>• Design currently under way</li> </ul> <p><b>Way Forward:</b></p> <ul style="list-style-type: none"> <li>• Work up Full Design and submit to Planning NI by July 2012 to meet funding deadline for Strategic Projects by NIRDP (SOAR)</li> <li>• Ensure all other funding criteria is met – economic appraisal etc – refer to guidance on SOAR advert.</li> <li>• Gain Full Planning Permission and implement the project</li> </ul>	£1m - £1.5m

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
Provision of changing facilities at the GAA Training Ground	GAA	NMDC CCA	M	S	NMDC Private	<p><b>Issue:</b> Culloville has a very strong sporting tradition and have developed very good quality GAA facilities over the years, however there is no provision of toilets or changing facilities at the GAA training pitch which can hinder the use of the facility. This would also benefit users of the highway to health walking track which is well used by the community.</p> <p><b>Action:</b></p> <ul style="list-style-type: none"> <li>• Provision of toilet / changing facility at the GAA training pitch.</li> <li>• Source funding, commission design and obtain statutory approvals where required.</li> </ul>	TBC
<b>Infrastructure Improvements</b>							
Provision of footpath linking the village to GAA Training pitch and Primary School along Concession Road	DRD	Community NMDC GAA	H	S-L	DRD	<p><b>Works currently underway:</b> DRD have plans for footpath provision from Culloville to Primary School along Concession Road – this has been delayed due to land ownership issues. DRD envisage this issue being rectified and the project delivered in the short term.</p> <p><b>Action:</b> Community Association to liaise with DRD to ensure the timely delivery of the project and discuss any requirements for access to the GAA training ground and health initiative.</p>	
Provision of Social and Affordable Housing	NIHE Housing Associations	NMDC DOE Community and Voluntary Sector	M	S-L	NIHE Private	Consultation with NIHE regarding the specific needs for social and affordable	TBC



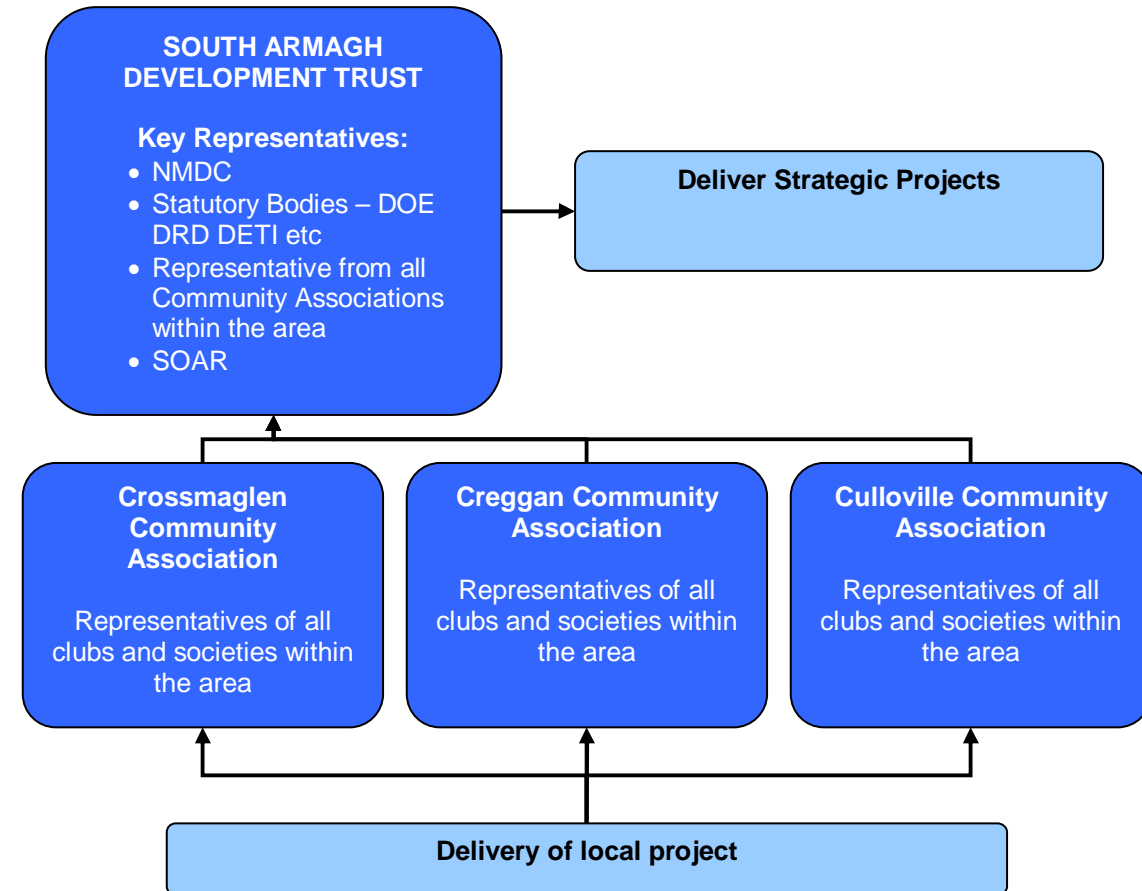
Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<p><b>Gateways to the Town</b> Traffic Calming, Signage and Gateways</p>	<p>NMDC DRD</p>	<p>DOE Community and Voluntary Sector</p>	<p>H</p>	<p>S-L</p>	<p>DRD NIRDP</p>	<p>SEE GATEWAY PROJECT SECTION 2.3</p> <p><b>Issue:</b> The quality and provision of directional signage is a particular problem at Culloville – signage should be provided on the approach roads to ensure that drivers are aware that they are entering a built up area and also to advise visitors of the facilities available in the village.</p> <p>Traffic calming is also a major issue which should be addressed immediately. Culloville is located on the B30 which is a key route between Crossmaglen and Dundalk.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Promote and encourage gateway strategy</li> <li>• Liaise with NMDC and DRD regarding the need for traffic calming measures on the approach to Culloville/DRD to consider various methods of traffic calming.</li> <li>• Provide direction signage on the approach to Culloville</li> </ul>	<p>£45,000 - £75,000</p>

