

## Chapter 22. Rosses Point Village Plan

Rosses Point is located approximately 8 km north-west of Sligo Town, accessed via the regional road R-291. The Settlement Strategy for County Sligo designates Rosses Point a **village with special coastal tourism functions**.

The village is also included in the area covered by the Sligo Local Transport Plan (LTP), which contains specific provisions relating to active travel and public transport.

### 22.1 Village profile

The growth of Rosses Point in recent decades can be largely attributed to its coastal setting and proximity to Sligo Town, as well as to its tourism role. Residential developments have largely taken the form of medium-density estates, individual houses and a few apartment developments.

A long and rich maritime tradition continues today with 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 Sligo Bay Lifeboat Station.

Rosses Point village assets			
Population	2022 Census	883	No change from 2016 to 2022
	2016 Census	883	+7.1% increase 2011-2016
	2002-2022	+ 109 residents	+14% increase since 2002
Housing stock	2016 Census	460 dwellings (of which 61 holiday homes and 49 vacant)	
Service infrastructure	Water supply	Sourced from Kilsellagh Water Supply Scheme	
	Wastewater treatment	The village is served by a pumped sewage rising main from the village to Ballincar, and a new gravity sewer from Ballincar to the sewage pumping station at Shannon Eighter	
	Road network	Served by the R-291	
Social infrastructure	Schools	One primary school	
	Churches	Two churches (Catholic and Church of Ireland)	
	Sports facilities	Golf course and yacht club	
	Other assets	Leisure centre (hotel), caravan and camping park, post office, burial grounds	

Rosses Point village assets		
Sustainable transport	<b>Train</b>	Not available in the area
	<b>Bus</b>	Served by Sligo Town Service S2
	<b>Active travel</b>	Pedestrian and cycle route from the junction of the L-3311 with the Old Village Road, along the Top Road (L-3311) to the junction outside the Yeats Country Hotel
Architectural heritage	<b>Protected Structures</b>	<b>8</b> , including notable structures such as Sligo County Golf Club and the Pilots Watch House
	<b>Buildings of Note</b>	<b>2</b> Buildings of Note
Natural heritage and environment	<b>Natura 2000 sites nearby</b>	Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC/pNHA and Cummeen Strand SPA
	<b>Natural amenities</b>	Three beaches, coastal walks
	<b>Flood risk</b>	<b>Present.</b> Flood Zones A and B are mapped in <b>Appendix 1 of the SFRA</b>

## 22.2 Population and housing allocations

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

**Section 22.2.1** below lists the sites which have been designated to contribute to the compact growth of Rosses Point, together with their potential housing and population yields.

**Section 22.2.2** includes a table showing the amount of land with residential potential proposed to be zoned in Rosses Point for the period of this CDP (2024-2030), compared to the previous Rosses Point Mini Plan/CDP 2017.

### 22.2.1 Compact growth designations

Two sites have been designated in Rosses Point as **Settlement Consolidation Sites** as recommended in the *Development Plan Guidelines* (2022), in order to give effect to the NPF requirements for compact growth.

## Settlement Consolidation Sites (SCS)

Lands designated as SCS is proposed to be zoned for residential (RES). The potential housing yield of these lands has been calculated based on the following:

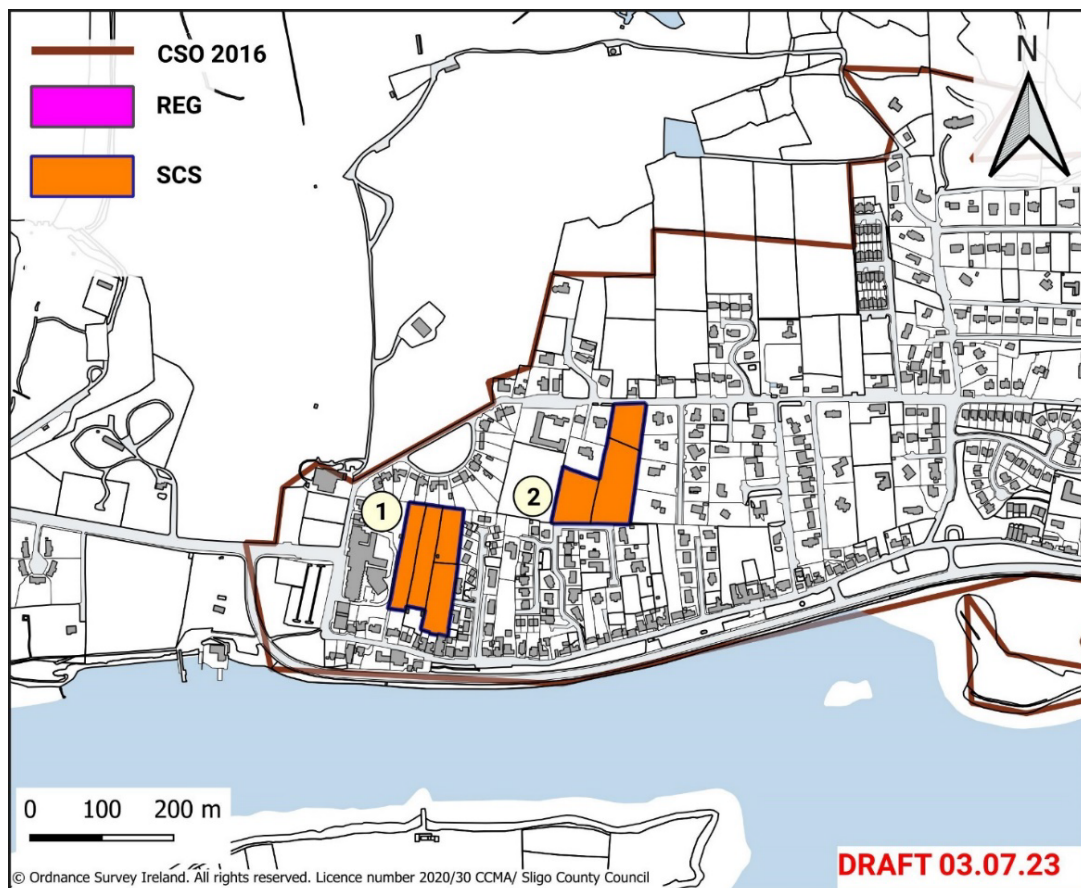
- the average residential density is 20 units per hectare, which is higher, but not excessive when compared to the density of existing housing estates in Rosses Point;
- sites zoned RES are presumed to be developed exclusively for housing;
- the average household size of future occupants of new housing is set at 2.5 persons.

