

25. Grange Mini-Plan

Village profile

The village of Grange is located approximately 16 km north of Sligo City, along the N-15 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 *Gateway Satellite* in the County settlement hierarchy (see Section 3.2 of this Plan).

Grange has two separate commercial areas. The old village core is located to the north-east of the Church, whilst a second commercial area has grown 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 2011 Census information, Grange had a population of 578 persons (a 51% increase on the 2006 figure of 383 persons). Census figures also recorded an increase of 70% in the years between 2002 and 2006. Census 2016 recorded a population of 586 persons in Grange.

Surveys carried out by Council planners in 2015 counted 212 occupied units within the village.

Grange has experienced a high level of residential development over since the early 2000s, largely in the form of medium-density housing estates. The 2015 surveys recorded a vacancy rate of 5% (11 units). There is also a large housing development (45 houses in total permitted) which remains unfinished.

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

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.

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 N-15 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. The existing wastewater treatment plant is currently overloaded. Irish Water's Capital Investment Plan 2017-2021 includes a proposal to upgrade the plant to 900 PE.

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:

25.1 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 N-15 (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 N-15 and support improved access to the Grange river and its tributaries, subject to Habitats Directive Assessment.
- D. Support the provision of landscaped river walks through the village, east and west of the N-15, connecting the public park with the other open space areas.
- E. Preserve scenic views of the Dartry Mountains from the N-15 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.

25.2 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:

RPS-5 Former Home of Seamus Devins TD (façade only), Aghagad, Grange

RPS-145 Grange Courthouse, Cloontyprocklis, Grange

RPS-217 St Molaise's Church (RC), Grange

RPS-218 Parochial House, Grange

RPS-219 Lang's Pub (façade and old bar interior only), Grange

RPS-220 Sapper's Stone (survey plaque on the façade of Barry's Pub), Grange

RPS-320 Grange Bridge, Newtown (Carbury Barony), Grange

RPS-346 Rinroe Bridge, Rinroe Td/Cloontyprocklis Td, Grange

RPS-190 Former forge, Derry, Grange

RPS-221 J Waters building, Grange

Note: Prospective developers, or anyone interested in building, replacing or renovating a structure in Grange, should consult the *Grange Village Design Statement*.

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.

25.3 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 N-15, constructed in conjunction with the access road to the adjacent business, enterprise and industrial park.

D. Provide an access to the west of the N-15 at the southern end of the village to facilitate the future development of lands between the N-15 and the Streedagh road.

All the above objectives shall be carried out in accordance with the requirements of the *Design Manual for Urban Roads and Streets* (DMURS – 2013).

25.4 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 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, materials and landscaping for any redevelopment 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 N-15 and potentially close the view from the new road connecting to the realigned N-15. The development of the southern nucleus should be phased to co-ordinate with the N-15 realignment.
- E.** Aim 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 lands in the old village core, 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.

25.5 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.
- D.** Accommodate the provision of a new cemetery on suitable lands.
- E.** Consider the provision of adequate car parking when investigating the suitability of land as a location for a new cemetery.
- F.** Support the upgrading of the sports complex at Newtown.
- G.** Support community gardening and composting on lands zoned for community uses, where suitable.

25.6 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.