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
<b>Townscape Improvements</b>							
Environmental Improvements throughout the Village:  Lighting scheme, planting & landscaping, street furniture, signage, focal point	NMDC	DoE DRD CCA Retailers NITB Community and Voluntary Sector	H	S	NIRDP NMDC	<ul style="list-style-type: none"> <li>• Design and Implementation of a comprehensive public realm scheme to include paving, landscaping and street furniture. Opportunity to provide an attractive tree lined boulevard leading into the Village.</li> <li>• Lighting Scheme</li> <li>• Create a focal point to the Village – shared space</li> </ul>	£250,000
<b>Tourism, Leisure and Recreation</b>							
Redevelopment of Lough Ross	SADT* NMDC	Community and Business Sector NITB CAAN	H	S	NIRDP NMDC	See section 2.3  There is the opportunity in Culloville to take advantage of the proximity to Lough Ross and Monaghan Way by providing walking routes linking to these assets. Improved signage and waymarkers would benefit this scheme.  <b>Action:</b> Consider the feasibility of a short / medium walking route incorporating Culloville, Lough Ross and Monaghan Way. Safe and well signposted.	£250,000 - £400,000

Initiative	Delivery Agent	Key Stakeholders	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
Provision of fishing platforms at Fane River	Community and Voluntary Sector	NMDC Rivers Agency CAAN NITB Fisheries Clubs	M	M	NIRDP NMDC	<p>The Fane River was identified as a good fishing spot however lacks basic infrastructure.</p> <ul style="list-style-type: none"> <li>• Further consultation with local fisheries and angling clubs regarding the need and feasibility of fishing platforms at the river.</li> <li>• Provision of fishing platforms at the Fane River if required.</li> <li>• Encourage the wider community to take up the sport.</li> <li>• Encourage events and competitions.</li> </ul>	TBC

## 6 Implementation

### 6.1 Management and Delivery of the Village Renewal and Development Plan



### 6.2 Potential Funding Streams

#### 6.2.1 Northern Ireland Rural Development Programme 2007-2013

The European Union has set three main themes within which all Member States are to focus their Rural Development Programmes. These themes (known as Axis) are:

Axis 1 – Improving the competitiveness of agriculture and forestry by supporting restructuring, development and innovation

Axis 2 – Improving the environment and countryside by supporting land management

Axis 3 – Improving the quality of life in rural areas and encouraging diversification of economic activity

They also require at least part of all Rural Development Programmes to be delivered through a “LEADER-type approach” – under the NI Rural Development Programme 2000-06, numerous partnerships delivered parts of the Programme within their own geographical area.


The Northern Ireland Rural Development Programme 2007-13 (the “NIRDP”) contains a number of measures under each axis. These measures are specific areas where support is to be targeted. Each measure was selected from a menu of options provided by the European Union in order to target the aspects of rural life that are most important to Northern Ireland.

SOAR will deliver the following Axis 3 measures under the NIRDP using a ‘LEADER’; approach, that is, local people making local decisions.

Table 6.1			
Measure	Objective	Eligible Applicants	Type of Projects
3.2 Business Creation and Development	To create employment opportunities through promoting entrepreneurship and developing the economic infrastructure in rural areas.	<p>Applicant businesses must be located in a rural area and have less than 10 employees (FTE – Full Time Equivalents) and an annual turnover of less than €2 million. These limits apply to individual or linked companies.</p> <p>They may be;</p> <ul style="list-style-type: none"> <li>private individuals, aged over 18 years;</li> <li>private companies or partnerships</li> <li>social economy enterprises*.</li> </ul> <p>This measure will not provide support for applicants eligible under measures 3.1 and 3.3</p>	<p>Activities could be similar to those funded via the Northern Ireland LEADER+ Programme. Types of projects that might be supported under this Measure could include:</p> <ul style="list-style-type: none"> <li>Day-care facilities</li> <li>Waste management facilities</li> <li>Crafts</li> <li>Traditional skills</li> <li>Innovative manufacturing businesses</li> <li>Light engineering</li> <li>Innovative services</li> <li>Renewable energy initiatives (as part of a larger project)</li> </ul>
3.3 Encouragement of Tourism Activities	To use the natural resources in Northern Ireland's rural areas to attract visitors, and create new employment opportunities through the sustainable development of the rural economy.	<p>Applicant businesses must be located in a rural area.</p> <p>They may be;</p> <ul style="list-style-type: none"> <li>private individuals, aged over 18 years;</li> <li>private companies or partnerships</li> <li>social economy</li> </ul>	<ul style="list-style-type: none"> <li>New and existing tourism products can be supported under this measure e.g. Activity tourism</li> <li>Niche/specialist tourism markets/local crafts or produce Eco-tourism</li> <li>Self-catering accommodation</li> <li>Rural Signature Projects – enhancement or development of significant tourism infrastructure projects or programmes that impact significantly on rural tourism. Applicants will have to demonstrate</li> </ul>

