

11.3 Grange Mini-Plan

Grange is located approximately 19 km (circa 12 miles) to the north of Sligo Town. According to Census information, the village had a population of 225 persons in 2002 (the figure for 1996 is not available). Grange is a designated Key Satellite Village under the Settlement Structure/Hierarchy for County Sligo, while in the Regional Settlement Structure set out in the Regional Planning Guidelines for the Border Region, Grange is included in the category of Smaller Towns and Villages.



11.3.1 Landscape, natural heritage, open space objectives

- A. Maintain and enhance the conservation value of the Streedagh Point Dunes cSAC/NHA.
- B. Keep the riverbanks and floodplain meadows located west of the N15 (Bundoran Road) generally free of development, to avoid flood damage to existing developments upstream. Preserve these areas as a wildlife corridor.
- C. Require new development along the river to set aside a 3m-wide buffer from the river edge to enable successful functioning of the wildlife corridor.
- D. Protect and enhance the riverbanks both west and east of the N15 and provide improved access to the Grange river and its tributaries.
- E. Provide landscaped river walks through the village, east and west of the N15, connecting the public park with the outer open space.
- F. Preserve scenic views of the Dartry Mountains from the N15 at the locations marked on the zoning map with the symbol 'scenic views to be preserved'.
- G. Retain, protect and integrate significant vegetation into new development – particularly mature trees or groups of trees, hedgerows and vegetation of importance to wildlife.
- H. Within the built-up area – especially in the mixed-use zones and the business, enterprise and industrial park – make use of existing streams to enhance landscaping and facilitate run-off water collection, for example through the construction of open canals and other water features.



11.3.2 Built heritage, streetscape and building design objectives

- A. New development should seek to create coherent, attractive and visually enhanced streetscape, reflecting and respecting the prevailing architectural style and detailing of the adjacent buildings.
- B. New development should respect and complement the form and scale of the existing village structure and should innovate by reinterpretation.
- C. The zoning map identifies key sites or structures that have potential or already contribute to the village character by closing a view or containing a space. These sites and structures should be redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.



D. Where possible, new development should use existing redundant buildings that contribute significantly to the village character. Wherever possible, stonewalled barns should be protected and renovated for new use.

E. Where feasible, stone walls should be preserved, enhanced and extended, in a manner that is in keeping with traditional stone-walling in the vicinity. Other important non-structural elements of the built heritage should be protected.

F. Maintain the cut stone masonry arch bridge and ancillary walling at the east end of the park.

- G. The design of shop fronts, advertisements and signs should match the overall form and structure of the buildings to which they pertain.
- H. The size, design, colour, material and illumination of signs should be subdued. Signs should generally be positioned well below the first floor window level. Hanging signs should be restricted to one per shop or business and their size should be proportional to the building.
- I. External illumination of buildings and signs is not acceptable, but careful spotlighting of key buildings of particular architectural interest may be permitted. No signs may be internally illuminated, with the exception of signs indicating medical supplies.
- J. Existing overhead lines and cables should be placed underground, where possible.

Note: The design objectives are based on the recommendations contained in the Grange Village Design Statement 2002 (Manogue Architects & Soltys Brewster Consulting). Prospective developers, or anyone interested in building, replacing or renovating a structure in Grange should consult the Grange Village Design Statement for detailed design guidance.

Protected Structures located inside the Plan area



- 4 Former Home of Seamus Devins TD – façade only, Aghagad Td
- 86 Grange Courthouse, Cloontyprocklis Td
- 133 St Molaise’s Church (RC), Grange Td
- 134 Parochial House, Grange Td;
- 135 Lang’s Pub – façade and old bar interior only, Grange Td
- 136 Sapper’s Stone – survey plaque on the façade of Barry’s Pub, Grange Td
- 206 Grange Bridge, Newtown Td, Carbury Barony
- 219 Rinroe Bridge, Rinroe Td/ Cloontyprocklis Td

11.3.3 Transport, circulation and parking objectives

- A. Provide a new street to the north of the main street, in order to open the backlands for development.

