

# 42. Rosses Point Mini-Plan



## Village Profile

Rosses Point is a coastal settlement located approximately 8 km northwest of Sligo City, accessed via the regional road R291. The village is situated in a *Rural Area under Urban Influence*. Whilst the existing built-up area is on lands classified as *normal rural landscape*, the surrounding coastal landscape is extremely sensitive, with large areas classified as *sensitive rural landscape* and *visually vulnerable*. The village is identified as a *Principal Gateway Satellite* in the Settlement Structure (see Section 3.3 of the CDP).

Rosses Point has a core area defined by a continuous streetscape along a large stretch of the village road, with the remainder consisting of medium-density housing development. The village is bounded by open rural countryside and the ocean – the Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC/pNHA and Cummeen Strand SPA. There is a harbour and beach at the western end of the village.

## Population and housing

According to 2006 Census information, Rosses Point had a population of 872 persons (a 13% increase on the 2002 figure of 774 persons). Residential development in the village is not correlated with this population figure, as a significant proportion of the units are holiday homes and therefore not permanently occupied. A survey carried out by Council planners in mid-2009 found a total of approximately 560 residential units (including approximately 150 mobile homes).

The growth of the village can be largely attributed to its attractive setting and its proximity to Sligo City. Recent residential developments have largely been in the form of medium-density housing estates along with a small number of apartments. Having regard to the extent of development completed in recent years, it is not anticipated that demand will be sustained.

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 Rosses Point consist of two churches, a graveyard, Garda station and primary school. There are also some excellent recreational facilities such as a golf course and clubhouse, a yacht club and other facilities associated with the beach. 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.

## Commercial and enterprise development

The type of commercial activities in the village is evidence of its significant tourism role. Enterprise is generally focused on the hospitality sector. Given the size of this settlement, there is a relatively limited retail offering. A flexible and supportive approach should be adopted to promote the extension of the range of services and facilities available within the village.

## Infrastructure

Rosses Point is served by the regional road R291, which links to the N15 Sligo-Dublin road and to Sligo City.

The water supply is sourced from Kilsellagh and currently there are no capacity issues.

The existing wastewater facilities are overloaded, particularly during peak tourist season. Together with Ballincar and Cregg, upgraded wastewater infrastructure is to be provided in Rosses Point. This will involve pumping into the Sligo Main Drainage Scheme.

## Objectives

It is an objective of Sligo County Council to:

### 42.1 Natural heritage and open space

- A. Encourage the protection and enhancement of the conservation value of Cummeen Strand / Drumcliff Bay (Sligo Bay) SAC/pNHA and Cummeen Strand SPA.
- B. Encourage improved access to the seashore by providing walkways/ open spaces and the enhancing/extending the existing seashore walk (as indicated on the Objectives Map) and by requiring the provision of such links in conjunction with the development of adjoining lands.
- C. Generally retain land between the development limit and the coast-line free from development in order to ensure that visually vulnerable coastal lands are protected and to assist in the conservation of adjacent designated sites.

### 42.2 Built heritage

- A. To seek the protection and conservation of the following Protected Structures and Proposed Protected Structure located within the plan limit:

#### Protected Structures

**RPS-220** Rosses Point Church (Col) 1860-1880

**RPS-221** Thatched Cottage, Rosses Point, 1841-1915

**RPS-222** Elsinore House, 1850-1890

**RPS-39** County Sligo Golf Club (South Façade), 1890-1900

#### Proposed Protected Structure

**P-19** Greenland Villas, Pair of semi-detached two-bay two-storey rendered houses, built c. 1900.

- B. Facilitate a range of potential uses (particularly tourism-related) as a means toward the renovation and redevelopment of Elsinore House (RPS No.222).