		<ul style="list-style-type: none"> <li>enterprises*</li> <li>non departmental public bodies</li> <li>councils</li> </ul> <p>This measure will not provide support for applicants eligible under measure 3.1.</p>	fit with local strategies.
3.4 Basic Services for the Rural Economy and Rural Population	To improve or maintain the living conditions and welfare of those living in rural areas, and to increase the attractiveness of such areas through the provision of more and better basic services, for the economy and the rural population.	<p>Applicant businesses must be located in a rural area. They may be:</p> <ul style="list-style-type: none"> <li>private individuals, aged over 18 years;</li> <li>social economy enterprises;</li> <li>social economy enterprises*;</li> <li>councils.</li> </ul>	<p>Examples of project could include:</p> <ul style="list-style-type: none"> <li>Outreach work providing access to a wide range of services (health &amp; well being; education; benefits; jobs; financial and debt counselling);</li> <li>'Door-step' delivery of a range of services;</li> <li>ICT Services which provide access to information on housing; healthcare; benefits; jobs; financial and debt counselling; education or other services to rural communities;</li> <li>Sharing of equipment and premises in order to deliver value for money services;</li> <li>Better or multiple usage of existing or new community buildings or other public facilities in providing access to a wide range of services e.g. housing a number of key services such as healthcare; training; IT; childcare; library; community shop; pharmacy or other service provisions in the one building.</li> </ul>
Village Renewal and Development	To enable and encourage residents of villages and surrounding areas to create a vision and an integrated action plan to ensure the full potential of such areas is achieved; To support integrated village initiatives	<p>Applicant businesses must be located in a rural area. They may be:</p> <ul style="list-style-type: none"> <li>private individuals, aged over 18 years</li> <li>social economy enterprises*</li> <li>social economy enterprises*</li> </ul>	<p>Examples of projects could include:</p> <ul style="list-style-type: none"> <li>Streetscape improvements</li> <li>Village Action Plans</li> <li>Aesthetic improvements</li> <li>Promoting greater community inclusiveness/participation</li> <li>Greater use of existing buildings</li> </ul>

		<ul style="list-style-type: none"> <li>councils</li> </ul>	
Conservation and Upgrading of the Rural Heritage	To create opportunities to preserve and upgrade Northern Ireland's rural heritage, and to use the natural and built environment as the basis for sustainable economic growth in rural areas.	<p>Applicant businesses must be located in a rural area. They may be:</p> <ul style="list-style-type: none"> <li>private individuals, aged over 18 years</li> <li>social economy enterprises*</li> <li>social economy enterprises*</li> <li>councils</li> </ul>	<p>Examples of projects could include:</p> <ul style="list-style-type: none"> <li>Monument/heritage site conservation and protection</li> <li>Access/signage/information re heritage sites</li> <li>Culture, history and heritage</li> </ul>



**NORTHERN IRELAND RURAL DEVELOPMENT PROGRAMME**

SOAR (Southern Organisation for Action in Rural Areas) is the delivery Agent for Axis 3 of the Northern Ireland Rural Development Programme (NIRDP) 2007-2013 – Rural Life. The partnership delivers funding for projects in eligible rural areas within the Armagh, Craigavon and Newry and Mourne council areas.

**APPLICATIONS FOR STRATEGIC PROJECTS**

We are currently open for applications for strategic projects which are commensurate with the objectives of SOAR's rural development Strategy. You should note that this is a competitive process with limited funding available. The measures under which applications are being sought are:

- 3.3 Encouragement of Tourism Activities
- 3.4 Basic Services for the Economy and Rural Population
- 3.5 Village Renewal and Development
- 3.6 Conservation and Upgrading of the Rural Heritage

Applications must be submitted on-line via the EU grants database ([www.eugrants.org](http://www.eugrants.org)) and any supporting documentation in hard copy to the SOAR offices on or before Noon on Friday 27th July 2012.

**ELIGIBILITY CRITERIA**  
 In addition to the general eligibility rules of the scheme only those applications meeting the following evidence based criteria at the close of the call will be admitted as eligible for consideration:





1. Eligibility is limited to Local Authorities, NGO's and the Community Sector including Social Economy Enterprises;
2. Full Planning Permission (and other Statutory Requirements) must already have been applied for or already in place;
3. The proposed start date is no later than 1st April 2013;
4. The planned end date is no later than 31st December 2014;
5. The project grant requirement is above €250k and no more than €1million;
6. The Project must be either Capital or Infrastructure;
7. The Project Promoter/s matched funding must be at least 15%;
8. Robust project delivery costings must be in place at application stage;
9. A full business case or a recent (within last 12 months) independent Economic Appraisal to 'Green Book' standard must be in place"; and
10. All applications must provide evidence of consultation with the appropriate Local Council as a key informant.