Grange

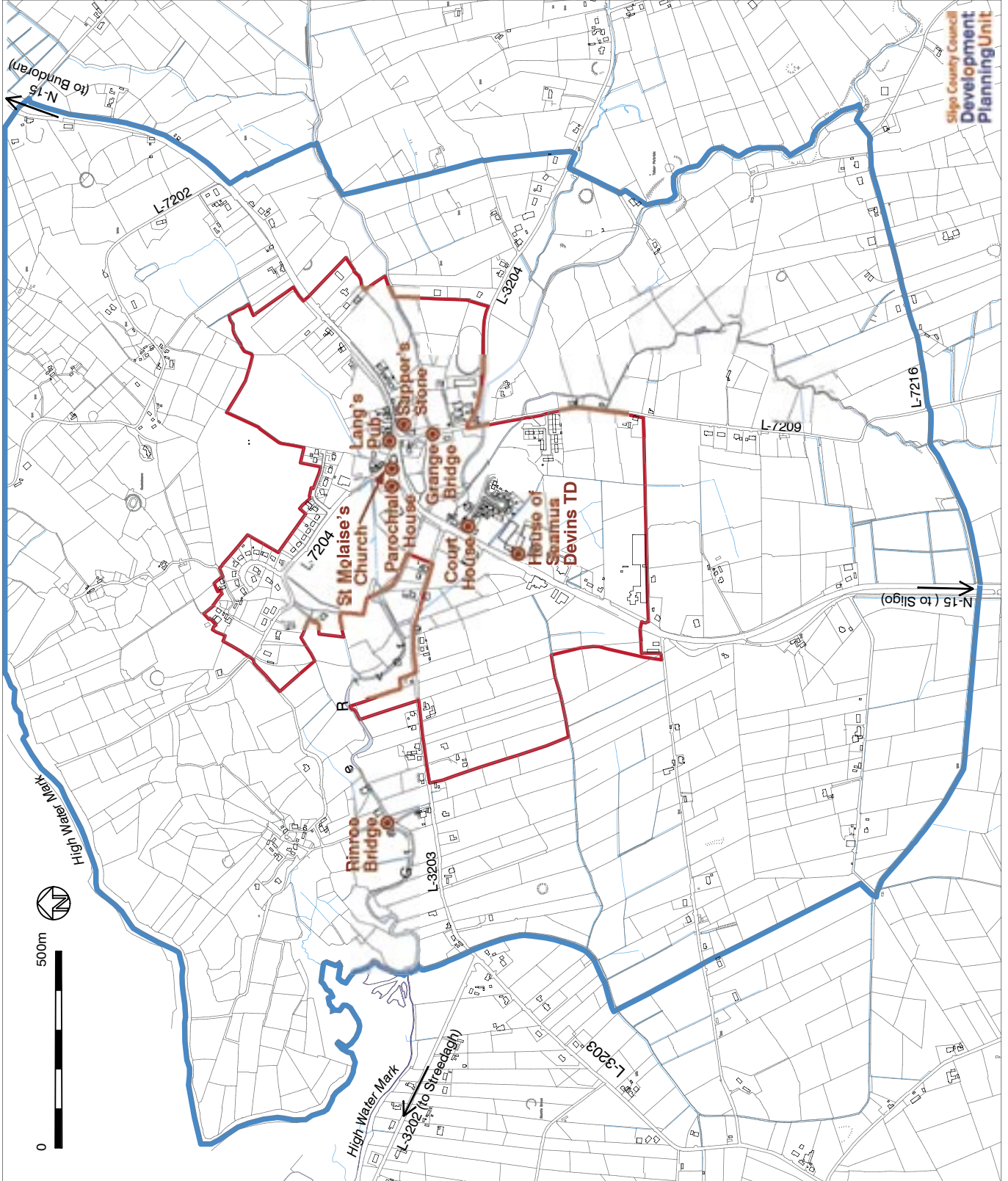
Location of Protected Structures

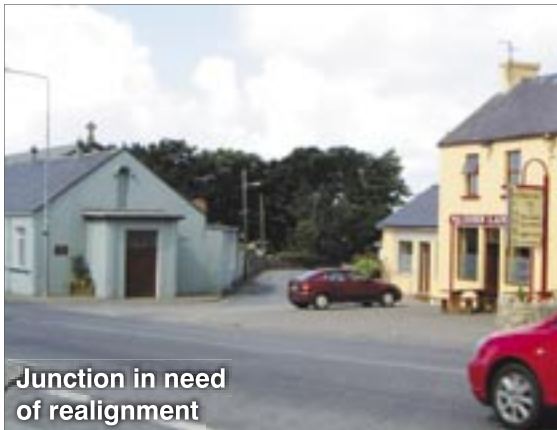
Protected Structures

- RPS 4 Former home of Seamus Devins TD, – façade only, Aghagad Td
- RPS 86 Grange Courthouse, Cioontyprocklis Td
- RPS 133 St Molaise's Church (RC), Grange Td
- RPS 134 Parochial House, Grange Td
- RPS 135 Lang's Pub – façade and old bar interior only, Grange Td
- RPS 136 Sapper's Stone – survey plaque on the façade of Barry's Pub, Grange Td
- RPS 206 Grange Bridge, Newtown Td, Carbury Barony
- RPS 219 Rinroe Bridge, Rinroe Td/ Cioontyprocklis Td

Plan limit

development limit





B. Realign the junction indicated on the zoning map, in conjunction with the redevelopment of the adjacent sites.

C. Provide access to the new residential area to the south-east of the village by creating a new street off the N15, constructed in conjunction with the access road to the adjacent business, enterprise and industrial park.

D. Provide access to the new mixed-use and residential areas to the south-west of the village by creating a new street linking the N15 with the L 3203 (Streedagh Road).

- E. Provide pedestrian and cycling linkages within and between existing and new housing/mixed development throughout the village.
- F. Improve roads and footpaths within the village wherever possible, with extended provision of pavements appropriate for wheelchair users.
- G. Require new development to provide sufficient on-site parking, which should be designed and landscaped to a high standard.
- H. Retain access to important natural and archaeological features.

11.3.4 Village-centre-type mixed zones objectives



A. Facilitate a blend of mainly residential and commercial activities in the areas zoned for mixed uses, i.e. in the old village core and in the proposed new mixed-use nucleus to the south of the village.





















B. Promote the creation of an interesting streetscape along the new street to be provided north of the main street and ensure that new development is consistent in form and character with the existing buildings along the main street. Terraced buildings are preferable along this new street.

