

31. Rosses Point Mini-Plan

Village profile

Rosses Point is a coastal settlement located approximately 8 km north-west of Sligo City, accessed via the regional road R-291. The village is situated in a *Rural Area under Urban Influence*. While the built-up area is on lands classified as *normal rural landscape*, the surrounding coastal zone is extremely sensitive, with large areas classified as *visually vulnerable* and *sensitive rural landscape*. The village is identified as a *village sustaining the rural community* in the County settlement hierarchy (see Section 3.2 of the CDP). The special tourism function of the village is also highlighted.

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 surrounded by open rural countryside and the Atlantic Ocean – the Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC/pNHA and Cummeen Strand SPA. There is a harbour at the western end of the village and a beach to the north-west.

With its long and rich maritime tradition, Rosses Point is unique in the County of Sligo. Over the years, the village had produced many Master Mariners and its connections with the merchant navy continue today. Through the merchant families of Middleton and the Pollexfen, the Yeats brothers formed strong links with the village and referred to it often in their works. The maritime tradition continues today through the facilities for sailing, boating, sea angling, windsurfing, sea kayaking, open water swimming, sea scouting, and the annual International Sea Shanty Festival. Rosses Point is also the base for the RNLI's Sligo Bay Lifeboat Service.

Population and housing

According to 2011 Census information, Rosses Point had a population of 824 persons (a 5% decrease on the 2006 figure of 872 persons). There was a 13% population increase recorded between the years 2002-2006. 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. Census 2016 recorded a population of 883 persons in Rosses Point.

The growth of the village in recent decades can be largely attributed to its tourism function, the exquisite setting and its proximity to Sligo City. Recent residential developments have largely taken the form of medium-density estates, along with a small number of apartments.

It is considered that there is only limited need for additional residential development during the plan period.

Community and recreational 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. While 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

Commercial activities in the village are related to its significant tourism role. Enterprise is generally focused on the hospitality sector. The retail offer is limited, given the size of this settlement.

A flexible and supportive approach will be adopted towards the provision of additional services in the village.

Infrastructure

Rosses Point is served by the regional road R-291, which links to the N-15 Sligo-Dublin road and to Sligo City.

The water supply is sourced from Kilsellagh. The existing wastewater facilities are overloaded, particularly during peak tourist season. Sligo County Council, in conjunction with Irish Water, is considering the options available for the provision of wastewater services to the areas of Rosses Point, Cregg and Ballincar.

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:

31.1 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, subject to Habitats Directive Assessment.
- C.** Generally retain land between the built-up area and the coastline free from development, in order to ensure that visually vulnerable coastal lands are protected and to assist in the conservation of adjacent designated sites.

31.2 Built heritage

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

RPS-69 County Sligo Golf Club (south façade), Rosses Upper

RPS-348 Greenland Villas, Rosses Upper

RPS-349 Rosses Point Church (CoI), Rosses Upper

RPS-350 Thatched Cottage, Rosses Upper

RPS-351 Elsinore House, Rosses Upper

RPS-403 Pilot's Watch House, Rosses Upper

RPS-404 Pilot's Watch House, Rosses Upper

RPS-405 Five-bay, two-storey house, Lower Rosses

B. Facilitate a range of potential uses (particularly tourism-related) as a means toward the renovation and redevelopment of Elsinore House (County RPS No. 351).

C. Require any development proposal involving a *Building of Note* (as indicated on the Objectives Map) to restore or renovate the building in a sensitive manner that will contribute to the preservation and enhancement of the character of the building and its setting.

D. Ensure that new development within the village centre reflects and enhances the existing streetscape character in accordance with the policies set out in **Chapter 12 (Urban design)** and the requirements of Section **13.2.4 Development in historic streetscapes** (development management standards) of this Plan.

E. In order to retain the character and rhythm of the existing historical streetscape, require the retention and refurbishment of existing properties along the old village (upper) road rather than demolition and reconstruction.

31.3 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. 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.

C. Prepare a traffic management plan for Rosses Point in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013), as resources permit. The plan should address the issue of conflict between pedestrian and vehicular traffic along the old village road and should investigate the feasibility of restricting traffic movements along this road. Facilities for pedestrians and cyclists should be prioritised.

Traffic calming measures for the Promenade road should be investigated as part of an overall approach towards improving the environmental quality of the Promenade area and the adjoining open spaces and walkways.

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

- D.** Reserve land for the accommodation of additional car-parking demands on the site marked CP-1.
- E.** 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.
- F.** Maintain and enhance the existing commuter cycling route which links the village with Sligo City. Compliance with this objective will be required in conjunction with any development on adjoining lands.

31.4 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.** Encourage a range of services within the village centre, particularly tourism-related ones.

31.5 Community facilities

- A.** 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.
- B.** Promote the development of the existing scout hall.
- C.** Facilitate the potential expansion of the graveyard onto lands marked CF-1.

31.6 Tourism

- A.** Support the further development and enhancement of existing tourism-generating facilities such as County Sligo Golf Club and Sligo Yacht Club.
- B.** Facilitate 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, design and Habitats Directive Assessment.
- C.** Facilitate the continued development of the existing harbour and associated emergency services, subject to Habitats Directive Assessment.