\*Where a project is deemed eligible and only a business case has been submitted, the applicant must submit a full independent Economic Appraisal to 'Green Book' standard before the application can move to assessment stage and in any event no later than 28th August 2012.

Please note projects will only be funded if there is adequate funding available.

To find out more about the call or to discuss your strategic proposal in more detail, contact the SOAR office T: 028 38 312573 or email: [Craigavon@soarni.org](mailto:Craigavon@soarni.org)

*The NIRDP 2007-2013 is part funded by the European Agricultural Fund for Rural development (EAFRD) and is managed by the Department of Agriculture and Rural Development.*

### 6.2.2 Big Lottery Fund Village 'SOS' Scheme

Village SOS began in 2010 when six enterprising UK rural villages won Big Lottery Fund investment of around £400,000 to revive their communities through new business ventures.

Each village could draw on the expertise of their own Village Champion, a business expert who lived in the local area for one year, and use their knowledge and skills to get the local enterprise up-and-running.

Today, Village SOS aims to build on the experience of these ten projects and inspire the whole nation to join in and take the bold step towards starting a new business that will regenerate their own community.

Ongoing support, including expert advice and events, is on offer to help community led business ventures get off the ground, breathe new life into their areas, create new jobs and improve the quality of life of local people.

Funding through this scheme is open to all rural villages or small towns with a population under 3,000, therefore Crossmaglen, Creggan and Culloville are all eligible.

A community enterprise is a business that is owned and operated by the community. With time, a community enterprise should be able to sustain itself without having to rely on grants or other public funding and any surplus is reinvested back in to the community.

There is a wide range of community enterprise ideas which can be funded, such as village shops, community transport, training schemes, cafes and tea rooms, woodland projects, broadband initiatives, energy schemes and much more besides.

We are interested in original ideas that really take advantage of your local assets, whether human or physical. You should think carefully about the skills and experience local people have; one residents' hobbies or skills could become a successful and sustainable enterprise. And why stop there when you could have a whole range of products or services, all produced or delivered by local people with unique skills. You could also take advantage of local natural resources, technology or buildings.

Voluntary and community groups or organisations, social enterprises and some parish, town and community councils are eligible for funding:

- a registered or unregistered charity
- a community group such as a village committee, association or trust

- a village or community-based co-operatives
- a social enterprise or a company that reinvests any profit back into the community.

More information can be found [www.villagesos.org.uk](http://www.villagesos.org.uk).

### 6.2.3 PEACE III Programme

PEACE III Programme is a distinctive programme part-funded by the European Union (€225 million from the EU with further national contributions of €108 million) through its Structural Funds programme. The full title of the PEACE III Programme is the EU Programme for Peace and Reconciliation in Northern Ireland and the Border Region of Ireland, and it covers the period 2007-2013.

The main aims of the PEACE III Programme are to reinforce progress towards a peaceful and stable society and to promote reconciliation by assisting operations and projects which help to reconcile communities and contribute towards a shared society for everyone.

The programme is divided into two main priorities. These are:

- Reconciling Communities
- Contributing to a Shared Society

It delivers these priorities through "themes" - these themes are:

- To build positive relations at the local level
- To acknowledge the past

PEACE III follows on from the PEACE I and PEACE II Programmes and will carry forward some of the key aspects of the previous programmes. PEACE III has a renewed emphasis on reconciliation. Like the earlier programmes, it also has a focus on cross-border initiatives.

Operations and projects in the PEACE III Programme are delivered by Lead Partners which are public bodies or their equivalent.

There is a new strategic approach to achieve maximum impact from the funding available from the PEACE III Programme. As a result, community and voluntary groups can access PEACE III Programme funding in a new way.

Local Councils in Northern Ireland have formed themselves into eight clusters and play a much more strategic part in the delivery of PEACE III. The six County Councils in the Border Region of Ireland have the same role. Working

in partnership with communities, they have developed local Peace and Reconciliation Action Plans.

PEACE III remains committed to a strong emphasis on the “grass roots up” approach to the development of projects which address shared issues and concerns. Community and voluntary groups are encouraged to contact their local authority for information on their cluster’s or County Council’s “Peace and Reconciliation Action Plan”, which may contain a small grants programme and opportunities to tender for the delivery of projects in the future.

Community and voluntary groups which are considering developing projects relating to acknowledging and dealing with the past should contact the Consortium of Pobal and the Community Relations Council (CRC), which has been appointed to deliver this theme.

- To create shared public spaces
- To develop key institutional capacity for a shared society

#### 6.2.4 Northern Ireland Environment Agency (NIEA) Funding

The Historic Buildings Unit (HBU), as part of the Northern Ireland Environment Agency (NIEA) Built Heritage Directorate, is responsible for the protection of the built heritage. In carrying out this function, HBU operates the relevant provisions of the Planning (NI) Order 1991. The statutory authority to provide grant-aid is detailed in Article 106 of the Planning (NI) Order 1991.

##### Historic Buildings Grant Aid Scheme

To assist with the protection and retention of the ‘special’ interest of these historic listed buildings NIEA: HBU provide grant-aid for the repair or maintenance of listed buildings through the Historic Buildings Grant-aid Scheme. Advice on grant eligibility of buildings should be directed to the NIEA Historic Buildings Grants Team.

