

# 36. Grange Mini-Plan



## Village Profile

The village of Grange is located approximately 16 km north of Sligo City, along the N15 Sligo-Donegal Road. It is situated in a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*. However, the surrounding landscape is sensitive, especially the nearby coastline (including Streedagh Dunes SAC/pNHA) to the west and the Dartry Mountain range to the east.

Grange provides a wide range of services for the population of the village and the surrounding rural area, and is classified as a *Principal Gateway Satellite* in the Settlement Structure (see Section 3.3 of the CDP).

Grange has two separate commercial areas. The traditional village core is located to the northeast of the Church, whilst a second commercial area has developed in recent years at the southern entrance to the village, with more modern retail and commercial development. The remainder of the village consists of medium-density housing development.

## Population and housing

According to 2006 Census information, Grange had a population of 383 persons (a 70% increase on the 2002 figure of 225 persons). It is believed that the village population has increased further since 2006, as a survey carried out by Council planners in mid-2009 estimated the population at 493 persons.

Grange has experienced a high level of residential development over the last ten years, largely in the form of medium-density housing estates. The 2009 surveys found a high vacancy rate of 10% (24 units). Planning permission had also already been granted for a further 46 units in the village.

It is therefore considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

## Community facilities

Community facilities in Grange consist of a primary school, a vocational school, Church, community hall, GAA grounds, sports complex and community park.

Recent population increase will probably lead to demands for more or enhanced community facilities. Therefore, whilst some lands have been specifically zoned to accommodate additional community facilities, a flexible approach should be taken towards proposals for community developments on other suitable sites. In particular, a suitable site for a burial ground is required.

## Commercial and enterprise development

The scale and range of commercial facilities in the village make it a significant centre of services and employment for the surrounding area. Enterprise within the village is centred in the services and light industrial sectors. A flexible and supportive approach should be adopted to promote the expansion of these activities and to promote further local employment.

There are concerns that the new commercial core (to the south of the village) has detracted from the vitality and viability of the traditional village centre. This issue should be closely monitored and managed in the future.

## Infrastructure

The N15 Sligo-Donegal road runs through the village at present, but it is proposed to realign it to the east of the village.

The water supply for the village is sourced from the North Sligo Regional Scheme, which has some capacity deficiencies (upgrading works are planned).

The existing wastewater treatment plant is currently overloaded and a new plant is proposed, with a design capacity of 2500 PE (population equivalent).



## Objectives

It is an objective of Sligo County Council to:

### 36.1 Natural heritage and open space

- A. Seek the protection and enhancement of the conservation value of the Streedagh Point Dunes SAC/pNHA.
- 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 / river buffer zone.
- C. Protect and enhance the riverbanks both west and east of the N15 and encourage improved access to the Grange river and its tributaries.
- D. Encourage the provision of landscaped river walks through the village, east and west of the N15, connecting the public park with the other open space areas.
- E. Preserve scenic views of the Dartry Mountains from the N15 designated scenic route.
- F. 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.

### 36.2 Built heritage and streetscape

- A. The objectives 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 attention to design, having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.
- B. Maintain the cut stone masonry arch bridge and ancillary walling at the east end of the park.
- C. Seek the protection and conservation of the following Protected Structures and proposed Protected Structures:

#### Protected Structures

- RPS-4** Former Home of Seamus Devins TD (façade only), Aghagad Td
- RPS-86** Grange Courthouse, Cloontyprocklis 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/Cloontyprocklis Td
- RPS-112** Former forge, Derry

#### Proposed protected structures

- P-23** J Waters building
- P-27** J Costelloe Shop, Grange

Note: 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.

### 36.3 Circulation and parking

- A. Provide a new street to the north of the Main Street, in order to open the backlands for development.
- B. Require the realignment of the junction indicated on the objectives map (J1), in conjunction with the redevelopment of the adjacent sites.
- C. Provide access to zoned lands to the south 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 an access to the west of the N15 at the southern end of the village to facilitate the future development of lands between the N15 and the Streedagh road.

### 36.4 Village-centre mixed-use zones

- 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 a distinctive 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. 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.
- E. Strive to achieve an appropriate balance of development between the old village core and the new mixed-use nucleus to the south of the village. In order to redress recent trends of development migrating towards the southern nucleus to the detriment of the old village core, new village-centre type development should be directed to locate on available old village lands, while additional development in the southern nucleus will be restricted until the planning authority is satisfied that development in Grange is progressing with an appropriate balance. Exceptions may be considered where it can be demonstrated to the satisfaction of the planning authority that the proposed development would not adversely impact upon the vitality and viability of the old village core. This policy will continue to be monitored as development progresses.

