

28. Ransboro Mini-Plan

Village profile

Ransboro is a small settlement located on the Coolera peninsula, along the Regional Road R-292, approximately 5 km south-west of Sligo City. The settlement is situated in a designated *Rural Area under Urban Influence*, on lands classified as *normal rural landscape*. 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 *Village sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of this Plan).

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 consists of low-density housing.

Population and housing

There is no Census population information for Ransboro. The village is located mostly in the Electoral District of Kilmacowen, which recorded a population growth of 8% during the 2006-2011 inter-censal period. Census figures also show an increase of 10% between the years 2002 and 2006. A survey carried out by Council planners in 2015 estimated a population of 107 persons based on 41 occupied houses within the development limit.

Ransboro has experienced only little growth in recent years, partly due to the absence of adequate wastewater infrastructure and other services. It is not envisaged that this situation will change substantially within the lifetime of this development plan.

It is considered that the need for additional residential development will be limited during the Plan period.

Community facilities

Community facilities in Ransboro consist of the primary school, the Catholic Church and the Ransboro Community Park. 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 towards the provision of further services, particularly within lands zoned for mixed uses.

Infrastructure

The village is well served by the R-292, which links to Strandhill and to the N-4 (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.

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

Objectives

Note: These objectives must be considered in conjunction with the policies and objectives contained in Volume 1 and the general policies for mini-plans contained in Chapter 1 of Volume 2 of this Plan.

It is an objective of Sligo County Council to:

28.1 Natural heritage and open space

- A.** Reserve land for the provision of a semi-natural public open space (site OS-1) and to support improved access to the existing National Monument located within these lands through pedestrian links to adjoining lands. Any development of these lands should protect and highlight the archaeological integrity of the monument.
- B.** Require 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.

28.2 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.

28.3 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.
- C.** Improve the R-292 junction in a westerly direction in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013).

28.4 Village-centre mixed-use zone

- A.** Require development proposals on sites around the village crossroads to front onto all adjoining public roads.
- B.** Limit the height of new development to two storeys.
- C.** Restrict 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 street-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.

28.5 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 supported in any such proposal.
- B.** Support the continued development of the existing Church, National School and Ransboro Community Park facilities.

28.6 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.** Support 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.

28.7 Residential development

- A.** Residential development should generally take the form of lower-density housing, consistent with the existing pattern of development in the village.

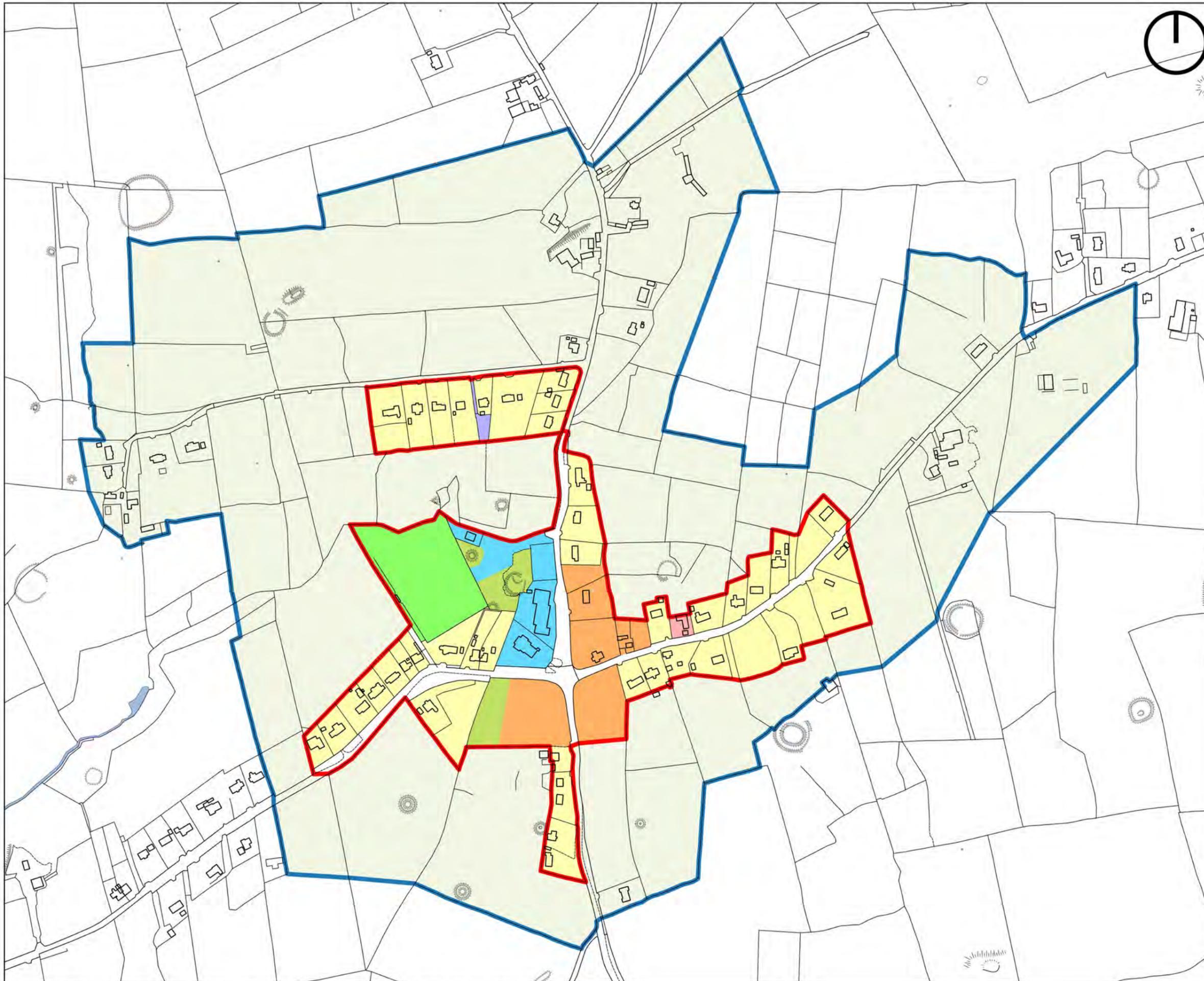
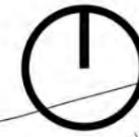
28.8 Wastewater treatment