### 42.3 Circulation and parking

- A. Encourage the improvement of pedestrian links between the village and surrounding natural amenities, particularly in conjunction with the development of relevant lands.
- B. Provide traffic calming along the R292, particularly in the vicinity of the village centre, and continue to monitor the need for pedestrian crossings, which should be provided in conjunction with future development.
- C. Encourage a pedestrian link between Radharc na Ri housing estate and Rosses Point National School. The link should be provided via the site marked RES-1 on the Objectives Map.
- D. Any traffic management plan carried out for the village should address the issue of conflict between pedestrian and vehicular traffic along the old village road, along with associated parking problems. Develop-

ment proposals will be required to incorporate the recommendations contained in the traffic management plan.

- E. Reserve land for the accommodation of additional car-parking demands on the site marked CP-1.
- F. In cases where on-site car-parking requirements cannot be fully provided in the village centre area, shortfalls may be accommodated subject to satisfactory alternative proposals such as the payment of a financial contribution or the provision of parking at another suitable location.
- G. Support the development of a commuter cycling route along the Promenade Road to link the village with Sligo City (as indicated on the Objectives Map). The provision of such facility will be required in conjunction with any development of adjoining lands.

### 42.4 Village-centre mixed-use zones

- A. Encourage an appropriate mix of uses along the old village road, in order to protect the vitality and viability of the village centre.
- B. Ensure that development within the village centre area is appropriately scaled, generally restricted to two storeys in height and designed to be in keeping with the character of existing development.
- C. In order to retain the character and rhythm of the existing streetscape, require the retention and refurbishment of existing properties along the village road rather than demolition and reconstruction.
- D. Encourage a range of services within the village centre, particularly tourism-related ones.
- E. The site marked VC-1 is identified as having a high potential for coordinated, high-density development. Any development proposal on this site should:
  - create appropriate streetscape along the village road and ensure that backland development is designed with a southern aspect, particularly when viewed from the Regional Road R292, Oyster Island and the surrounding sea area;
  - generally be limited to two storeys in height, reflecting the scale of existing development within the village;
  - avoid on-street car parking in order to facilitate the free flow of traffic along the village road;
  - be designed to a high standard and address the particular site topography.

### 42.5 Community facilities

- A. Encourage the establishment of a multi-purpose community facility on lands marked CF-1.
- B. Support the development of playground facilities at the western end of the development limit, on lands zoned as open space to the south and west of the existing tennis courts / car park.

- C. Promote the development of the existing scout hall.

- D. Facilitate the potential expansion of the graveyard onto lands marked CF-2.

### 42.6 Business and enterprise

- A. Support the further development and enhancement of existing tourism-generating facilities such as County Sligo Golf Club and Sligo Yacht Club.
- B. Encourage the enhancement of the caravan park site at the western end of the village. Consideration will also be given to alternative tourism-related activities on this site, subject to appropriate scale, siting and design.
- C. Facilitate the continued development of the existing harbour and associated emergency services.