### 36.5 Community facilities

- 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 objectives 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 to facilitate the planned expansion of the school and associated facilities. Some facilities provided on these lands could 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.

### 36.6 Business and enterprise

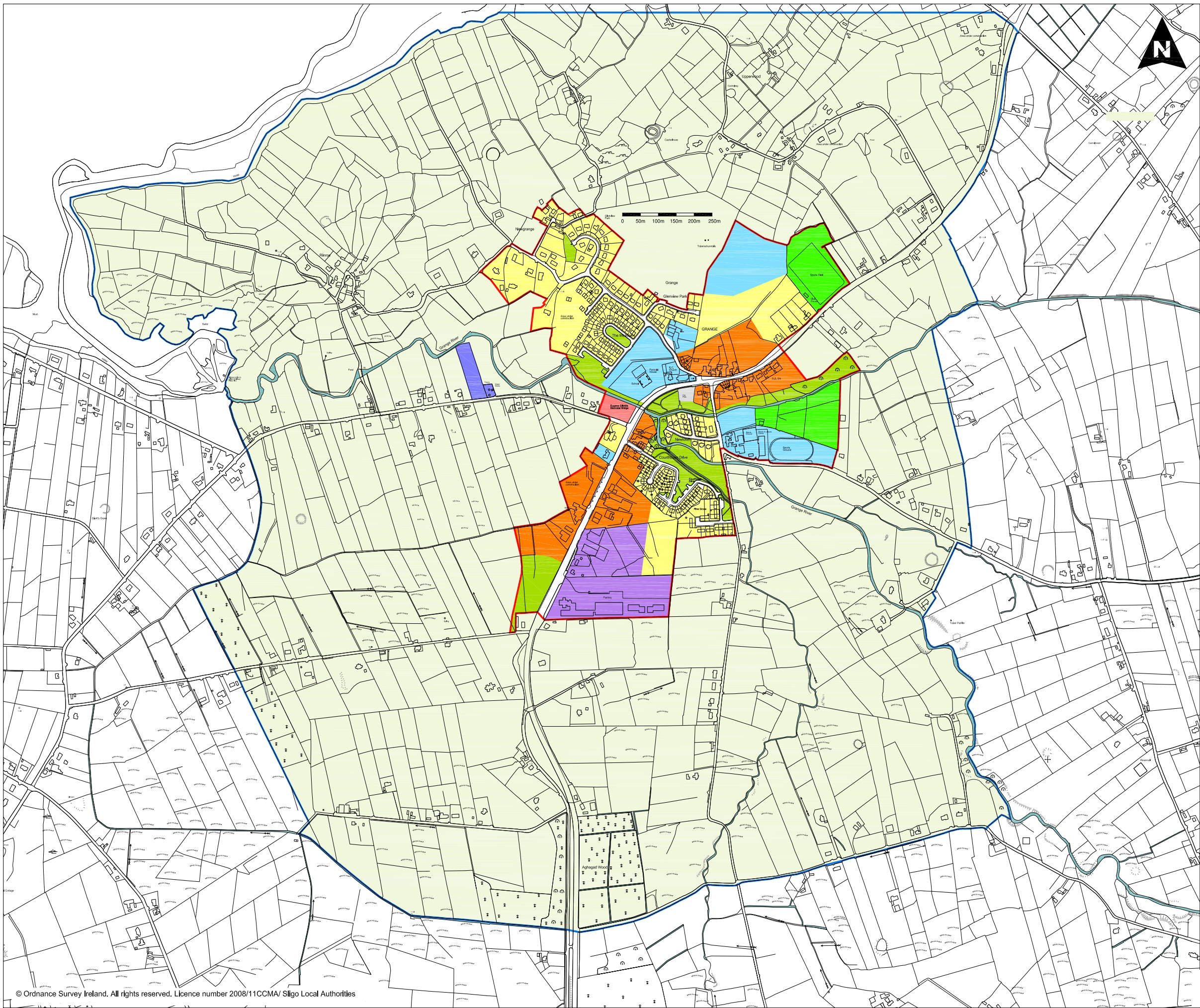
- A. Improve and enhance existing business, enterprise and industrial development, especially where structures are located in highly visible positions or fronting main roads.

### 36.7 Water supply, wastewater treatment

- A. Carry out a full review of the North Sligo Regional Water Scheme and progress upgrading works subject to funding and the necessary procedural approvals.
- B. Provide new wastewater treatment works, to increase capacity to 2500 PE (population equivalent), subject to approval of funding during the life of the County Development Plan. No additional development proposing to connect to the public wastewater treatment plant will be permitted until these works are completed and operational.
- C. Upon completion of the upgrading works, allow for development connecting to the WWTP up to a limit of 2,500 PE (population equivalent). However, notwithstanding this available capacity, residential development shall be permitted only at rate that is consistent with the Core Strategy and Settlement Structure (see Chapter 3 of this Plan).
- D. A buffer zone shall apply in the vicinity of the existing/proposed WWTP site. Development within this zone may be restricted or prohibited in the interests of public health and/or the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.


