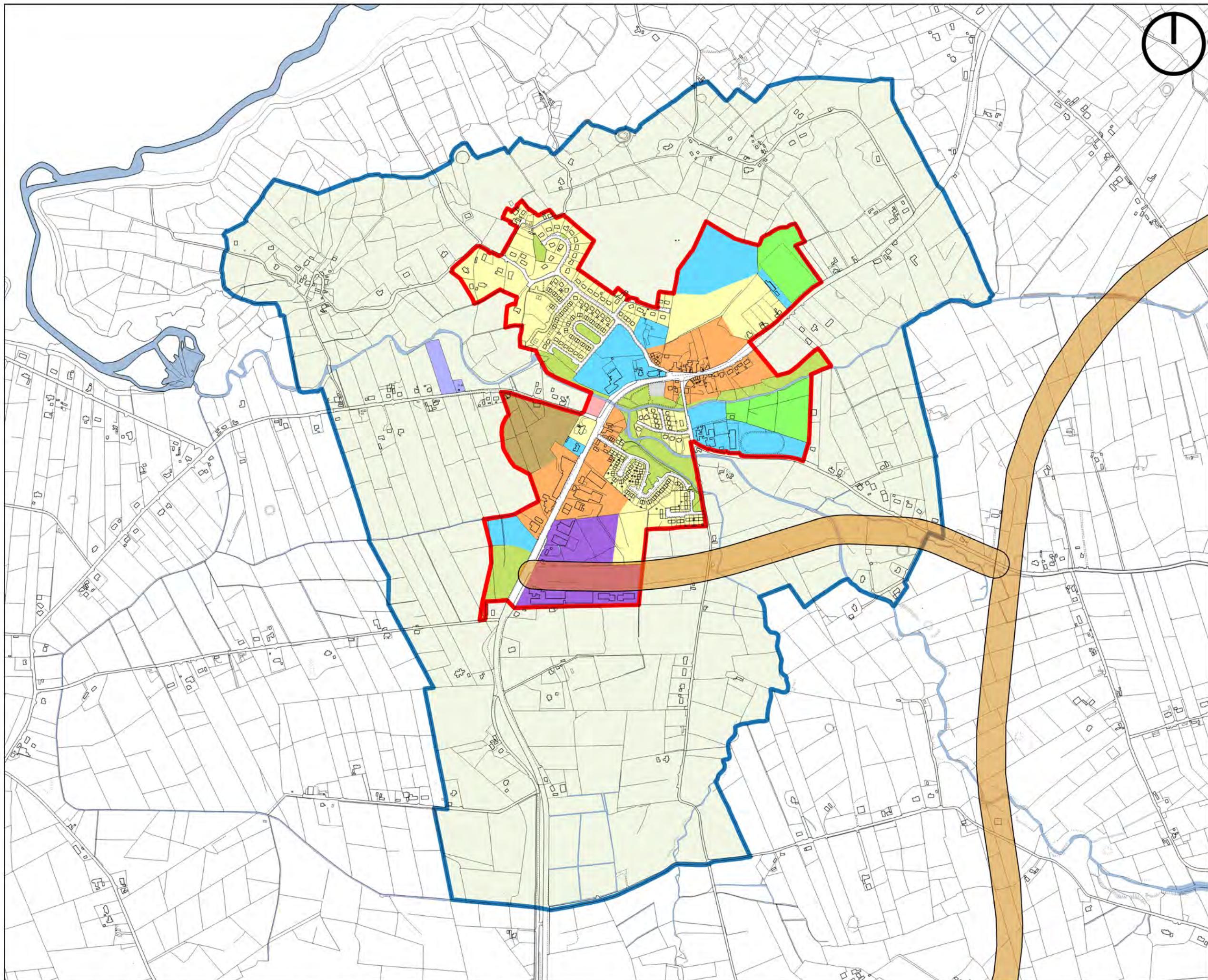
25.7 Water supply, wastewater treatment

- A.** Facilitate the provision of an upgraded wastewater treatment plant with increased capacity to serve the village, subject to Habitats Directive Assessment.
- B.** 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 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.