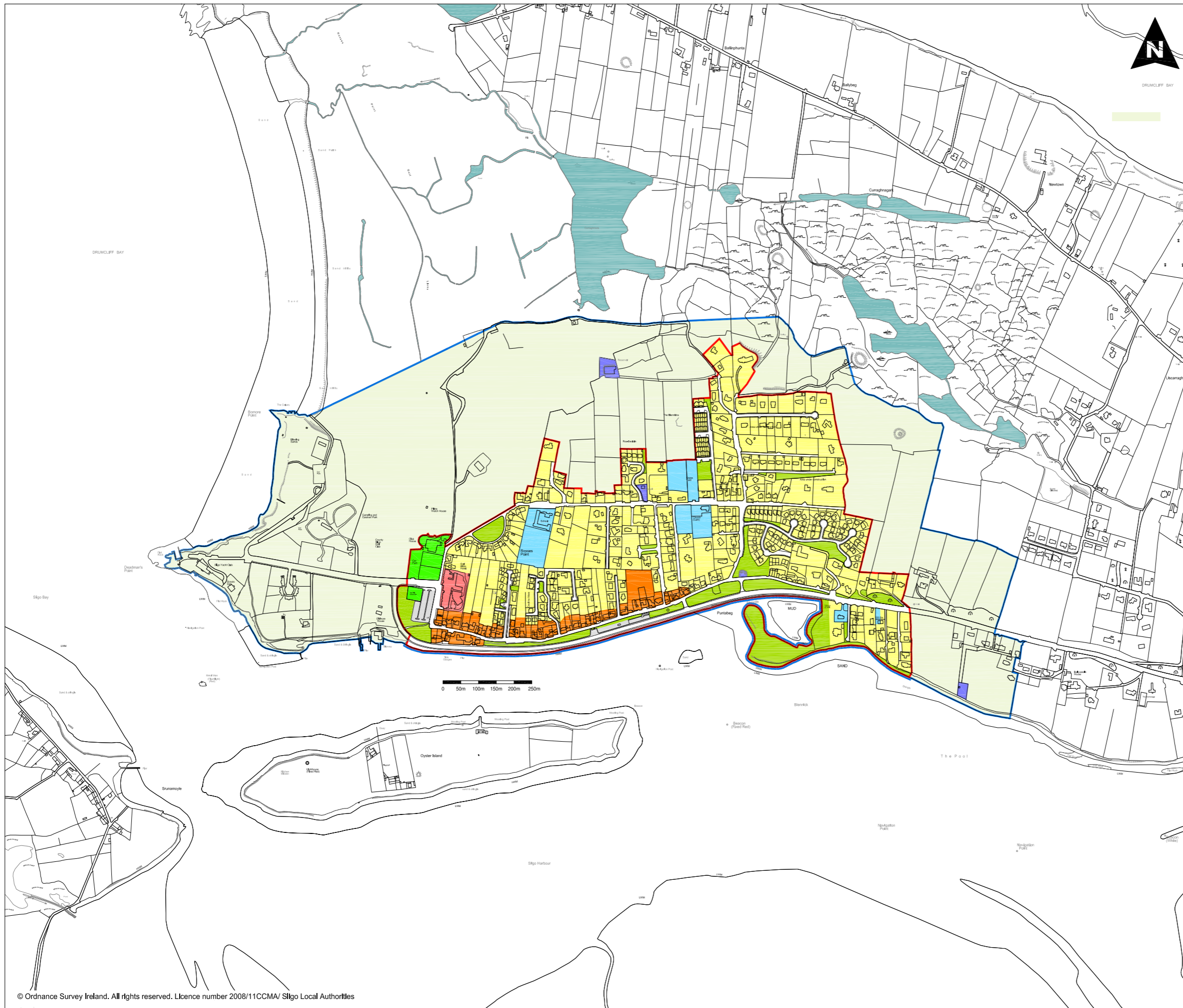
### 42.7 Residential development

- A. The sites marked RES-1 and RES-2 are identified as having potential for co-ordinated residential development. Any development on these sites will only be permitted on the basis of a masterplan based on land assembly. Higher densities may be permitted, subject to appropriate siting, layout and design.

### 42.8 Wastewater treatment












- A. Reserve land at the existing wastewater treatment plant site for the provision of a pumping station to pump wastewater to the Sligo Main Drainage scheme as part of the Rosses Point / Cregg / Ballincar project.
- B. No additional multiple-unit developments shall be permitted in the village until the upgrade to the wastewater treatment plant is completed and operational.
- C. Upon completion of the pumping station and connection to the Sligo Main Drainage scheme, allow additional development in accordance with available capacity and not exceeding the design PE (population equivalent). Notwithstanding this available capacity, residential development shall be permitted only at a rate that is consistent with the Core Strategy and Settlement Structure (see Chapter 3 of this Plan).
- D. Enhance the landscaping at the site of the new pumping station.
- E. A buffer zone shall apply in the vicinity of the existing WWTP site / proposed pumping station 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.

