

7. Ballygawley Mini-Plan

Village profile

Ballygawley is located approximately 10 km south of Sligo, at the junction of regional roads R-284 and R-290, in a designated *Rural Area under Urban Influence*.

The County settlement hierarchy (see Section 3.2 of this Plan) identifies Ballygawley as a *village supporting the rural community*.

The village originally developed from a few detached buildings at the junction of the regional roads. More recent development consists of suburban-style residential estates, particularly to the west of the village centre.

Population and housing

According to Census information, the village had a population of 321 persons in 2011 compared to 186 persons in 2006 (an increase of 72%). Census 2016 recorded a population of 310 persons in the statistical unit “settlement of Ballygawley”, which includes dwellings at Ballydawley (outside the development limit) and the housing development at Castledargan (outside the mini-plan limit).

A survey undertaken by Council planners in 2015 identified 45 occupied housing units within the development limit (excluding the Castledargan development to the east of the village). The survey found that the residential vacancy rate decreased significantly, from 16 units in 2009 to 1 unit in 2015. A further 15 dwelling units were unfinished at the time of the survey.

Recent residential developments are suburban-type estates, except for some of the houses and apartments constructed on Castledargan Estate as part of a scheme involving refurbishment of Castledargan House and the provision of a hotel, golf course and associated clubhouse. This growth in new housing can be attributed to the village’s proximity to Sligo City and to the Rural Renewal Tax Incentive Scheme. It is considered that there is only limited need for additional residential development within the lifetime of this Plan.

Community facilities

Community facilities are limited to a sports ground to the north of the village. As Ballygawley lacks the basic facilities found in most villages, improvements in the provision of community services will be supported.

Commercial and enterprise development

The small number of commercial and retail facilities in the village limits its role as a service centre for the surrounding rural area. Efforts to address this issue should be supported.

The hotel and leisure complex represent an important tourism and recreational attraction in the area. The Planning Authority will support the further development of these facilities and their grounds for other tourism-related activities.

Infrastructure

Ballygawley is served by the regional roads R-284 and R-290, both of which have been the subject of realignment and improvement works in recent years.

The potable water for Ballygawley is sourced from Lough Gill. All existing developments are served by individual or communal on-site wastewater treatment systems, as there is no public wastewater treatment plant to serve the village. A potential site has been identified for the provision of a wastewater treatment system, subject to appropriate funding and approvals.

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:

7.1 Natural heritage and open space

- A.** Support the enhancement of the existing area of public open space (OS-1) through additional landscaping and associated amenities.
- B.** Ensure the protection and enhancement of the conservation value of the Unshin River SAC/pNHA, which flows to the north-west of the village.

7.2 Built heritage

- A.** Seek the protection and conservation of the following Protected Structures:
 - RPS-128** Castledargan House – Castledargan, Ballygawley
 - RPS-193** Doonamurray House – Doonamurray, Ballygawley
- B.** Ensure that any additional development in the vicinity of Castledargan House and grounds is appropriately designed and does not affect the integrity and setting of this Protected Structure.

7.3 Circulation and parking

- A.** Promote and facilitate the provision of pedestrian links from the village centre to Castledargan House, the existing sports ground and to the proposed enterprise site ENT-1 (as indicated on the Objectives Map). The provision of such links will be required in conjunction with the development of any adjoining lands.

7.4 Village-centre mixed-use zone

- A.** Any development proposal on sites VC-1 and VC-2 should create an appropriate streetscape along the adjoining public roads.
- B.** Development at the southern corner of site VC-1 shall incorporate building setbacks at the junction along with a well-designed open space.
- C.** Development along the southern boundary of VC-2 shall provide a southern aspect overlooking the existing open space (OS-1).
- D.** Development in the village centre should generally be restricted to two storeys in height and should reflect the scale and character of existing development within the village.

7.5 Community facilities

- A.** Promote the enhancement of the sports grounds.
- B.** Support the consolidation and development of additional community facilities around the sports ground and facilitate the shared use of services on these lands.