- 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.

28.9 Flood risk management

- A. OPW flood risk mapping indicates a potential risk of pluvial (rainfall) flooding on one site in Ransboro (see the Designations Map for more details). Any application for development on this site shall be required to be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

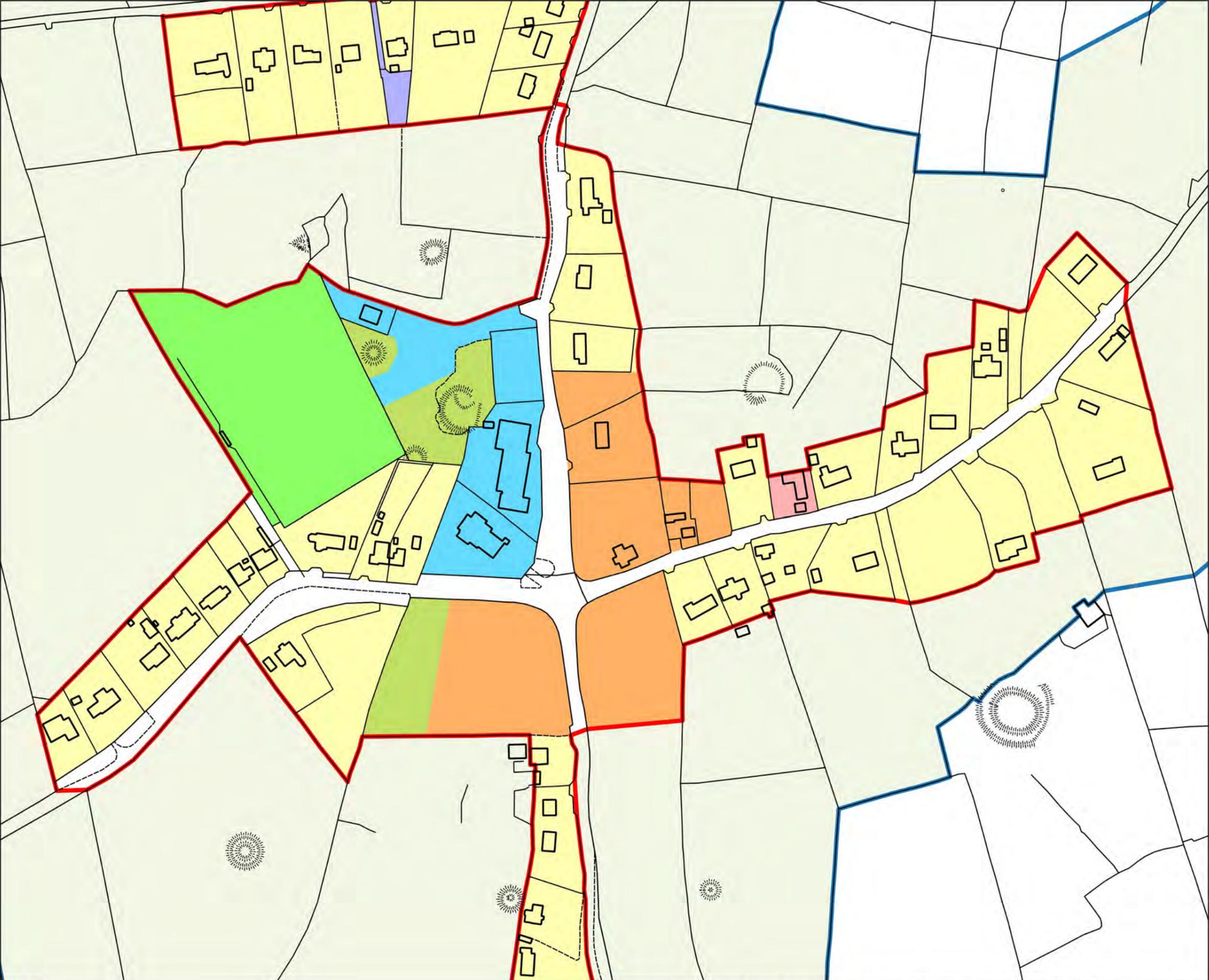
Ransboro Zoning Map



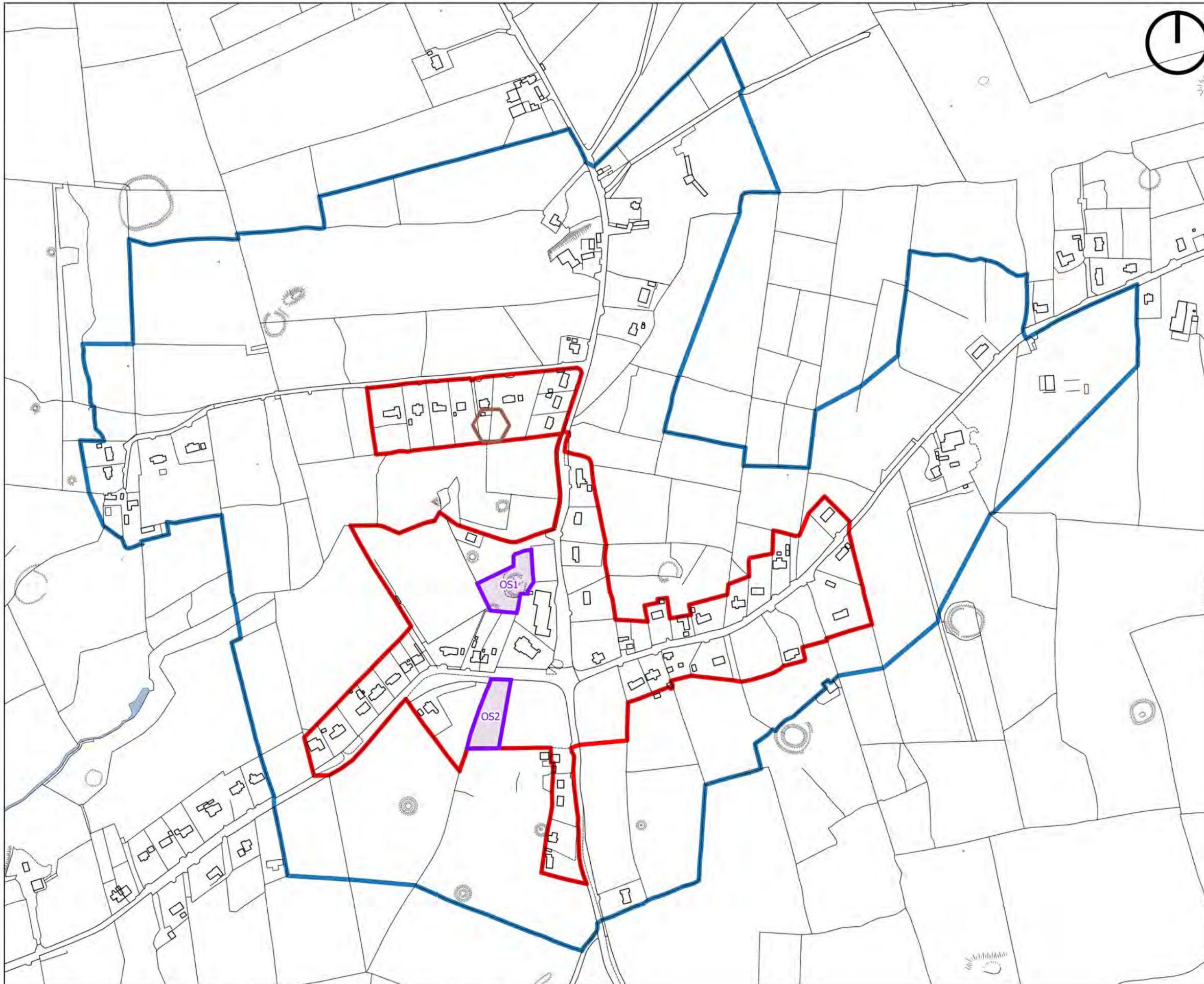
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- open space
- sports and playing fields
- public utility
- green belt