# Grange Zoning Map

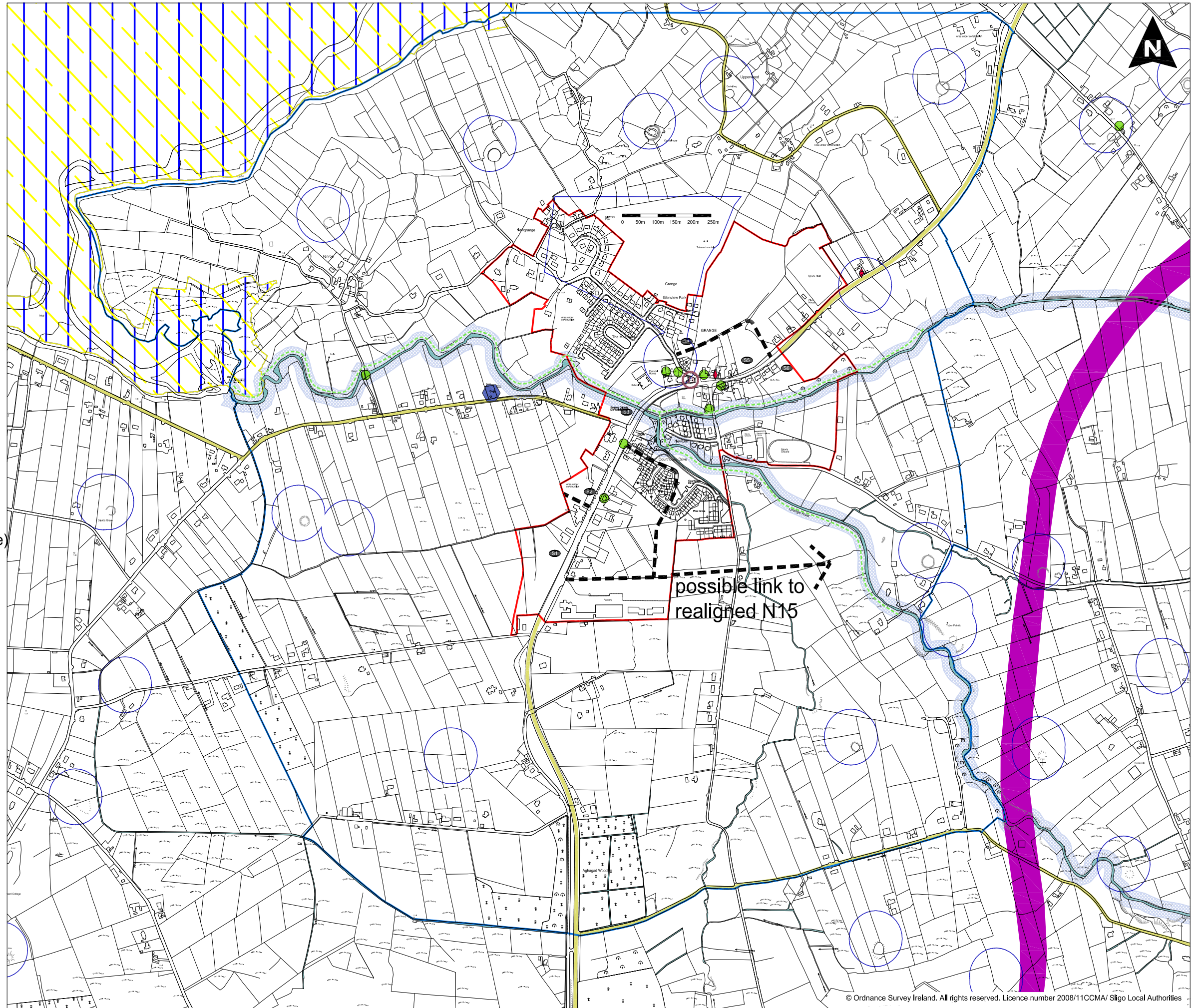


- plan limit
- development limit
- residential uses
- commercial uses
- mixed uses
- community facilities
- business & enterprise
- utilities
- open space
- sports and playing fields
- transport node/carparking
- buffer zone