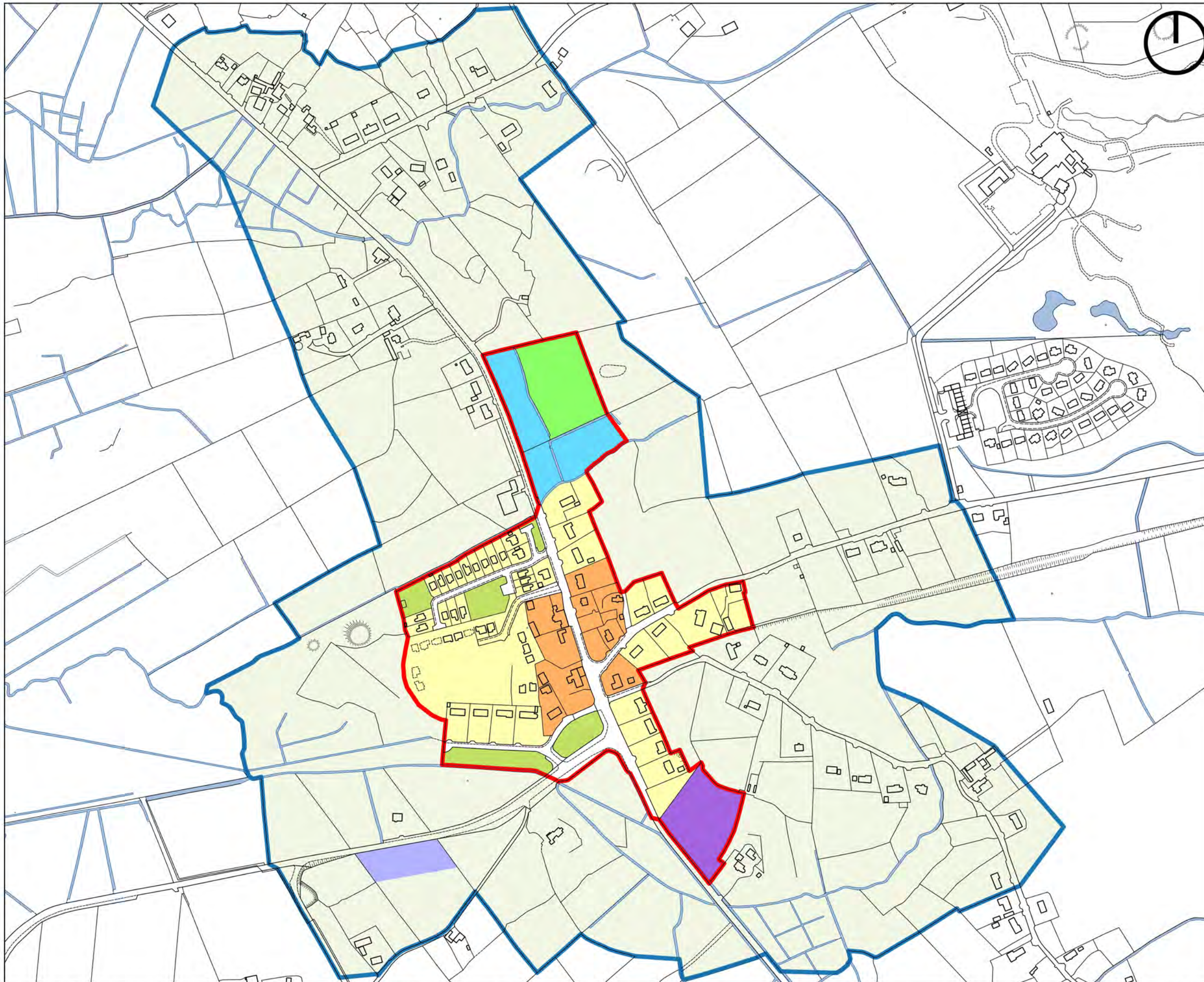
7.6 Business and enterprise

- A.** Promote the development of small-scale enterprise units on site ENT-1. The scale of development and uses permitted at this location shall be compatible with existing and proposed surrounding uses, appropriately designed and serviced.
- B.** Any development on site ENT-1 should be designed and landscaped in order to provide an appropriate aspect when viewed from the public roads approaching from the west and south.