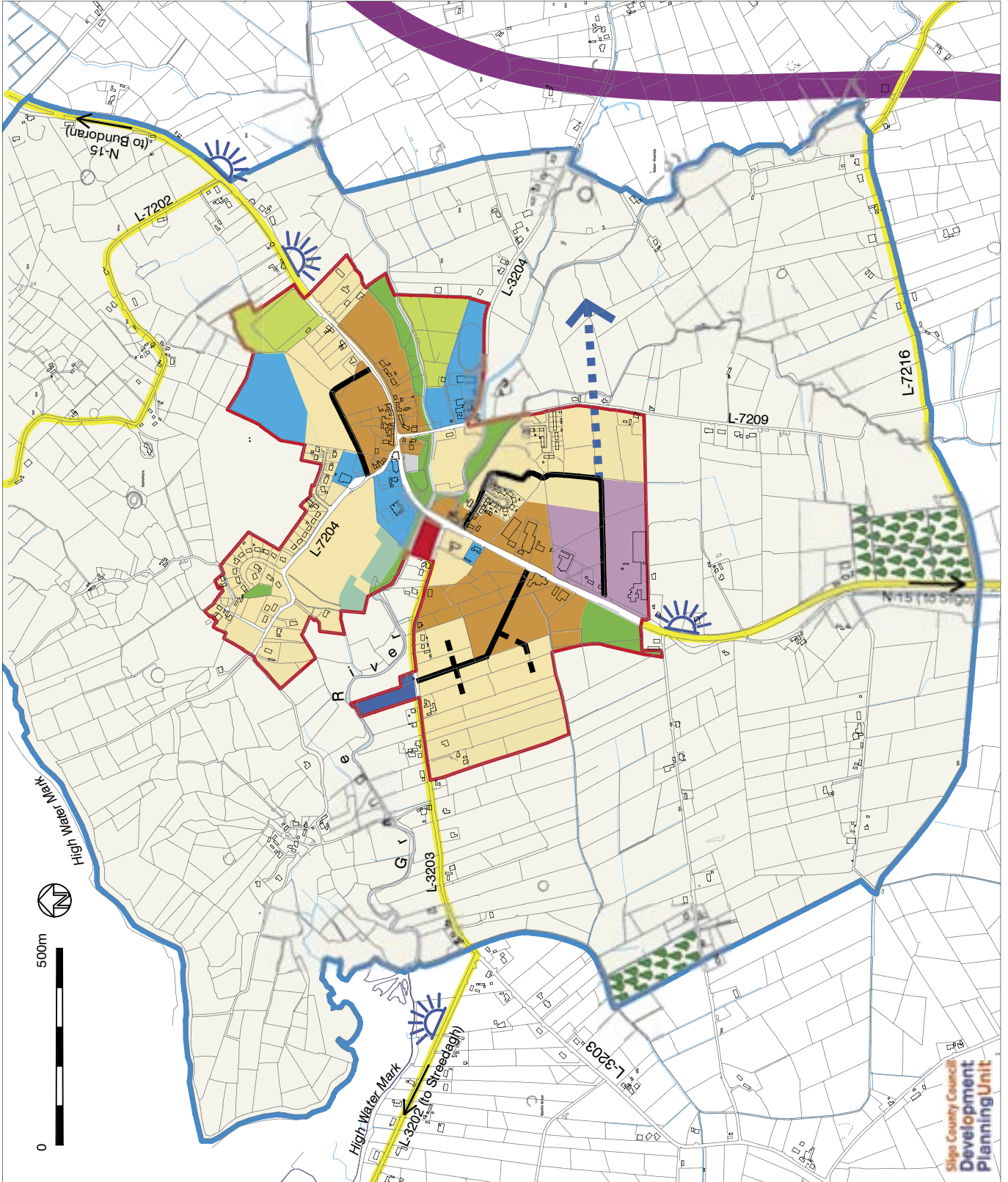
- C. Require high standards of contemporary design and landscaping for new development associated with the southern nucleus, while seeking coherence between the old and the new streetscape.
- D. Give special attention to the siting, layout and design of new or redeveloped buildings around junctions.
- E. Enhance existing civic space and, where feasible, provide additional small civic squares or street pockets with appropriate furniture, planting, landscaping and public lighting.
- F. Provide pedestrian-only spaces within the mixed-use zones, with particular attention to the needs of wheelchair users.
- G. Require landmark design qualities for the southern part of the new mixed-use nucleus, which should act as a gateway to Grange along the existing N15 and potentially close the view from the new road connecting to the realigned N15. The development of the southern nucleus should be phased to co-ordinate with the N15 realignment.



Grange

Zoning Map

-  residential uses
-  commercial uses
-  village centre-type mix of uses
-  community facilities
-  business, enterprise and light industry
-  utilities
-  open space
-  sports and playing fields
-  community uses, sports and recreation
-  transport node / parking
-  wooded area
-  buffer zone
-  Scenic Route
-  scenic view to be preserved
-  proposed road / street
-  possible road / street
-  possible link to realigned N15
-  N15 realignment - Purple Route (preferred route 2005)
-  Plan limit
-  development limit



11.3.5 Community facilities objectives

- A. Promote the development of a multi-functional community centre, including a childcare facility with on-site parking, at the junction between Local Road L 7204 (Newgrange Road) and the proposed new street, as indicated on the zoning map.
- B. Reserve land to the north of the vocational school to provide for the future expansion of the school.
- C. Reserve land to the west of the national school for community, sports and recreation, to facilitate the planned expansion of the school. The facilities on this site will be shared with residents of adjoining housing areas.
- D. Reserve land for a new cemetery.
- E. Consider the provision of adequate car parking when investigating the suitability of land as a location for a new graveyard.
- F. Encourage/support the upgrading of the sports complex at Newtown.
- G. Encourage community gardening and composting on lands zoned for community uses, where suitable.
- H. Encourage/support the redevelopment of the old school at Cloontyprocklis for community uses.