25.8 Flood risk management

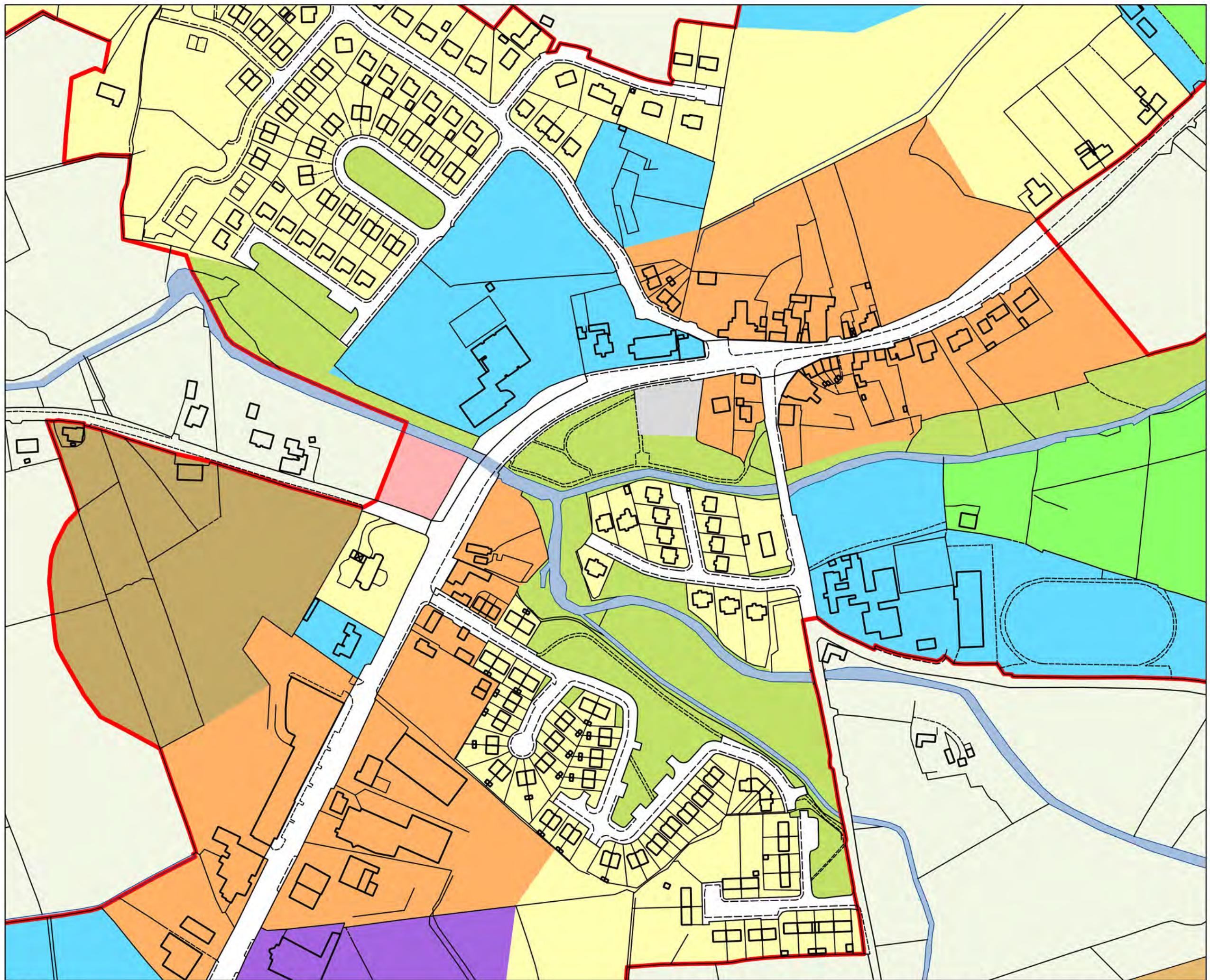
- A.** OPW flood risk mapping indicates a potential risk of fluvial flooding on selected sites in Grange (see the Designations Map for more details). Any application for development on these sites shall be required to be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Grange Zoning Map



