

Chapter 18. Grange Village Plan

Grange is located approximately 16 km north of Sligo Town, along the N-15 (Sligo-Donegal Road). The Settlement Strategy designates Grange as a **Satellite Village** of Sligo Regional Growth Centre (RGC).

18.1 Village profile

The scale and range of commercial facilities in the Grange make it a notable centre of services and employment for the surrounding area. The village has two separate commercial areas. The old village core is located to the north-east of the Church. A second commercial area has grown in recent years at the southern entrance to the village, with modern retail development and a Primary Healthcare Centre which opened in 2023.

Although Census figures appear to indicate a 2.9% decrease in the village population between 2016 and 2022, it must be noted that the BUA (“Built-Up-Area”) of Grange (new boundary established by the CSO in 2022) excludes at least 16 occupied dwellings that had been counted previously within the 2016 Census boundary.

Grange village assets			
Population	2022 Census	569	–2.9% decrease 2016-2022
	2016 Census	586	+1.3% increase 2011-2016
	2002-2022	+ 344 residents	+152.8% increase since 2002
Housing stock	2016 Census	240 dwellings	
Service infrastructure	Water supply	Sourced from the North Sligo Regional Water Supply	
	Wastewater treatment	900 PE with spare capacity of approx. 93 PE	
	Road network	Located along the N-15 (Sligo to Letterkenny/Derry)	
Social infrastructure	Schools	A primary school and a vocational school	
	Churches	Church of Mary Immaculate	
	Sports facilities	North Sligo Sports Centre and a GAA pitch	
	Other assets	Community hall, playground, post office and a Primary Healthcare Centre (HSE)	

Grange village assets		
Sustainable transport	Train	Not available in the area
	Bus	Served by Bus Eireann route 64 and the Local Link
	Active travel	Pedestrian and cycleways within the village only
Architectural heritage	Protected Structures	10, including Lang’s Pub and Grange Courthouse
Natural heritage and environment	Natura 2000 sites nearby	Streedagh Point Dunes SAC/pNHA
	Natural amenities	Grange river and community park
	Flood risk	Present. Flood Zones A and B are mapped on p. 214 in Appendix 1 of the SFRA

18.2 Population and housing allocations

The potential yield of lands zoned for housing in Grange amounts to **52 units** for the Plan period. The delivery of these dwellings would facilitate an increase of Grange’s population by at least **130 residents. The actual housing allocation is 44 units**, as reflected in the aggregate figure for Satellite Villages indicated in the Core Strategy Table (refer to Chapter 3 in Vol. 1).

Section 18.2.1 below lists the sites which have been designated to contribute to the compact growth of Grange, together with their potential housing and population yields.

Section 18.2.2 includes a table showing the amount of land with residential potential proposed to be zoned in Grange for the period of this CDP (2024-2030), compared to the previous Grange Mini Plan (2017-2024).

18.2.1 Compact growth designations

A number of sites have been designated in Grange as **Settlement Consolidation Sites (SCS)** as recommended in the *Development Plan Guidelines (2022)*, in order to give effect to the NPF requirements for compact growth. Two **Regeneration Sites** have also been designated in accordance with Section 10(2)(h) of the Planning Act.

Regeneration sites

There are two sites designated for regeneration in Grange: the unfinished portion of the Granary Drive residential development (REG-1) and the substantial backlands behind the existing buildings which front onto Main Street (N-15) and Chapel Road (REG-2).

The unfinished portion of the Granary Drive (REG-1) housing scheme detracts from the amenities of the area. The designation seeks to promote the completion of the estate.

Development on the backland site (REG-2) could share an access road with any housing scheme built on the adjoining residential lands to the north. The development of these sites would significantly contribute to the compact growth and vitality of the village.

The designations seek to fully utilise both site and stimulate their redevelopment. But since there is no certainty regarding their potential housing yields, the two sites have not been included in the Core Strategy housing allocation.