11.3.6 Residential development objectives

- A. Develop new residential schemes at a gross density of minimum 25 units per hectare (approximately 10 units per acre).

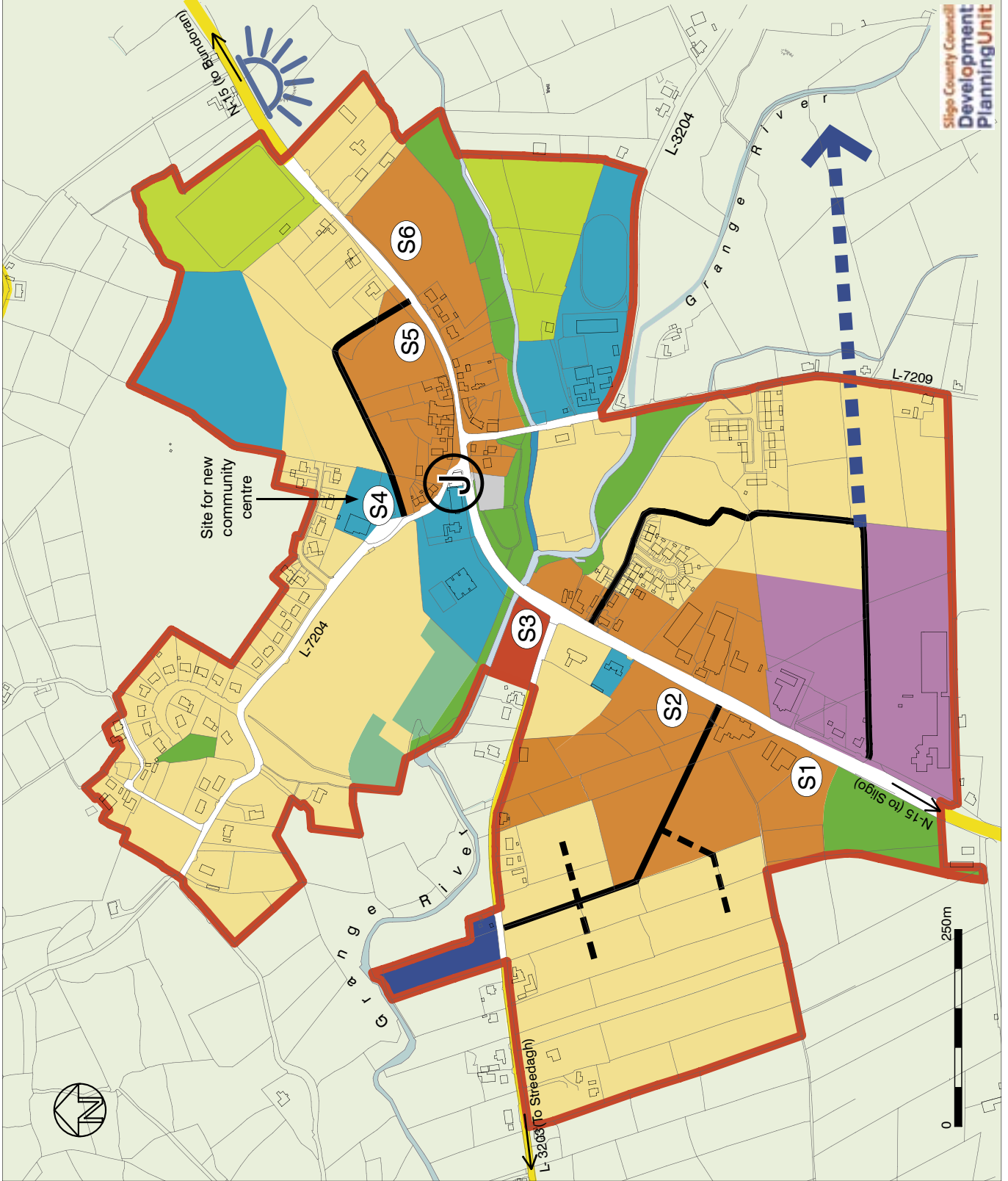


- B. Promote higher-density residential development, such as terraced townhouses and apartments with communal parking and service areas, especially on sites located within or in the vicinity of the village centre.
- C. New residential schemes should incorporate a variety of house types and sizes, to offer choice and cater for a mix of households of different sizes.
- D. Encourage the development of backlands through land assembly, using shared access arrangements and creating pedestrian and cycling linkages with existing developments.
- E. Support the sensitive renovation or redevelopment of vacant or derelict buildings that contribute to the character of the village.
- F. Encourage the provision of additional residential units on lands where current densities are very low, subject to appropriate scale and the protection of existing residential amenities.
- G. Preserve and enhance public or incidental open space within existing housing estates and provide high-quality, suitably located and well-landscaped open space in every new residential development.

Grange

Zoning Detail

- residential uses
- commercial uses
- village centre-type mix of uses
- community facilities
- business, enterprise and light industry
- utilities
- open space
- sports and playing fields
- community uses, sports and recreation
- transport node / parking
- buffer zone
- Scenic Route
- scenic view to be preserved
- proposed road / street
- possible road / street
- development limit
- possible link to realigned N15
- junction to be realigned
- key sites for streetscape design





11.3.7 Industrial development objectives

- A. New business, enterprise and industrial units built adjacent to existing similar development shall have shared access arrangements, where possible.