31.7 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.

31.8 Wastewater treatment

- A.** Reserve land at the existing wastewater treatment plant site to facilitate the provision of upgraded wastewater infrastructure to serve the village.
- B.** Enhance the landscaping at the site of the proposed upgraded wastewater infrastructure.
- E.** A buffer zone shall apply in the vicinity of the WWTP site. Development within this zone may be restricted or prohibited in the interest of public health and the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

Buildings of Note

BoN No. 1 – Six-bay, two-storey hotel



Architecturally valuable features

- roof pitch; decorative chimneys on ridge of roof; sash windows on ground floor;
- front boundary wall and first floor railings.

This symmetrical hotel building is typical of a mid-19-Century coastal hotel and adds to the character of the village.

Recommendation: The replacement of all the windows with timber sliding sash windows would greatly enhance the character of this building.

BoN No. 2 – Four-bay, single-storey cottage



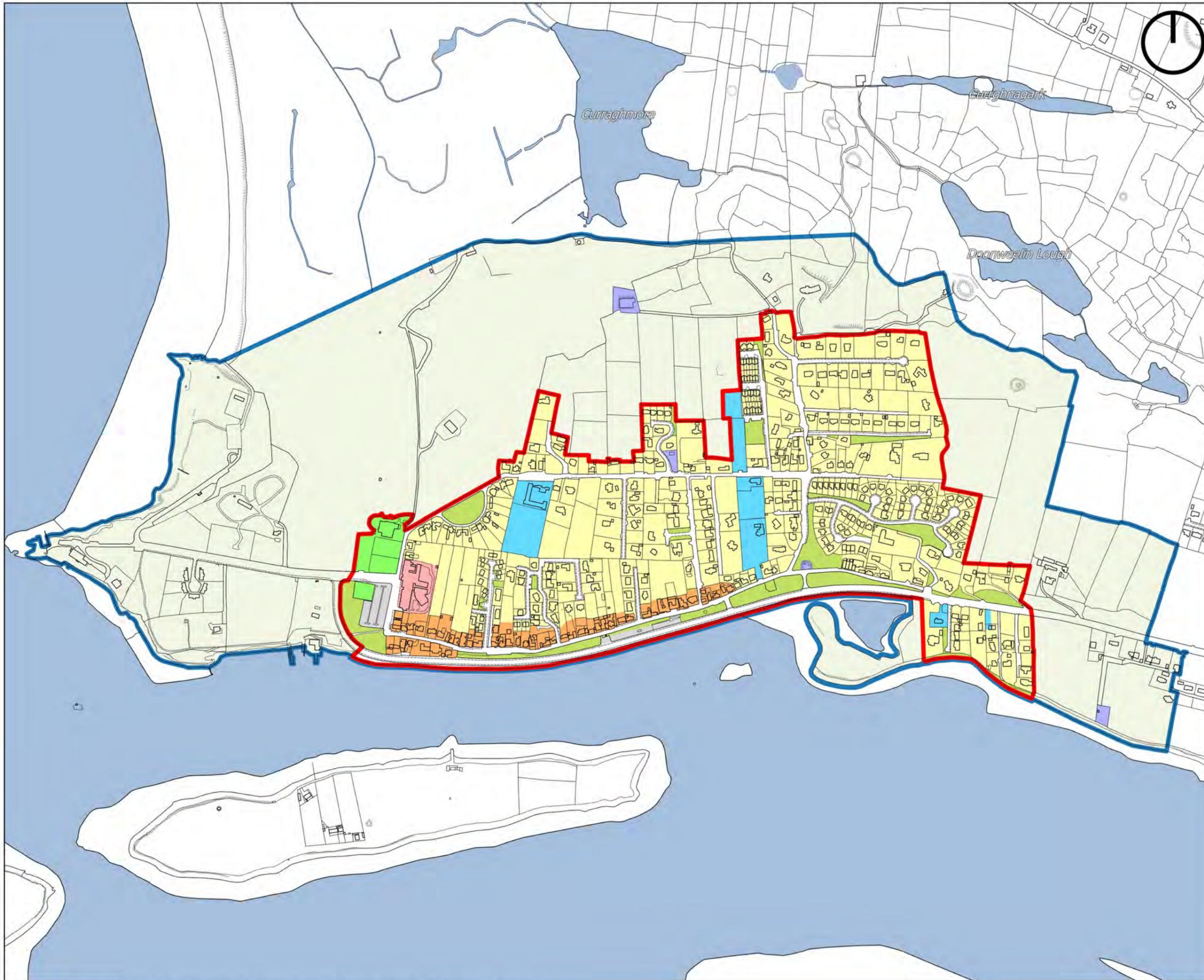
Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- sash windows; cast-iron finial on porch roof;

This house presents a traditional façade to the Upper Road of Rosses Point and adds character to the streetscape.

Recommendation: The architecturally valuable features of this cottage should be retained and restored.

