

39. Ransboro Mini-Plan



Village Profile

Ransboro is a small settlement located on the Coolera peninsula, along the Regional Road R292, approximately 5 km south-west of Sligo City. The village is situated in a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*. However, the surrounding landscape is particularly sensitive, especially Knocknarea Mountain to the north-west and Carrowmore archaeological complex to the north-east. Ransboro is identified as a *Secondary Gateway Satellite* in the Settlement Structure (see Section 3.3 of the CDP).

Ransboro provides a limited range of services for the population of the surrounding rural area. The village core is defined by the church and the school. The remainder of the village generally consists of low-density residential development.

Population and housing

There are no census population data available for Ransboro. However, the village is located mostly in the Electoral District of Kilmacowen, which recorded a population growth of 10% during the 2002-2006 inter-censal period. A survey carried out by Council planners in mid-2009 estimated the actual village population at 97 persons.

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

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

Community facilities

Community facilities in Ransboro consist of the primary school, the Catholic Church and the GAA grounds. Due to its location, the village also benefits from the use of facilities in Strandhill and Sligo City. Whilst specific lands have been zoned to accommodate additional community facilities, a flexible approach should also be taken towards proposals for community developments on suitable alternative sites.

Commercial and enterprise development

Because of its lack of commercial activities, the village has only a limited role as a service centre for the surrounding rural area. A supportive approach should be adopted to promote a range of services within the village, particularly within lands zoned for mixed uses.

Infrastructure

The village is well served by the R292, which links to Strandhill and to the N4 (Sligo-Dublin road) and Ballysadare at Ballydrehid. The surrounding local road network provides a number of links with Sligo City to the east.

The drinking water is sourced from the Cairns Hill Water Supply Scheme. Currently there are no capacity issues.

The wastewater treatment system in the village has been designed to serve six existing properties only. The remainder of the village is not served by public wastewater infrastructure and it is not envisaged that this situation will change during the lifetime of this development plan.

Objectives

It is an objective of Sligo County Council to:

39.1 Natural heritage and open space

- A. Reserve land for the provision of a semi-natural public open space (site OS-1) and improve access to the existing National Monument located within these lands through the provision of pedestrian links to adjoining lands. Any development of these lands should protect and highlight the archaeological integrity of the monument.
- B. Ensure the provision of a public open space on site OS-2, in conjunction with the development of adjoining village centre lands.
- C. Ensure that development within the plan area is carried out in a manner that protects listed views of Knocknarea and the wider archaeological landscape, which is considered to be of particular importance at this sensitive location.

39.2 Built heritage

- A. Ensure the protection of National Monuments within the plan area, both in terms of the monuments themselves and their wider setting within the archaeological landscape.

39.3 Circulation and parking

- A. Require that footpaths and other pedestrian facilities are provided in conjunction with development of lands within the development limit.
- B. Ensure that any development adjoining the roundabout provides off-street car parking facilities to cater for existing and proposed requirements. This should involve the consideration of overflow parking facilities for the school and church.

39.4 Village-centre mixed-use zone

- A. Require development proposal on sites around the village crossroads to front onto all adjoining public roads.
- B. Limit the height of new development to two storeys.
- C. Avoid excessive use of terraced buildings by generally promoting development that is in keeping with the existing settlement pattern.
- D. Generally require car parking to be provided to the rear of road-fronting development within the village centre area.
- E. Any development proposal on lands to the east of site OS-2 should be designed to overlook the proposed open space. Pedestrian links shall also be provided between these sites.

39.5 Community facilities

- A. Facilitate the development of a multi-purpose community facility at a suitable location within the development limit. The shared use of services and facilities between various community groups will be encouraged in any such proposal.
- B. Support the continued development of the existing Church, National School and GAA facilities.

39.6 Business and enterprise

- A. Facilitate the provision of appropriately-designed small-scale enterprise / business units on lands zoned for village centre uses, subject to compliance with relevant development management standards and compatibility with existing and proposed uses on adjoining lands.
- B. Encourage the establishment of tourism-related uses which capitalise upon the recreational and archaeological tourism assets which exist close to the village. Such facilities should be located within the development limit, except where it can be demonstrated to the satisfaction of the planning authority that the facility cannot reasonably be accommodated at such a location.