- B. Screen and landscape new industrial development to a high standard.
- C. Improve and enhance existing business, enterprise and industrial development, especially where structures are located in highly visible positions or fronting main roads.
- D. If industries requiring large volumes of water wish to locate in Grange, they should seek to use a private water source and provide the necessary waste water treatment facilities, in the event that the public services do not have the required capacity to deal with the extra loading.



11.3.8 Buffer zone objectives

- A. Establish a buffer zone around the village, between the plan limit and the development limit, with a view to:



- consolidating and containing the village;
- safeguarding land for the future expansion of the village;
- minimising the potential for flood damage;
- preserve the listed views from the scenic routes N15, L 3202, L 3203 (Streedagh Road) and L 7216;
- protecting the integrity of archaeological sites and monuments in the area surrounding the village;
- preventing encroachment of development on Streedagh Point Dunes.

- B. The buffer zone extends in a northerly direction to the point where the Local Road L 7201 meets the high water mark.
- C. Reserve the buffer zone principally for agricultural use.
- D. In relation to housing, give preference to the sensitive renovation or replacement of existing vacant or derelict structures, subject to planning permission.
- E. Construct new roads and buildings in the buffer zone so as to minimise their visual and environmental impact.

11.3.9 Water supply and waste water treatment objectives

- A. Identify alternative sources to augment the current source, in order to supply 3,000 m³ of water per day to the North Sligo Regional Water Scheme, which serves Grange.
- B. Provide new waste water treatment works, to increase capacity to 2500 PE (population equivalent), subject to approval of funding during the life of the County Development Plan.