Grange Zoning detail

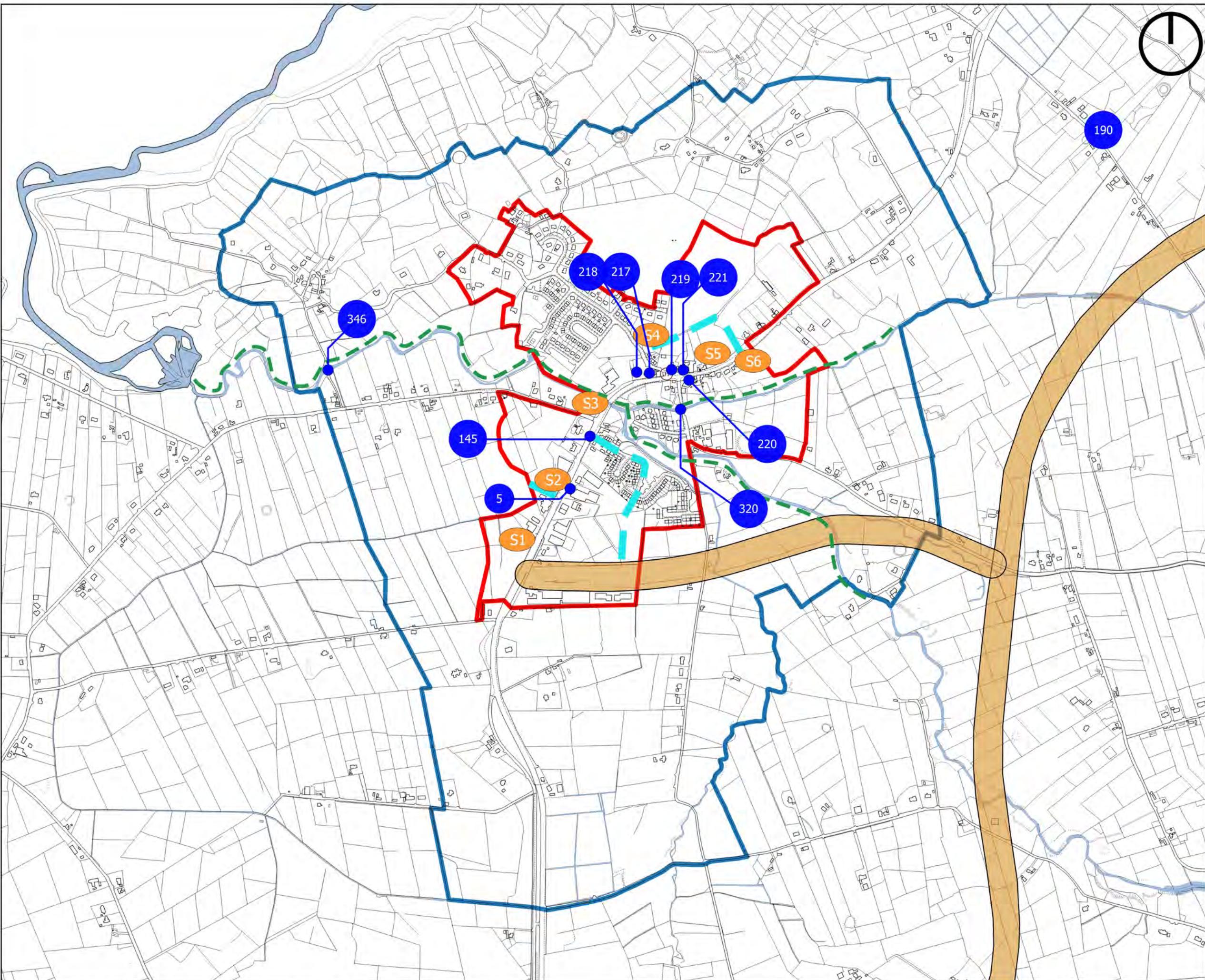
- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- business & enterprise
- open space
- sports and playing fields
- tourism related uses
- transport and parking node
- green belt
- N15 realignment corridor



1:2,500

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Grange Objectives Map



RPS no	Name
5	Former Home of Seamus Devins TD (façade)
145	Grange Courthouse
190	Former forge, Grange
217	St. Molaise's Church (RC) Grange
218	Parochial House, Grange
219	Lang's Pub (façade and the old bar interior)
220	"Sapper's Stone"
221	House/Public House - J Waters
320	Grange Bridge
346	Rinroe Bridge

Grange designations

- plan limits
- development limit
- Special Area of Conservation
- 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
- N15 realignment corridor

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)