Both the Settlement Consolidation Sites are located within the 2016 Census boundary for Rosses Point. This means that 100% of the zoned lands' potential (52 houses) could be delivered within the settlement's built-up footprint, which is far in excess of the 30% requirement of RPO 3.2(c).

**Table 22.1 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 between the Yeats Country Hotel and Colmcille Drive	RES	RES	1.33	1.33	27	67
2	Site with frontage onto the Top Road (L-3311)	RES	RES	1.23	1.23	25	63
<b>Total</b>				<b>2.56</b>	<b>2.56</b>	<b>52</b>	<b>130</b>

**Fig. 22.A Compact growth designations in Rosses Point: Settlement Consolidation Sites (SCS) in the context of the 2016 Census settlement boundary (CSO)**



## 22.2.2 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 the Draft CDP 2024-2030. It is the sum of the sites zoned RES. This figure will change if any amendments are made as a result of public consultation.

**Table 22.2 Population, housing land and housing allocation for Rosses Point**

1	2	3	4	5	6	7
<b>Population 2022 and percentage of County population*</b>	<b>Population target 2030 and percentage of County population projection**</b>	<b>Housing allocation 2030 and percentage of County housing demand***</b>	<b>RES and MIX zoning 2017</b> (only lands with housing potential)	<b>Proposed RES zoning 2024</b> (SCS sites with RES zoning)	<b>Potential housing yield of RES zoned lands 2024</b>	<b>Current (2023) excess of zoned land</b>
<b>883</b> (1.25%)	<b>930</b> (1.24%)	<b>44</b> (1.11%)	<b>3.52 ha</b>	<b>2.56 ha</b>	<b>52</b>	<b>0.96 ha</b>

\* 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 22.2

- **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 22.1)
- **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 Rosses Point 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 0.96 ha. These lands/sites are proposed to be zoned eRES (existing residential and infill), as they are not capable of accommodating anything other than small infill development.

## 22.3 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.

### 22.3.1 Open space

- A. Encourage improved access to the seashore by providing walkways/open spaces and enhancing/extending the existing seashore walk and by requiring the provision of such links in conjunction with the development of adjoining lands.

### 22.3.2 Built heritage

- A. 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 road rather than demolition and reconstruction.
- 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).

### 22.3.3 Transport and circulation

- A. Prepare a traffic management plan (TMP) for Rosses Point in accordance with the Design Manual for Urban Roads and Streets (DMURS 2022). The TMP should address the issue of conflict between pedestrian and vehicular traffic along the old village road and should investigate the feasibility of a one-way system through the village.
- B. Reconfigure the Promenade Road R-291 to include the widening of existing footpaths where possible, the inclusion of a two-way segregated cycle path on the seaward side, a reduction in carriageway width and improved pedestrian crossing facilities along the entire length of the road.
- C. Enhance the following junctions in terms of traffic safety and pedestrian permeability:
  - i. junction between the Promenade Road R-291 and the L-3309-0;
  - ii. junction between the Promenade Road and the Old Village Road at the Little Cottage Café/Gala shop.
- D. Upgrade the existing pedestrian access to the First Beach and provide universal accessibility to Dead Man's Pool.
- E. Improve pedestrian and cycle infrastructure from the junction of the L-3311 and the Old Village Road, along the Top Road (L-3311) to the junction outside the Yeats Country Hotel (2023 Active Travel scheme).
- F. Implement the following active travel and public transport measures recommended in the (Draft) **Sligo Local Transport Plan**:

- i.** provide a new bus stop along the R-291 between the existing bus stops at the eastern end of the village and the bus stops at the western end of Ballincar (Cregg Corner). (Refer to Public Transport Measure 05 and Figure 6-11 of Draft SLTP).
- ii.** Upgrade infrastructure at the Yeats Country Hotel bus stop and the bus stops along the R-291 at the eastern side of the village, including the addition of shelters and hardstands (Public Transport Measure 06)
- iii.** provide footpaths connecting the village to the beach, existing bus stops and surrounding natural amenities, and provision of pedestrian crossings in conjunction with the new footpaths. Compliance with this objective will be required in conjunction with any development on adjoining lands.
- iv.** Upgrade the existing cycle route to Sligo Town, to provide a segregated cycle track where possible. Extend the cycle lane to reach Rosses Point Beach Car Park Compliance with this objective will be required in conjunction with any development on adjoining lands.

### 22.3.4 Community facilities

- A.** Pursue the development of a children's playground in the village.
- B.** Facilitate the potential expansion of the graveyard onto the adjacent lands to the north.

### 22.3.5 Tourism

- A.** 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 and design.
- B.** Prepare a feasibility study into the redevelopment/repurposing of the former 'Beachery' building into a flagship tourist attraction.
- C.** Provide a dedicated water sports facility near the beach car park, comprising changing facilities, showers, toilets and secure storage facilities.