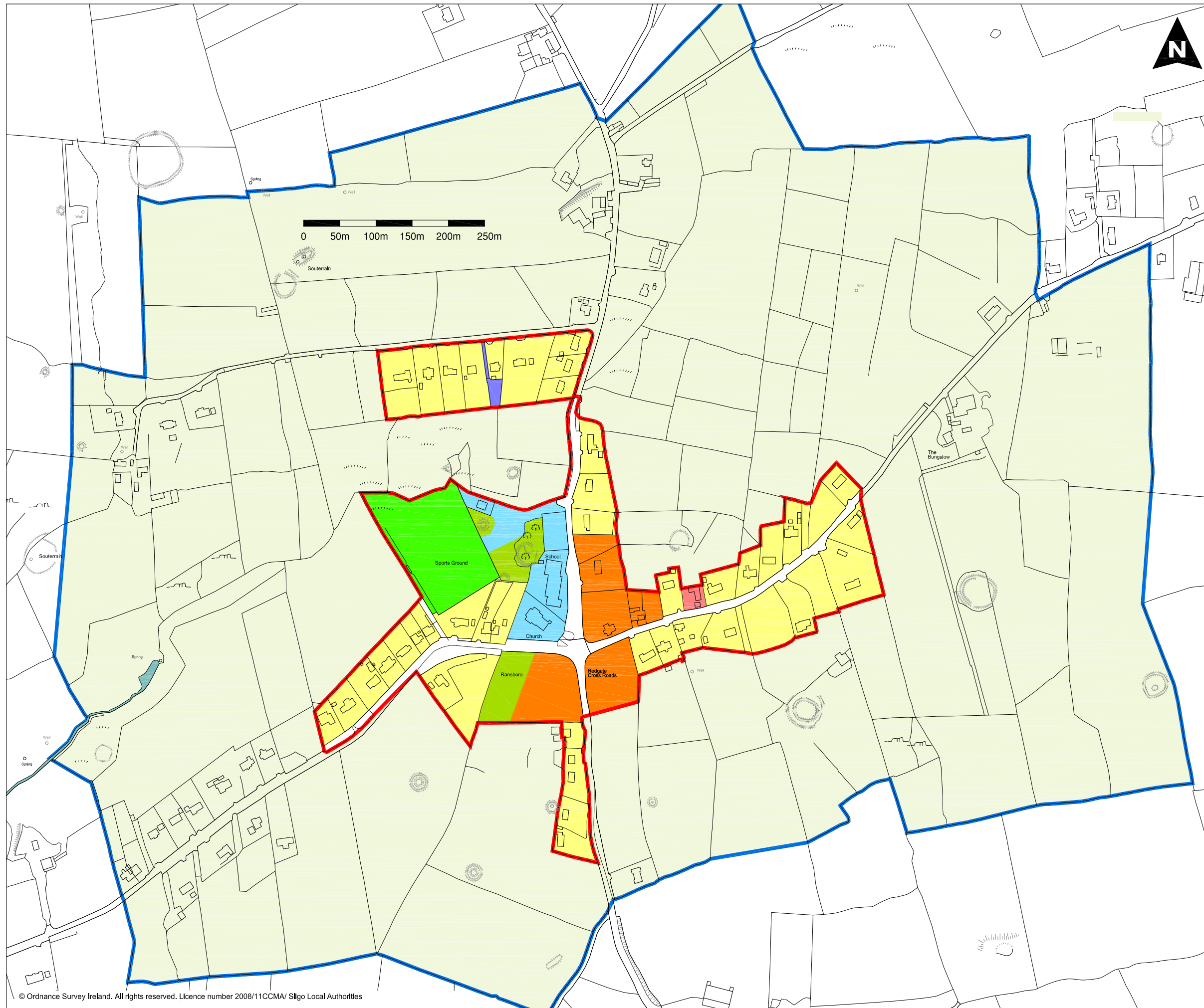
39.7 Residential development

- A. Residential development should generally take the form of detached houses, consistent with the existing pattern of development in the village.

39.8 Wastewater treatment

- A. In the absence of public wastewater treatment facilities in the village, individual on-site wastewater treatment proposals will be considered, subject to appropriate scale, assessment, design and conditions. Communal wastewater treatment systems will not be permitted in any case.

Ransboro Zoning Map



- plan limit
- development limit
- residential uses
- commercial uses
- mixed uses
- community facilities
- utilities
- open space
- sports and playing fields
- buffer Zone

Ransboro Objectives Map

- plan limit
- development limit
- scenic route
- RMP
- ⬡ WWTP buffer zone (indicative)
- for objectives relating to individual site refer to written objectives