Table 18.1 Regeneration sites

REG – Regeneration sites				
Site code	Location	Zoning 2017	Proposed zoning 2024	Site area (ha)
REG-1	Lands to south of the Granary Drive housing estate	RES	RES	1.11
REG-2	Lands to rear of Main Street (N-15) and Chapel Road	MIX	MIX	1.28
Total				2.39

Settlement Consolidation Sites (SCS)

Lands designated as SCS are proposed to be zoned for residential (RES) or a mix of uses including residential (MIX). The potential housing yield of these lands has been calculated based on the following:

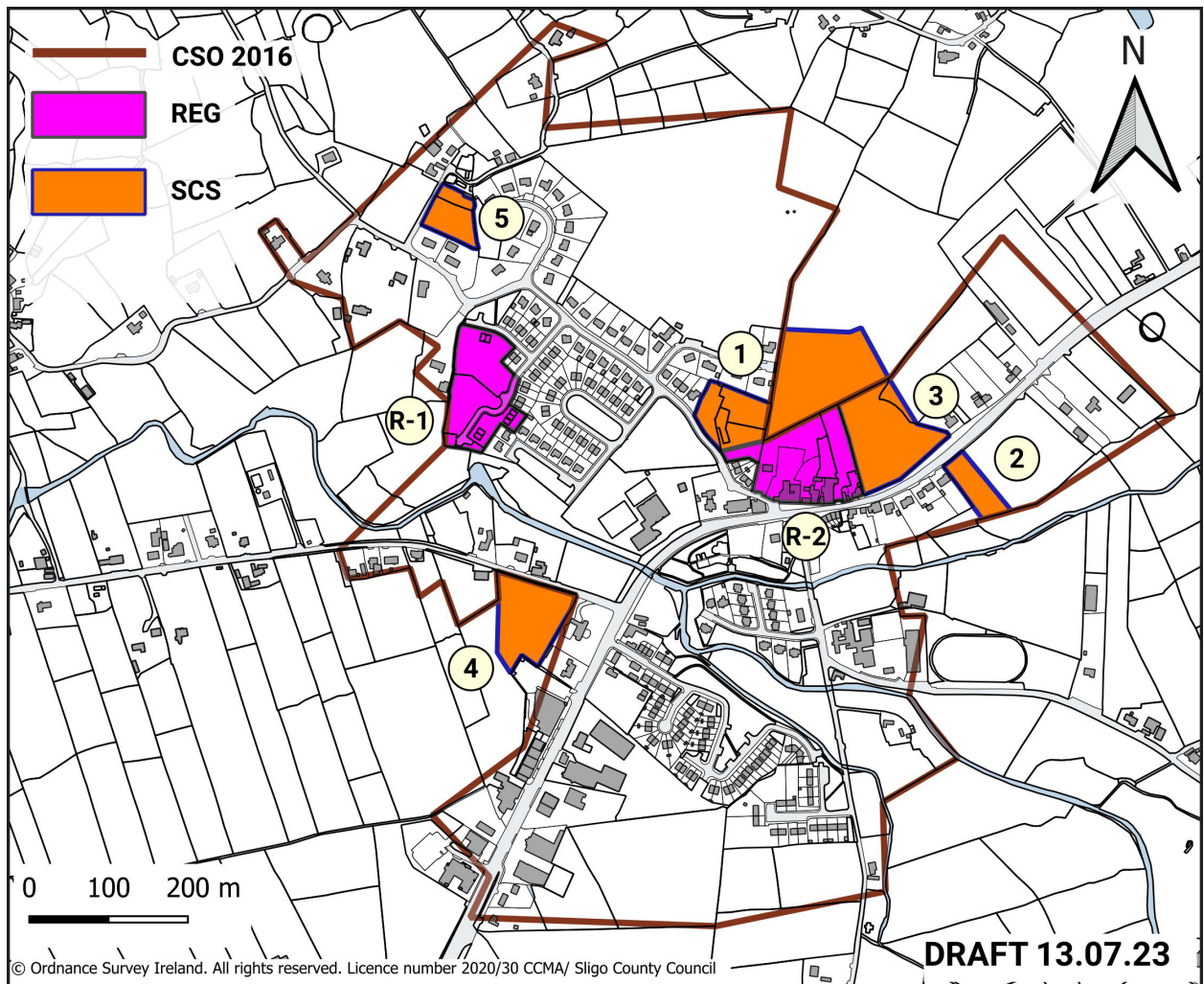
- a. the average residential density is 20 units per hectare, which is higher, but not excessive when compared to the density of existing housing estates in Grange;
- b. the Council-owned site (SCS 1), which is included in the Housing Delivery Action Plan 2022-2026, has a predetermined allocation of 15 houses for the period of the plan.
- c. sites zoned RES are presumed to be developed exclusively for housing;
- d. the residential component of sites zoned MIX is approximated to 50%;
- e. the average household size of future occupants of new housing is set at 2.5 persons.

The sites SCS-2, SCS-3 and SCS-5 are located entirely within the 2016 Census boundary for Grange. It is estimated that circa 39 houses, i.e. 75% of the potential housing yield, can be delivered within the settlement's built-up footprint, far in excess of the 30% requirement of RPO 3.2(c).