Ransboro Zoning detail

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Ransboro Objectives Map

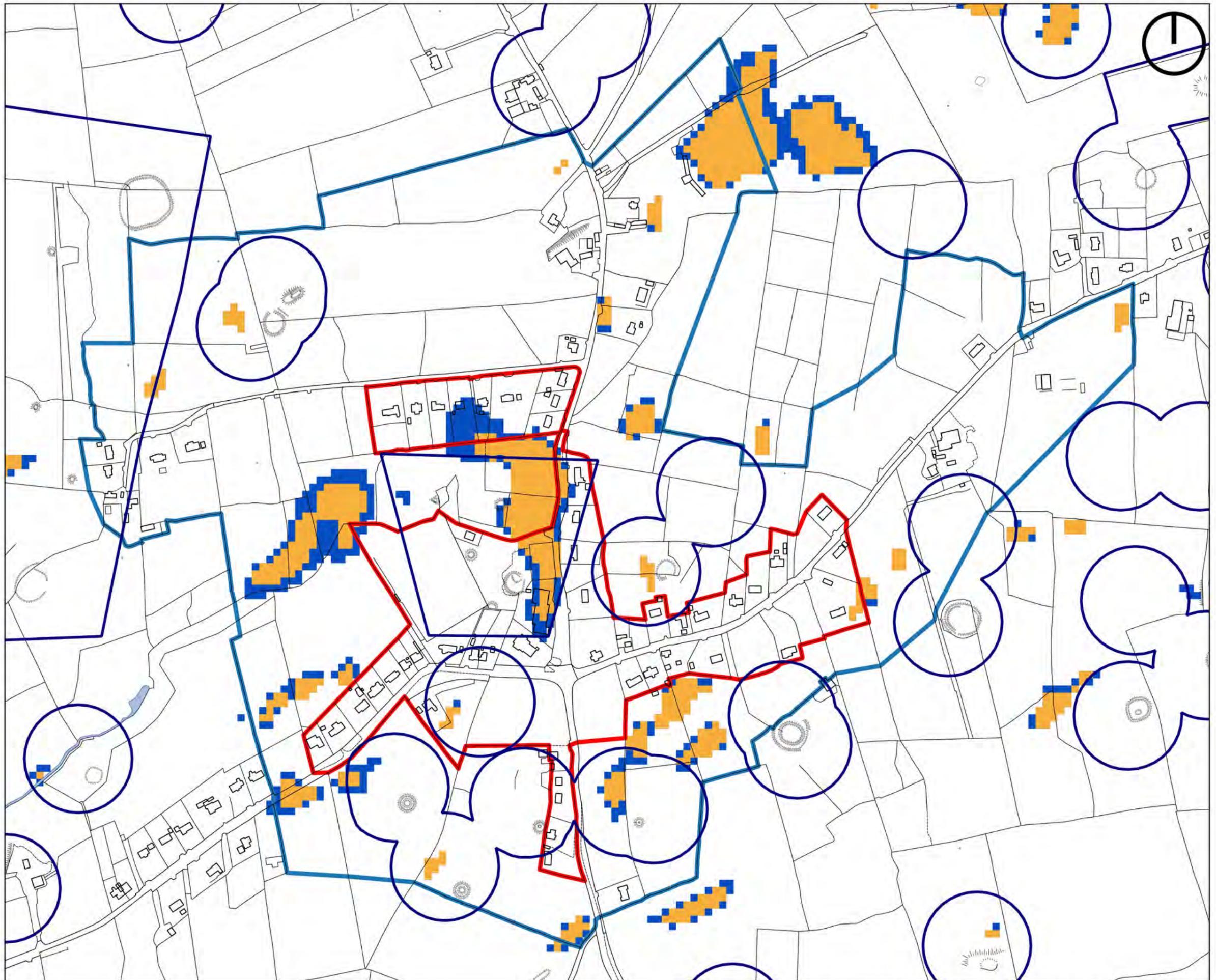


- plan limit
- development limit
- for objectives relating to individual sites refer to written text
- WWTP buffer zone (indicative)

RPS no	Name
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Ransboro designations

- plan limits
- development limit
- record on monuments and places
- PRFA rainfall flooding 1 in 100 year
- PRFA rainfall flooding 1 in 1000 year



sources

PFRA indicative extents
and outcomes map
(OPW, 2012)