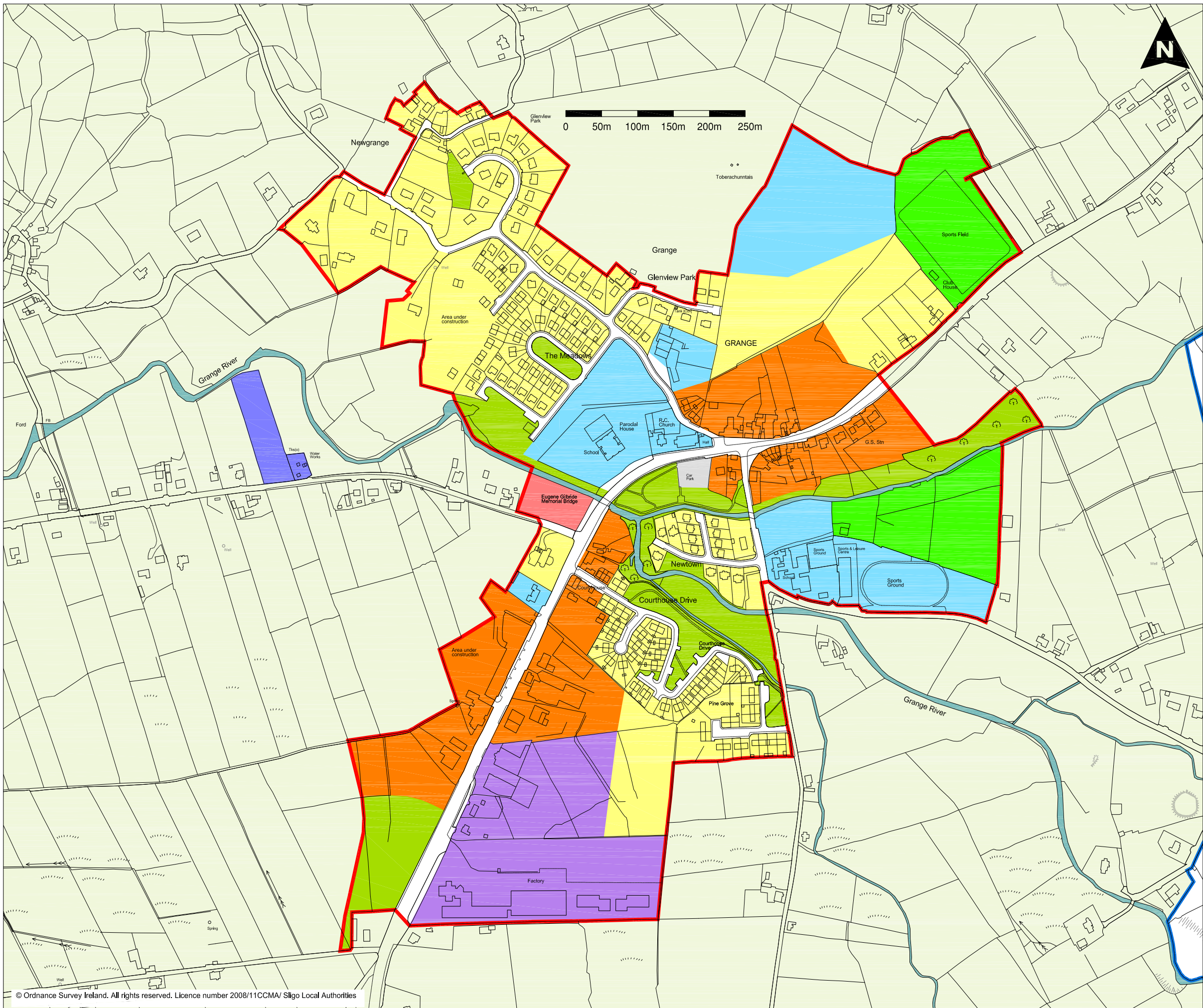
# Grange Objectives Map

-  plan limit
-  development limit
-  existing RPS structure
-  proposed addition to RPS
-  river walks, pedestrian and cycle links
-  scenic route
-  RMP
-  SAC
-  pNHA
-  WWTP Buffer zone (indicative)
-  Key sites for streetscape design
-  proposed road/street (indicative)
-  river buffer zone
-  N15 realignment preferred route (indicative only)
-  Junction to be improved





# Grange Zoning Detail



- █ plan limit
- █ development limit
- █ residential uses
- █ commercial uses
- █ mixed uses
- █ community facilities
- █ business & enterprise
- █ utilities
- █ open space
- █ sports and playing fields
- █ transport node/carparking
- █ buffer zone



# Grange Objectives Detail

- plan limit
- development limit
- existing RPS structure
- ◆ proposed addition to RPS
- - - river walks, pedestrian and cycle links
- scenic route
- RMP
- S8 WWTP Buffer zone (indicative)
- Key sites for streetscape design
- - - proposed road/street (indicative)
- river buffer zone
- J1 Junction to be improved