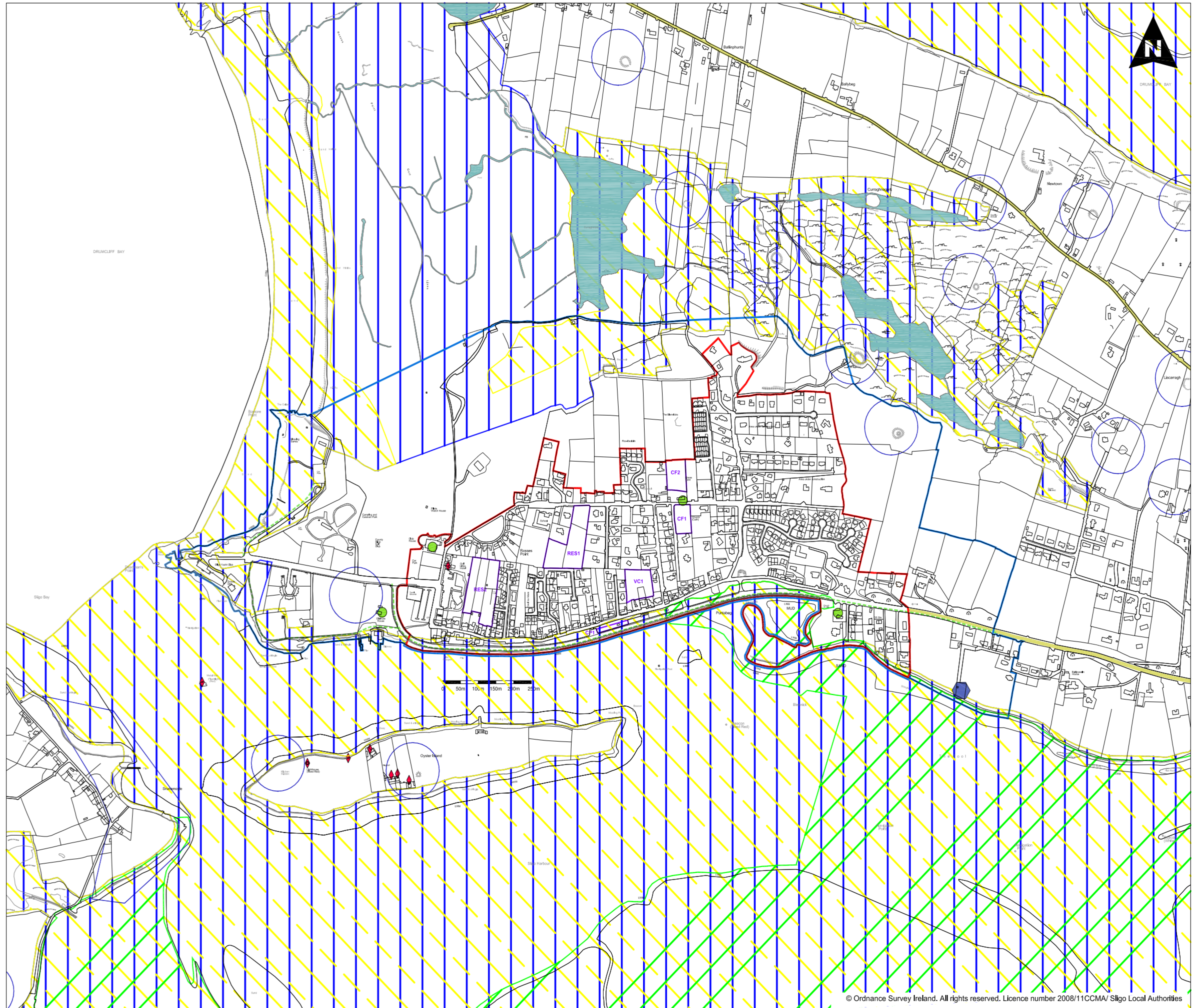
# Rosses Point Zoning Map



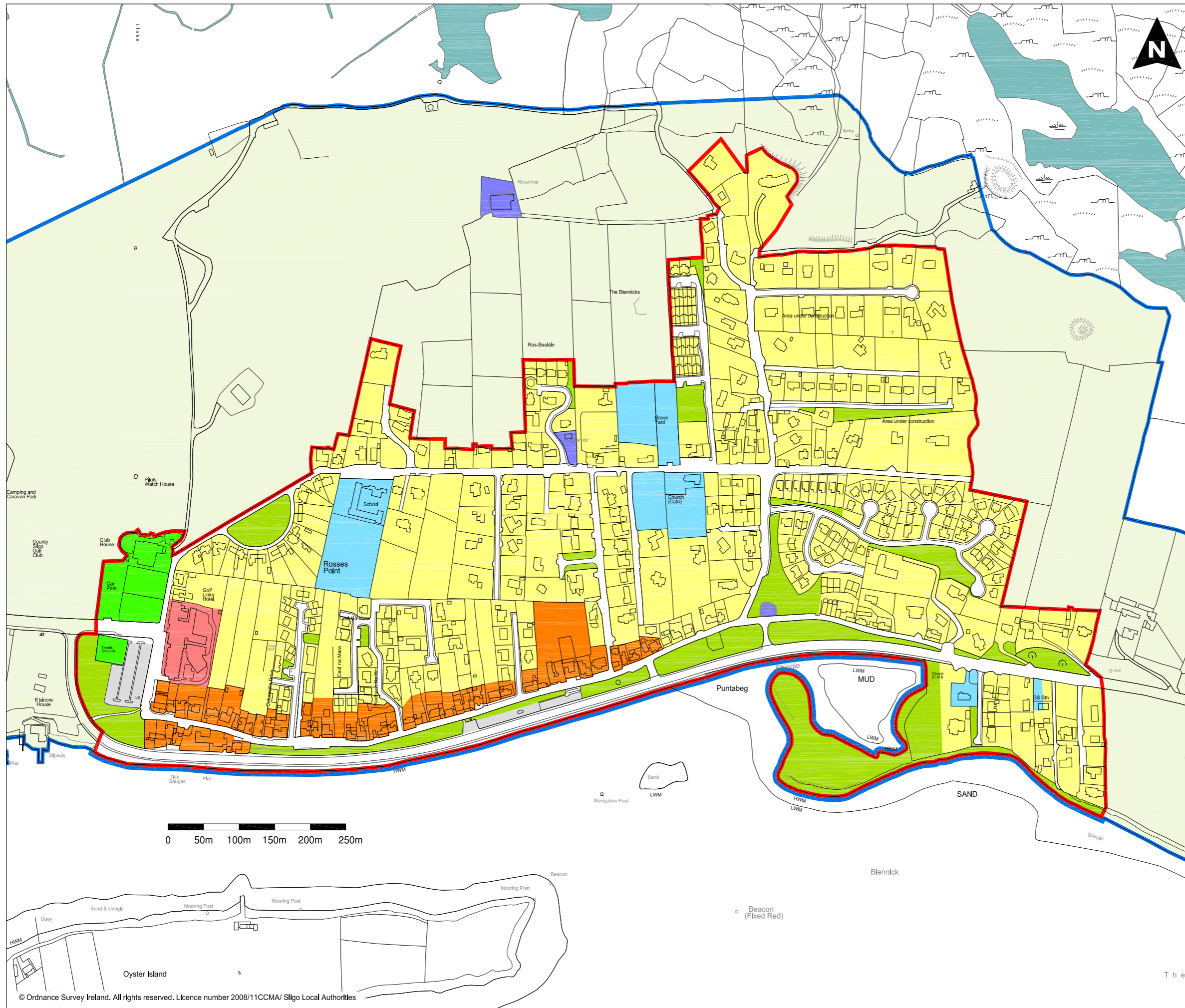
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- utilities
- open space
- sports and playing fields
- transport node/carparking
- buffer zone

# Rosses Point Objectives Map

-  plan limit
-  development limit
-  river walks, pedestrian and cycle links
-  for objectives relating to individual site refer to written objectives
-  RMP
-  SAC
-  SPA
-  NHA
-  WWTPbuffer zone (indicative)
-  existing RPS structure
-  proposed addition to RPS














# Rosses Point Zoning Detail



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