##### Built Heritage at Risk Northern Ireland (BHARNI)

Built Heritage at Risk Northern Ireland (BHARNI) is a programme run by NIEA in partnership with the Ulster Architectural Heritage Society (UAHS) to identify listed buildings at risk. The aim of the programme is to support community organisations etc in their efforts to acquire, repair and re-use such buildings. NIEA has advised that it can offer financial assistance to Building Preservation Trusts to assist with the acquisition of listed buildings ‘at risk’.



## 7 Conclusion

The Village Renewal and Development Plan for Crossmaglen, Creggan and Culloville presents an ambitious yet achievable list of projects and initiatives which will help these villages reach their full potential.

The Plan addresses the cluster in the context of the wider South Armagh region and identifies several strategic projects which will add to the attraction of the area. On the local scale there are a comprehensive set of projects and proposals which will address the needs of the local communities. The Plans were strongly consultation led and therefore represent the hopes and aspirations of the communities.

In order to achieve deliver and manage the Plan, we have built upon the concept of the 'South Armagh Development Trust', which will be an overarching body to oversee the delivery of Strategic Projects. These groups will be formed with representatives of all the Community Associations within the area and statutory bodies such as NMDC, DOE and DRD.

The community structure at the local level is crucial to the success of the South Armagh Development Trust. Community Associations for individual settlements are encouraged to include representatives of all sections of the community and other clubs and societies. This will give the advantage of 'pooling' resources and working towards shared gains.

## 8 Appendix 1: Crossmaglen Consultation

### 8.1 Information Gathering Questionnaire

1.	What is your interest?	Business	2	Community Group	8	Individual	7
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#### Planning and Infrastructure

2. Please indicate which of the following issues are of concern or interest to your group:

ISSUE	Major Concern	Some Concern	No Concern
Traffic congestion/ Speeding through traffic	10	3	
Parking availability	7	5	1
Pedestrian accessibility	4	3	2
Vehicular accessibility	4	4	2
Accessibility for disabled persons	6	2	2
Availability of housing for local people	5	2	3
Impact of new housing on your village	1	3	5
Quality of existing road network in the village	10	2	
Sewage and Mains Water supply	3	1	4

If you indicated that you have concerns about any of the above issues please expand on your answers below or on a separate sheet:

<p>Parking in Cross very poor – by users                  Transport for disabled – only have community association bus                  No zebra crossings                  Major concerns about speeding and joy riding around the square area at night time ✓✓                  People park incorrectly and double parking blocks traffic and larger vehicles i.e. lorries, tractors, jeeps and trailers                  Traffic speeding through Culloville Road                  No footpaths from Martins Hardware to Lissenaw, which is regularly used by pedestrians                  Parking a problem around the town, need more disabled parking                  The old post office building is now bricked up. Looks out of place. Could be used as a tourist information office. The existing office is very badly signposted and not many people are aware of it.                  The Crossmaglen to Newry Road is a major concern. It requires major upgrading to encourage investment and employment in the area. The Dundalk road out of Crossmaglen towards the M1 Motorway cannot cope with the lorries and heavy volume of traffic                  Congestion in some parts of the town – mainly around the square</p>
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3. Are there any development opportunity sites (ie. sites or buildings which are derelict, or underused/vacant land, or something that may be described as an 'eyesore') within the village that you are aware of? If yes, where and what would you like to see developed?

Several derelict buildings in the town need to be painted etc ✓✓  
 Wasteland could be converted to allotments  
 Several vacant properties on the square and in Newry Street which could be renovated as a matter of urgency  
 The land behind super value could be turned into a large kids playground  
 Amenity centre at the back of s/centre is very dirty  
 None  
 Area of council land in centre of square unused

#### Essential Services (Please expand on answers if possible)

4. Please indicate which of the following issues are of concern or interest to your group:

ISSUE	Major Concern	Some Concern	No Concern
Provision and access to local healthcare facilities	7	3	2
Provision and access to educational facilities	7	3	1
Quality of public open space	4	5	2
Availability of play areas for children	8	3	1
Public transport service in the area	6	3	2
Provision of public leisure facilities	7	3	3
Quality and provision of retailing/local shops	6	4	2

5. What services are you aware of and are you happy in general with the range of services currently provided?

Doctors  
 Education  
 GAA –Coaching  
 Generally happy ✓✓  
 No school busses. As per previous answer. Build playground behind super value  
 Healthcare facilities are good but ambulance service is a concern.  
 Local library facing cuts is a major concern in accordance with education facilities  
 No public transport at night  
 Lack of good quality supermarket  
 Very limited public transport, bus to Newry in the morning, only school bus. There is no

transport going anywhere else  
 Ambulance service in the area  
 We as a GAA club would have the expertise in running a gym facility for the Area. At this point in time local people have to travel to Newry or Dundalk.  
 Sever lack of play / leisure facilities in the area

6. What other facilities or services do you feel should be provided for the village?

Lack of Play areas ✓✓  
 Lack of public transport and leisure facilities other than GAA  
 The children in the area are disadvantaged with regard to play parks. The town could do with a play park in the centre where the children could be brought to where they would be safe from traffic etc.  
 Walking facilities in Crossmaglen such as provided in Silverbridge GFC  
 Mobare crossroads has no lights and signage is terrible – could cause an accident  
 More facilities for teenagers. A public gym and games room. There is a youth club but it does not seem to appeal to them.  
 Local ambulance service  
 No nice parks to walk or leisure facilities  
 Lack of employment i.e. factory in the area  
 With some funding our club would be in a position to develop a walking track. We have a number of people already using our fields for walking / jogging.  
 Internet café due to the impending reduced hours of the library