Table 18.2 Settlement Consolidation Sites

SCS - Settlement Consolidation Sites							
Site no.	Location	Zoning 2017	Proposed zoning 2024	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
1	Backland site with access off Chapel Road	CF & RES	RES	1.88	1.88	15	38
2	Site to the south of the N - 15	MIX	MIX	0.29	0.15	3	7
3	Site to the north of the N-15	MIX	MIX	1.07	0.53	11	28
4	Lands to south of the L-3203/Streedagh Road	TOU	RES	0.81	0.81	16	40
5	Site to west of Glenview Park	RES	RES	0.35	0.35	7	17
Total				4.40	3.72	52	130

Fig. 18.A Compact growth designations in Grange: Regeneration sites (REG) and Settlement Consolidation Sites (SCS) in the context of the 2016 Census settlement boundary (CSO)



18.2.2 Population, housing and land zoning requirements

The table below provides settlement-level information that has been aggregated in the main Core Strategy Table included in **Chapter 3 (Vol. 1)**.

The area in column 5 corresponds to the proposed zoning in this Draft CDP 2024-2030. It is the sum of the sites zoned RES and the residential portions of sites zoned MIX. This figure will change if any amendments are made as a result of public consultation.

Table 18.3 Population, housing land and housing allocation for Grange

1	2	3	4	5	6	7
Population 2022 and percentage of County population *	Population target 2030 and percentage of County population projection**	Housing allocation 2030 and percentage of County housing demand***	RES and MIX zoning 2017 (only lands with housing potential)	Proposed RES and MIX zoning 2024 (only lands with housing allocation)	Potential housing yield of RES and MIX zoned lands 2024	Current (2023) excess of zoned land
569 (0.81%)	650 (0.86%)	44 (1.11%)	7.83 ha	3.72 ha	52	4.11 ha

* County population 2022 = 70,198; ** County population projection = 75,000 (estimated from the NPF Implementation Roadmap) *** Total adjusted housing demand = 3,892 units (calculated as per HSTM)

Notes on Table 18.3

- **Columns 4 and 5** – the undeveloped lands taken into consideration are 100% of site areas in the case of RES (residential) zoning and 50% of site areas in the case of MIX zoning (a mix of uses including residential uses); lands zoned for residential or mixed-uses, which are proposed to be designated as Regeneration Sites, are not included in these figures.
- **Column 6** – the sum of housing yield from the lands in Column 5, proposed to be used for residential and mixed uses (For specific numbers of dwellings, refer to Table 18.2)
- **Column 7** – the difference between the sum of areas zoned for RES and MIX uses in the CDP 2017-2024 and what is proposed to be zoned in the CDP 2024-2030.

Excess zoned land (2023)

The Grange Mini-Plan/CDP 2017 zoned more land (for housing and mixed uses) than what is now proposed in the Draft CDP 2024. The current (2023) excess of zoned land amounts to 4.11 ha. These lands/sites have been redesignated as Regeneration Sites or rezoned as BIE or Green Belt.

18.3 Village-specific objectives

Note: These objectives must be considered in conjunction with the urban development policies for towns and villages contained in **Chapter 10 Urban development principles** of this Volume (Vol. 2) and the general development policies and objectives set out in Volume 3 of this Plan.

18.3.1 Natural heritage and open space

- A. Preserve and enhance the river banks and floodplain meadows located east and west of the N-15 as wildlife corridors / river buffer zones, to avoid flood damage to existing developments upstream.
- B. 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.

18.3.2 Built heritage

- A. Maintain the cut-stone masonry arch bridge and ancillary walling at the eastern end of the playground.

18.3.3 Transport and circulation

- A. Require the realignment of the junction of the N-15 and the L-7204, in conjunction with the redevelopment of the adjacent sites.
- B. Ensure that development does not interfere with the preferred route corridor for **the N-15 Sligo to County Boundary Realignment** to the east of the village.

18.3.4 Mixed-use zones

- A. Ensure that the design of new development fronting onto the N-15 at the north-eastern end of the village takes account of the high visibility of the lands and is capable of acting as a “gateway” to the built-up area.
- B. Any further development of the southern nucleus should be phased to co-ordinate with the N-15 realignment.

18.3.5 Community facilities

- A. Reserve land to the north of the national school to facilitate the planned expansion of the school and associated facilities.

18.3.6 Business and enterprise

- A. Support the enhancement of façades of existing business, enterprise and industrial development, especially where structures are located in highly visible positions or fronting the Main Street (current N-15).