7.7 Wastewater treatment

- A.** Reserve land to facilitate the provision of a new wastewater treatment plant (WWTP) for the village.
- B.** Ensure that the site of any new treatment works is appropriately designed and landscaped.
- C.** A buffer zone shall apply in the vicinity of the proposed WWTP site. Development within these zones 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.

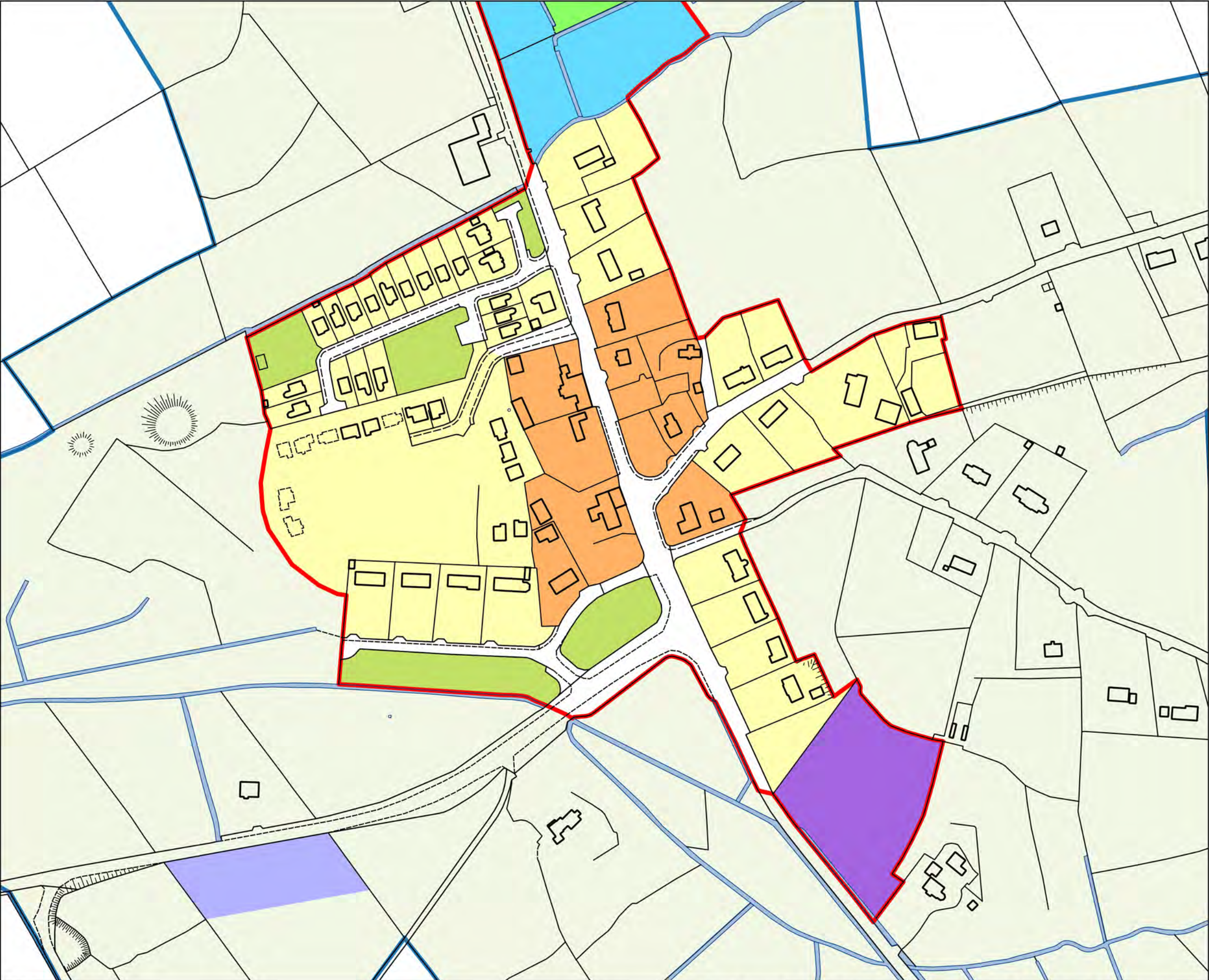
Ballygawley Zoning Map



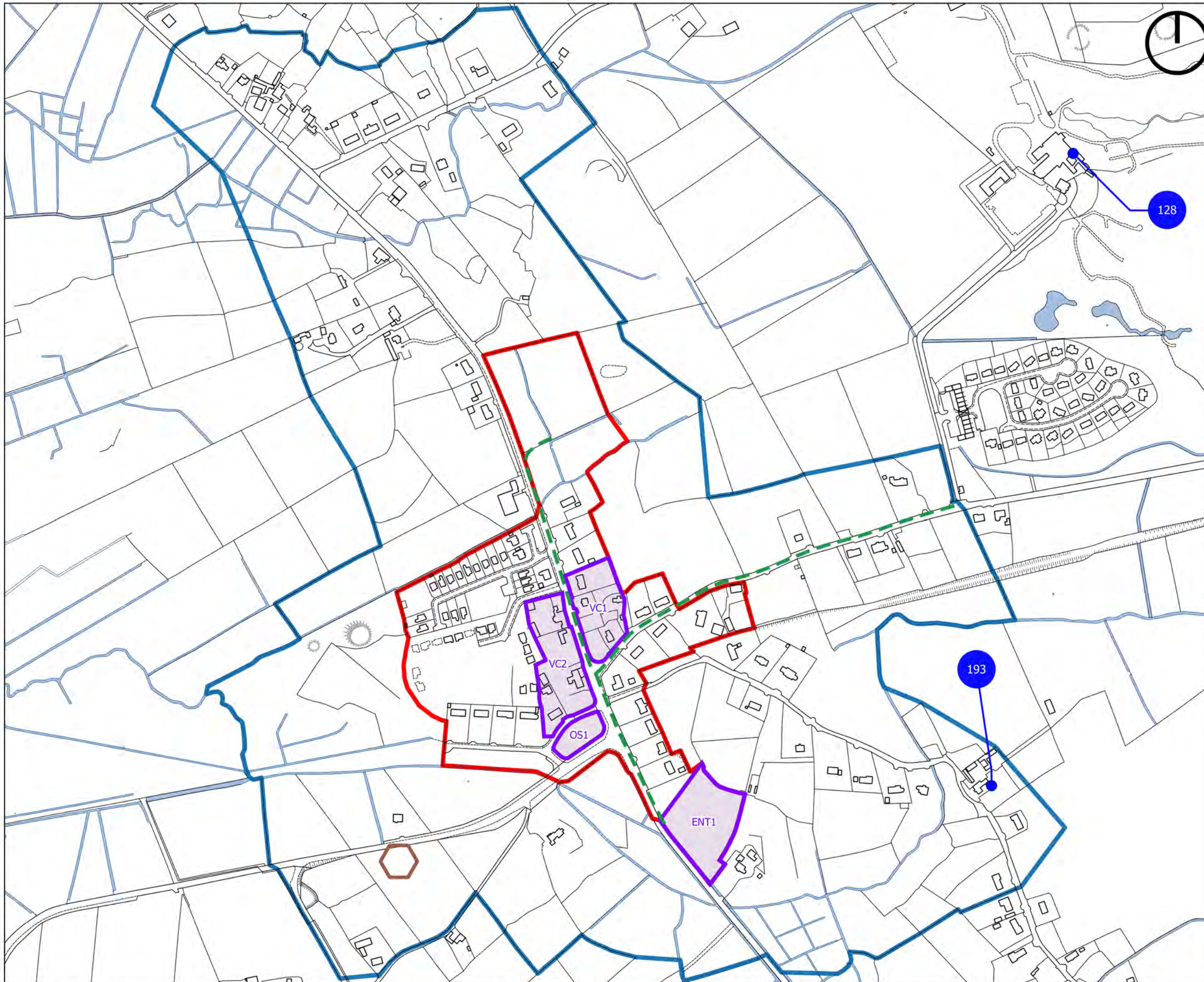
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- open space
- sports and playing fields
- public utility
- green belt

Ballygawley Zoning detail

- plan limit
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Ballygawley Objectives Map



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

RPS no	Name
128	Castledargan House
193	Doonamurray House

Ballygawley 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

sources
 PFRA indicative extents and outcomes map (OPW, 2012)