**Economic and Community Development – (Please expand on answers if possible)**

7. Are there any attractions which you feel could be developed for tourists or for use by local people?

Lough Ross  
 Town Square  
 Mobare Alley  
 Ardross Lakes

8. Are there any features or assets within your village which you feel should be actively conserved?

A covered area in the square which would facilitate open air events  
 Hand ball alley not far from the town should be upgraded and lights put at the Cross Roads Mobane Junction of Dundalk Road, Alley Road and Foxfield Road  
 The clock on the community centre  
 The square  
 No

9. Are there good small business opportunities?

No (6)  
 Not at the present time  
 Yes  
 Not in the current environment

10. Are there sufficient facilities available to local community groups and are they well used?

Not enough buildings  
 Yes (4)  
 Yes and they are very well used  
 None (2)  
 We have a shortage of meeting rooms. It is not uncommon for a local group to hold a meeting in the hallway, while bowls / fitness class is ongoing in the main hall (GAA Club)  
 Good number of buildings but they have poor storage facilities and lack basic facilities eg broadband etc

11. Are there regular or well known community events or festivals? If not, what would you like to see?

More festivals and the development of existing festivals 11  
 Halloween festival is very successful 11 – need another around May e.g. Music festival / culture  
 Yes  
 Christmas and Halloween are very well organised festivals – should build on these  
 Local GAA club does fun run once a year. A festival would be nice to see in the town.  
 There have been festivals in the past.  
 None  
 Horse fair and Halloween festival  
 Traditional Irish Summer festival – Ceili

**General**

Please tick the following statements to indicate your opinion:

Statement	Strongly Agree	Agree	Strongly Disagree
The village is a generally attractive environment	3	8	2
The village centre has good places to eat and drink	6	8	2
The village is easy to find	5	6	2
Directions to public facilities are clearly signed	1	5	7
The village has an identifiable centre	6	6	2
The approach to the village is attractive and welcoming	3	3	5

The streets are kept clean of litter	1	9	2
Graffiti and vandalism in the village are a problem		5	7
There is a clear vision for the village centre	2	8	2
Street furniture is well maintained	1	8	2
Pavements are uncluttered and in good repair	1	7	4
There is value for money in local shops	3	4	3
There is a good choice and range in shopping	3	6	4
There are suitable traffic calming measures	1	1	10
The police are involved in initiatives to cut crime		8	6
There are distinct and well used car parks	2	8	4
Building fronts and facades are well looked after		9	5
The village has a vibrant atmosphere	2	9	2
There is sufficient streetlighting	1	6	4
The village is safe to walk around at all times	2	5	5

If you wish to expand on your answers to any of these statements please do so below or on a separate sheet:

Pavements and pathways to housing estates

Some businesses could keep outside of their premises cleaner, especially pubs. Space in town centre could be used for a small play park with some tables and benches

If development of Rural Heritage was possible, out club would move forward a townland project (erecting a name stone at the entrance and exit of each townland)

## 9 Appendix 2: Creggan Consultation

### 9.1 Information Gathering Questionnaire

3.	What is your interest?	Business		Community Group	4	Individual	3
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#### Planning and Infrastructure

4. Please indicate which of the following issues are of concern or interest to your group:

ISSUE	Major Concern	Some Concern	No Concern
Traffic congestion/ Speeding through traffic	11		
Parking availability		3	3
Pedestrian accessibility	3		2
Vehicular accessibility			4
Accessibility for disabled persons			4
Availability of housing for local people	2	3	1
Impact of new housing on your village	3	1	2
Quality of existing road network in the village	4	3	1
Sewage and Mains Water supply	1	2	3

If you indicated that you have concerns about any of the above issues please expand on your answers below or on a separate sheet:

<p>Serious problem with speeding through the village (6)                  Major concern regarding safety due to speeding traffic                  No ODP housing available to meet needs                  A young and energetic population can cause difficulties for older settled residents                  Road surface in local area poor                  Major concern regarding footpath surfaces – serious hazard during winter weather                  Playpark area not highlighted enough to passing traffic – no warning to reduce speed .                  Road surface remains poor since pipe laying in 2011                  Poor signposting through Creggan                  Parking in parts of the village is difficult as in some parts the kerns are too high.                  There is no built in facilities for children’s play areas close to new housing                  Roads are in very bad repair in this area                  Residents have reported continually the heavy amount of traffic that passes through Creggan at excess speed. Traffic calming measures would be a great help. Accessibility to the playground for younger people crossing the road would also be advantageous                  Poor parking facilities within Crossmaglen.                  B30 road network is terrible. Tourism cannot be promoted due to poor infrastructure                  No pedestrian crossing ofr local kinds</p>
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3. Are there any development opportunity sites (ie. sites or buildings which are derelict, or underused/vacant land, or something that may be described as an ‘eyesore’) within the village that you are aware of? If yes, where and what would you like to see developed?