Grange Zoning Matrix

Zoning categories:

RES residential uses • **COM** commercial uses • **MIX** village centre-type mix of uses • **CF** community facilities • **BUS** Business, enterprise and light industry • **OS** open space • **SPF** sports and playing fields • **CSR** community, sports and recreation • **BUF** buffer zone

○ normally permitted

● normally not permitted

◐ open to consideration

Zoning category Possible use	RES	COM	MIX	CF	BUS	OS	SPF	CSR	BUF
advertisements and advertising structures	●	◐	◐	●	◐	●	●	●	◐
agricultural buildings	●	●	●	●	●	●	●	●	◐
bank/financial services	●	◐	○	●	◐	●	●	●	●
bed and breakfast	○	◐	○	●	●	●	●	●	◐
betting office	●	●	○	●	●	●	●	●	●
boarding kennels	●	●	●	●	●	●	●	●	◐
camping and caravan park (holiday)	●	●	●	●	●	●	●	●	◐
car park	●	○	○	◐	◐	◐	◐	◐	◐
cash & carry or wholesale outlet	●	●	●	●	◐	●	●	●	●
cemetery	●	●	●	◐	●	●	●	●	◐
church	○	●	○	○	◐	●	●	●	●
community facility	◐	●	○	○	◐	◐	◐	◐	◐
crèche or nursery school	○	●	○	○	○	●	◐	◐	◐
discotheque or nightclub	●	◐	○	●	●	●	●	●	●
doctor or dentist	◐	◐	○	◐	◐	●	●	●	●
education or training	●	◐	○	○	◐	●	●	◐	●
enterprise centre	●	◐	○	◐	○	●	●	●	●
funeral home	●	●	◐	●	◐	●	●	●	●
garden centre	●	●	◐	●	◐	●	●	●	◐
guest house	◐	◐	○	●	●	●	●	●	◐
health centre	◐	◐	○	◐	◐	●	●	●	●
heavy vehicle park	●	●	●	●	◐	●	●	●	●
hotel or motel	●	◐	○	●	●	●	●	●	●
household fuel depot	●	●	◐	●	◐	●	●	●	●
industry - general	●	●	●	●	◐	●	●	●	●
industry - light	●	●	●	●	○	●	●	●	●
motor sales outlet	●	●	●	●	◐	●	●	●	●
offices less than 100 m ²	●	◐	○	●	○	●	●	●	●
offices 100 m ² and over	●	◐	○	●	◐	●	●	●	●
petrol station	●	●	◐	●	◐	●	●	●	●
public house	●	○	○	●	●	●	●	●	●
recreational buildings (commercial)	●	○	○	●	●	●	◐	◐	●
recreational facility / sports club	◐	●	○	○	◐	◐	○	○	●
refuse transfer station	●	●	●	●	◐	●	●	●	●
residential	○	●	○	●	●	●	●	●	◐
residential institution or day care centre	○	●	○	◐	●	●	●	●	●
restaurant/café	●	○	○	●	◐	●	◐	◐	●
retail warehouse	●	●	●	●	●	●	●	●	●
retirement home or nursing home	◐	●	◐	○	●	●	●	●	●
science and technology-based enterprise	●	●	◐	●	○	●	●	●	●
service garage	●	○	◐	●	◐	●	●	●	●
shop	●	◐	○	●	●	●	●	●	●
swimming pool	◐	●	○	◐	●	◐	◐	◐	●
traveller accommodation	○	◐	◐	◐	◐	◐	◐	◐	◐
veterinary surgery	◐	◐	○	●	◐	●	●	●	●
warehousing	●	●	●	●	○	●	●	●	●

Note: Under the Serviced Land Initiative 2001, a sewerage improvement scheme was approved for Grange, to cater for a total of 500 additional housing units.

- C. Reserve land for a sludge management station, in accordance with the Sludge Management Plan for County Sligo.

11.3.10 Development contributions

- A. The monies collected in relation to new development in Grange shall be used mainly for:
- the construction of a multi-functional community centre at the location indicated on the zoning map;
 - the provision of a cemetery;
 - the completion of the fountain in front of Barry's Pub;
 - the upgrading of the sports complex;
 - the redevelopment of the old school at Cloontyprocklis for community uses.

11.3.11 Percent for Art Scheme

- A. The County Council has commissioned a public art piece (sculpture) to be located in the village park. The work is to be completed by April 2004.

Note: The sculpture was installed in the village park in Summer 2005, in conjunction with other site works.