Rosses Point Zoning Map



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

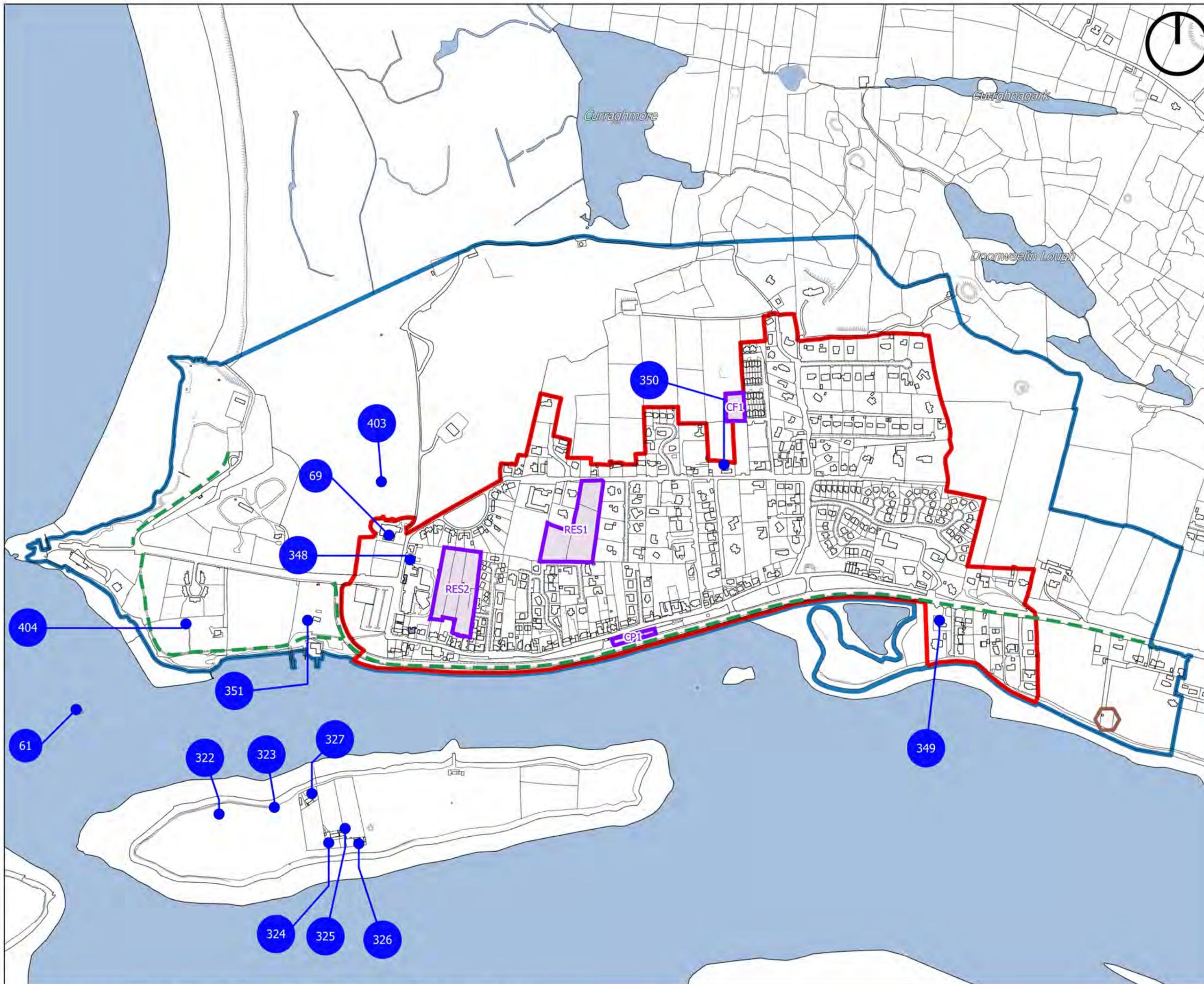
Rosses Point Zoning detail

- plan limit
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1:5,000

Rosses Point Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- - - river walks, pedestrian and cycle links
- for objectives relating to individual sites refer to written text
- WWTP buffer zone (indicative)

RPS no	Name
61	Metal Man Beacon
69	County Sligo Golf Club, Rosses Upper, Ro
322	Oyster Island Lighthouse
323	Lime Burning Kiln
324	House 1
325	House 2
326	House 3
327	House 4
348	Greenland Villas
349	Rosses Point Church (CoI)
350	Thatched cottage, Rosses Point
351	Elsinore House
403	Pilot's watch house
404	Pilot's house

Rosses Point designations

-  plan limits
-  development limit
-  Special Area of Conservation
-  Special Protection Areas
-  Proposed Natural Heritage Areas
-  record on monuments and places
-  PRFA rainfall flooding 1 in 100 year
-  PRFA rainfall flooding 1 in 1000 year
-  PRFA river flooding 1 in 100 year
-  PRFA river flooding 1 in 1000 year
-  ICPSS coastal flooding 1 in 200 year
-  ICPSS coastal flooding 1 in 1000 year

sources

PFRA indicative extents and outcomes map (OPW, 2012)

Irish Coastal Protection Strategy Study - Phase V - North-West Coast Flood Extent Map (OPW, May 2012)