<p>Derelict garage on the Main Road – could be developed                  Vacant site directly opposite playground needs attention                  Old garage which is at the rear of No1 Trainor Crescent                  Abandoned garage forecourt at the junction of Newry Road and Glandrommond Road. This land is privately owned.                  Vacant land opposite play park also privately owned but could be developed into an all weather play area for volleyball, tennis court, football etc                  An eyesore is the electrical house at the top of Trainor Crescent. If the area could be cemented and the house painted and cleaned, this would be a great help to the local area.                  Crossmaglen – Square – derelict vacant land                  Would like to see an arts centre - somewhere to hold musical evenings, display local artists work, hold seminars, conferences. This would encourage visitors to the town                  Playground updated</p>
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#### Essential Services (Please expand on answers if possible)

4. Please indicate which of the following issues are of concern or interest to your group:

ISSUE	Major Concern	Some Concern	No Concern
Provision and access to local healthcare facilities			4
Provision and access to educational facilities	2	1	2
Quality of public open space	2	1	2
Availability of play areas for children	4	2	1
Public transport service in the area	1	2	2
Provision of public leisure facilities	4	3	
Quality and provision of retailing/local shops	1		4

5. What services are you aware of and are you happy in general with the range of services currently provided?

<p>School bus                  Taxi service                  Bus service                  Refuse collection                  Services at the moment are basic and do not facilitate the growing 11-18 year olds.                  At the moment there is no provision for kids of these ages. The play park could be developed to its full potential by adding a basketball court, picnic area, tennis court and</p>
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redevelopment of the football pitch. Also access and funding for computer / homework / IT clubs in local hall would be advantageous to local families  
 Local GP service is very good. Local schools both very good, however both need modernising. There isn't any communal play area in Crossmaglen Town. Public transport is available however more times could be offered, especially late evening.  
 There is none

6. What other facilities or services do you feel should be provided for the village?

Mobile library service restored (2)  
 Better public transport links  
 For older children (aged 12-17) Basketball Court which could be positioned in area of existing football field. New football goal posts (2)  
 Tree planting throughout the village  
 Advice groups from all areas (health, educational, social) should be promoted and facilitated within the village through workshops and courses  
 For Creggan SELB have removed our bus service to both schools. There is no public services provided, which ultimately means 8 car journeys from Creggan – Crossmaglen every day during school term, on poorly maintained roads.  
 Pedestrian crossings  
 Prooper playing field – current one gets too soggy in winter

**Economic and Community Development – (Please expand on answers if possible)**

7. Are there any attractions which you feel could be developed for tourists or for use by local people?

To develop better walkways through the area known as the 'Lawns'  
 The poets meadow needs to be maintained to enhance the area, thus encouraging people to visit  
 Walking path through the lawns at Cgreen as the lower area is virtually a no go area in winter as its soggy.  
 A small tea room and toilet facility during the summer months in Poets Glen – properly supervised  
 Walkway along the river, leading down from Creggan Church could be developed and maintained and extended to lead along the river to Liscalgot Road.  
 The Poets Glen – Creggan – needs to be better maintained in the walled garden there are toilet facilities which are never open.  
 During summer there could be better promotion of the area offering historical tours etc with a park attendant in place.  
 Also could be better lighting facilities  
 Poets Glen  
 New play ground  
 Safety within the playground

8. Are there any features or assets within your village which you feel should be actively conserved?

Existing trees – also more trees leading into the village  
 The poets meadow, the playground and football field.  
 The community garden and the Millennium Garden 11  
 Playpark and the Playing field  
 Poets Glen  
 The Millennium Gardens is an area of outstanding beauty and should be maintained to its full potential  
 The Poets Glen – Creggan  
 Gardens and Lawns

9. Are there good small business opportunities?

No (3)  
 Tea room / shop within the grounds of Poets Glen  
 Yes I believe there would be – shop café tourist information, historical guided tour.

10. Are there sufficient facilities available to local community groups and are they well used?

As a community we do not have any facility  
 Church Hall is a very well used venue (3)  
 The use of the local hall could be promoted more to accommodate youth needs  
 Not sufficient – nowhere to hold meetings

11. Are there regular or well known community events or festivals? If not, what would you like to see?

Very little for senior folk  
 Annual children's fun day  
 Programme of activities for young people during summer months  
 At the moment we have a fun day in the summer, but this is limited due to lack of funding.  
 An extension to the Fun Day or other outdoor events would be a great advantage to the area.  
 Halloween festival – Crossmaglen

**General**

Please tick the following statements to indicate your opinion:

Statement	Strongly Agree	Agree	Strongly Disagree
The village is a generally attractive environment	7	1	
The village centre has good places to eat and drink			6
The village is easy to find	2	4	1
Directions to public facilities are clearly signed		3	4
The village has an identifiable centre		3	3
The approach to the village is attractive and welcoming	4	3	
The streets are kept clean of litter	5	1	2
Graffiti and vandalism in the village are a problem		3	5
There is a clear vision for the village centre	2	2	1

Street furniture is well maintained	Could be better (4)	3	1
Pavements are uncluttered and in good repair	4	2	1
There is value for money in local shops		5	3
There is a good choice and range in shopping		1	6
There are suitable traffic calming measures	1		8
The police are involved in initiatives to cut crime	Could be improved	2	5
There are distinct and well used car parks	1	3	4
Building fronts and facades are well looked after	1	4	3
The village has a vibrant atmosphere	2	6	
There is sufficient streetlighting	3	5	
The village is safe to walk around at all times	5	3	

If you wish to expand on your answers to any of these statements please do so below or on a separate sheet:

Most of the upkeep of the village is done by the small community group on a voluntary basis

## 10 Appendix 3: Culloville Consultation

### 10.1.1 Information Gathering Questionnaire

5.	What is your interest?	Business		Community Group	2	Individual	
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#### Planning and Infrastructure

6. Please indicate which of the following issues are of concern or interest to your group:

ISSUE	Major Concern	Some Concern	No Concern
Traffic congestion/ Speeding through traffic	3		
Parking availability	1	2	
Pedestrian accessibility	3		
Vehicular accessibility	1		
Accessibility for disabled persons	1	2	
Availability of housing for local people	3		
Impact of new housing on your village	2	1	
Quality of existing road network in the village	1	2	
Sewage and Mains Water supply		3	

If you indicated that you have concerns about any of the above issues please expand on your answers below or on a separate sheet:

Traffic speeding  
 No footpath to football pitch  
 We have an urgent need for a new community building to facilitate the whole community (2)

3. Are there any development opportunity sites (ie. sites or buildings which are derelict, or underused/vacant land, or something that may be described as an 'eyesore') within the village that you are aware of? If yes, where and what would you like to see developed?

Car park at old football field

**Essential Services** (Please expand on answers if possible)

4. Please indicate which of the following issues are of concern or interest to your group:

ISSUE	Major Concern	Some Concern	No Concern
Provision and access to local healthcare facilities	2	1	
Provision and access to educational facilities	2	1	
Quality of public open space	1	2	
Availability of play areas for children	1	2	
Public transport service in the area	2		
Provision of public leisure facilities	3		
Quality and provision of retailing/local shops	1	1	

5. What services are you aware of and are you happy in general with the range of services currently provided?

Lack of public transport (2)  
 No community facilities (2)

6. What other facilities or services do you feel should be provided for the village?

Community Hall  
 Educational Facility  
  
 New community centre and play park (2)



**Economic and Community Development – (Please expand on answers if possible)**

7. Are there any attractions which you feel could be developed for tourists or for use by local people?

Fane River (2)  
Football field  
Local lakes and football field

8. Are there any features or assets within your village which you feel should be actively conserved?

Lakes and railways (2)

9. Are there good small business opportunities?

Business Park (2)

10. Are there sufficient facilities available to local community groups and are they well used?

No (2)

11. Are there regular or well known community events or festivals? If not, what would you like to see?

No (2)


**General**

Please tick the following statements to indicate your opinion:

Statement	Strongly Agree	Agree	Strongly Disagree
The village is a generally attractive environment	1	1	
The village centre has good places to eat and drink		1	1
The village is easy to find		1	1
Directions to public facilities are clearly signed			2
The village has an identifiable centre			2
The approach to the village is attractive and welcoming		1	1
The streets are kept clean of litter		2	
Graffiti and vandalism in the village are a problem			2
There is a clear vision for the village centre		1	1
Street furniture is well maintained		2	
Pavements are uncluttered and in good repair		1	1
There is value for money in local shops		2	
There is a good choice and range in shopping			2
There are suitable traffic calming measures			2
The police are involved in initiatives to cut crime			2
There are distinct and well used car parks			2
Building fronts and facades are well looked after		1	1
The village has a vibrant atmosphere		2	
There is sufficient streetlighting			2
The village is safe to walk around at all times			2

If you wish to expand on your answers to any of these statements please do so below or on a separate sheet:

## 11 Appendix 4: Press Advertisement



**COMHAIRLE AN IÚIR AGUS MHÚRN  
NEWRY AND MOURNE DISTRICT COUNCIL**

**Newry & Mourne Village Renewal Action Plans  
(South Armagh Plans)**

**\* COMMUNITY CONSULTATION / VIEWING \***

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Newry & Mourne District Council and its appointed consultants (URS) are currently working in partnership with a number of pre-selected local rural communities across the region to have a total of 13 Village Renewal Action Plans completed.

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Draft proposals for the South Armagh Village Plans are now to be put on display from Monday 30<sup>th</sup> April 2012 until Friday 11<sup>th</sup> May 2012 in the following venues;

Crossmaglen / Creggan / Culloville Plan – Crossmaglen Community Centre, Creggan Church Hall & Culloville Youth Club

Cullyhanna / Dorsey Plan – WALD Centre Cullyhanna & Dorsey Community Centre

Mullaghbane Plan – Mullaghbane Community Centre

Whitecross / Ballymoyer – St Killan's GAC

Bessbrook/Camlough – Bessbrook Community Centre

Jerresspass / Lurganare - Jerresspass Village Hall

Newtownhamilton Plan – Newtownhamilton Community Centre

Altnamackin / Cortamlet – Cortamlet Primary School

Comments sheets will be available for you to have your say. Proposals can also be viewed and commented upon through the Councils Website of [www.newryandmourne.gov.uk](http://www.newryandmourne.gov.uk)

Council and Community Stakeholder groups would encourage local communities to come along to view the draft proposals and feed your views into the process.

Signed: Mr T McCall  
Clerk & Chief Executive of Council

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